

COMMERCIAL LAND

SWQ Dallas Pkwy & Links Ln, Frisco, TX 75007

INTERACTIVE
MARKETING PACKAGE



BAYLOR WORMAN

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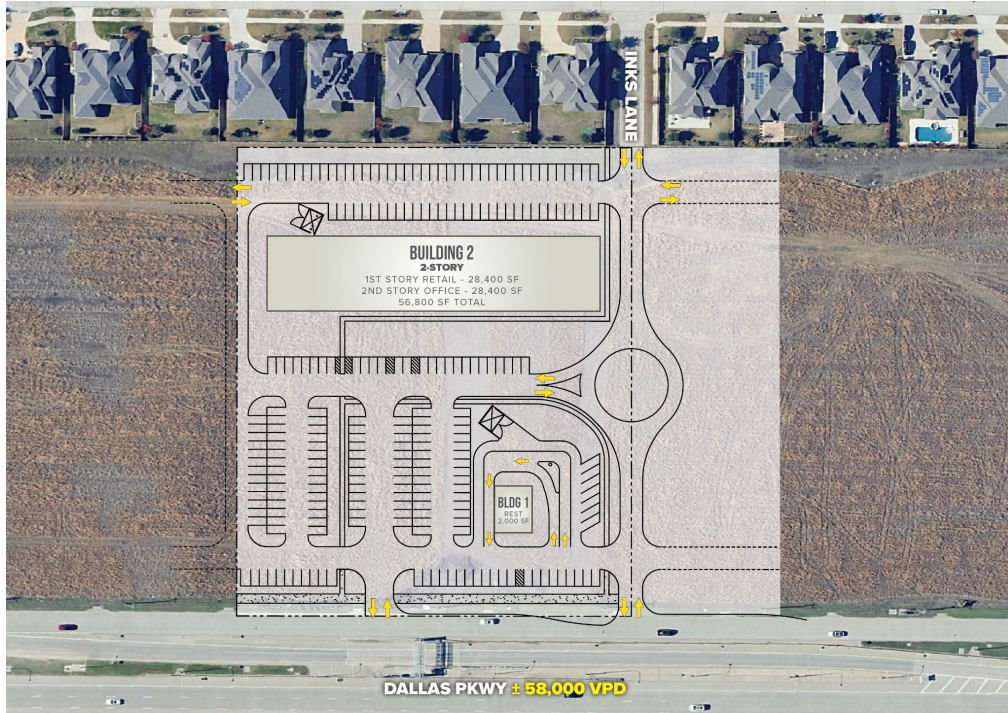
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MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES



±209,959.20 SF (±4.82 AC)
Commercial Land Available for Sale

±56,800 SF
Proposed Retail / Medical Available For Lease

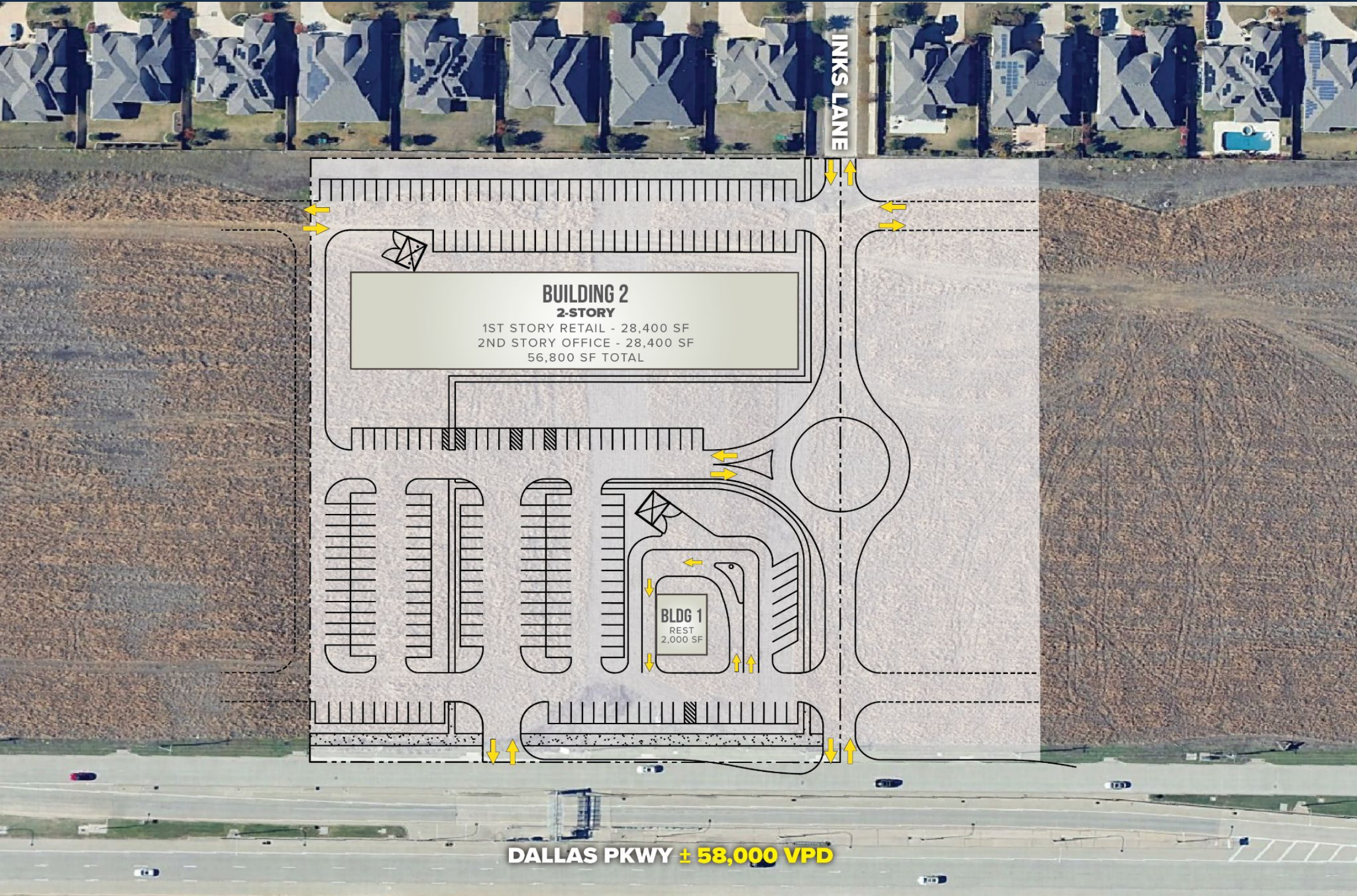
±58,000 VPD (Dallas Pkwy)
±19,400 VPD (Panther Creek Pkwy)
±42,000 VPD (Eldorado Pkwy)

PROJECT SCOPE

- Up to ±209,959.20 SF (±4.82 AC) of commercial land available
 - ±56,800 SF of proposed retail / medical available for lease (Call for Pricing)
 - Proposed pad site available (Call for Pricing)
 - Zoning: PD-158
- Direct access to Dallas North Tollway
- In close proximity to Texas Health Hospital & Memorial High School
- Situated just south of the PGA & Universal Studio Developments

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	68,943	235,134	846,815
Current Year Estimate	56,874	193,791	698,301
Growth Current Year-Five-Year	4.2%	4.3%	4.3%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	21,993	76,730	296,318
Current Year Estimate	18,049	62,995	243,467
Growth Current Year-Five-Year	4.4%	4.4%	4.3%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$162,093	\$153,613	\$150,414



DALLAS PKWY ± 58,000 VPD

LINE TABLE

LINE	LENGTH	BEARING
L1	11.37	S89°35'31"E
L2	35.63	S89°34'48"E
L3	38.00	S89°34'48"E
L4	20.00	S89°34'48"E
L5	38.00	S89°34'48"E
L6	38.00	S89°34'48"E
L7	38.00	S89°34'48"E
L8	38.00	S89°34'48"E
L9	38.00	S89°34'48"E
L10	38.00	S89°34'48"E
L11	38.00	S89°34'48"E
L12	5.74	S00°12'07"W
L13	5.38	S00°12'07"W
L14	11.17	N00°00'00"E
L15	11.88	S00°00'00"E
L16	3.88	S00°00'00"E
L17	12.00	S45°30'00"W
L18	24.00	S45°30'00"W
L19	25.00	S00°00'00"E
L20	24.88	S45°30'00"W
L21	21.87	S45°30'00"E

CALLED 23.78 ACRES
TO STRONG PACIFIC OF TEXAS, INC.
NOT. NO. 208-8803
O.K.D.C.T.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°35'31"	20.00	31.88	S45°30'00"E	25.52
C2	89°34'48"	44.88	58.88	S45°30'00"W	45.08
C3	89°34'48"	20.00	22.88	S00°00'00"E	21.48
C4	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C5	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C6	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C7	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C8	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C9	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C10	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C11	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C12	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C13	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C14	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C15	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C16	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C17	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C18	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C19	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C20	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C21	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C22	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C23	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C24	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C25	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C26	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C27	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C28	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C29	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C30	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C31	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C32	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C33	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C34	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C35	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C36	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C37	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C38	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C39	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C40	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C41	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C42	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C43	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C44	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C45	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C46	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C47	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C48	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C49	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C50	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C51	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C52	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C53	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C54	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C55	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C56	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C57	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C58	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C59	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C60	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C61	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C62	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C63	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C64	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C65	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C66	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C67	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C68	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C69	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C70	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C71	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C72	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C73	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C74	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C75	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C76	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C77	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C78	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C79	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C80	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C81	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C82	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C83	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C84	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C85	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C86	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C87	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C88	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C89	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C90	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C91	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C92	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C93	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C94	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C95	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C96	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C97	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C98	89°34'48"	20.00	21.43	S45°30'00"W	20.28
C99	89°34'48"	20.00	21.43	S45°30'00"E	20.28
C100	89°34'48"	20.00	21.43	S45°30'00"W	20.28



VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- C.M. = CONTROL MEASUREMENT
 - IRF = IRON ROD FOUND
 - IRWC = IRON ROD WITH CAP FOUND
 - IRWC = IRON ROD WITH CAP SET
 - WE = WATER EASEMENT
 - DE = DRAINAGE EASEMENT
 - SEW = SANITARY SEWER EASEMENT
 - UE = UTILITY EASEMENT
 - SWR = SIDEWALK EASEMENT
 - R.O.W. = RIGHT OF WAY
 - DCBC = DENTON COUNTY ELECTRIC COOPERATIVE



- Notes:**
- 1.) A conveyance (plat) is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or otherwise as herein defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved. Most of record and public improvements accepted in accordance with the provisions of the subdivision Ordinance of the City of Frisco. Setting a portion of this addition by lines and bounds is a violation of City ordinance and state law and is subject to fines and abatement of addition and building permits.
 - 2.) All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
 - 3.) No Floodplain exists on this site.



FUTURE 2,544-ACRE
HEADQUARTERS RANCH
COMMERCIAL - OFFICE - RETAIL
MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EDUCATIONAL FACILITIES

FUTURE
UNIVERSAL

PANTHER CREEK PKWY + 19,400 VPD

NEWMAN PLACE
APARTMENTS
300 UNITS

TRENT
MIDDLE SCHOOL
1,115 STUDENTS

SUBJECT PROPERTY



DALLAS PKWY + 58,000 VPD

MEDICAL OFFICES
MEDICAL OFFICES

NEWMAN VILLAGE
POOL & TENNIS COURTS

NEWMAN
ELEMENTARY
622 STUDENTS

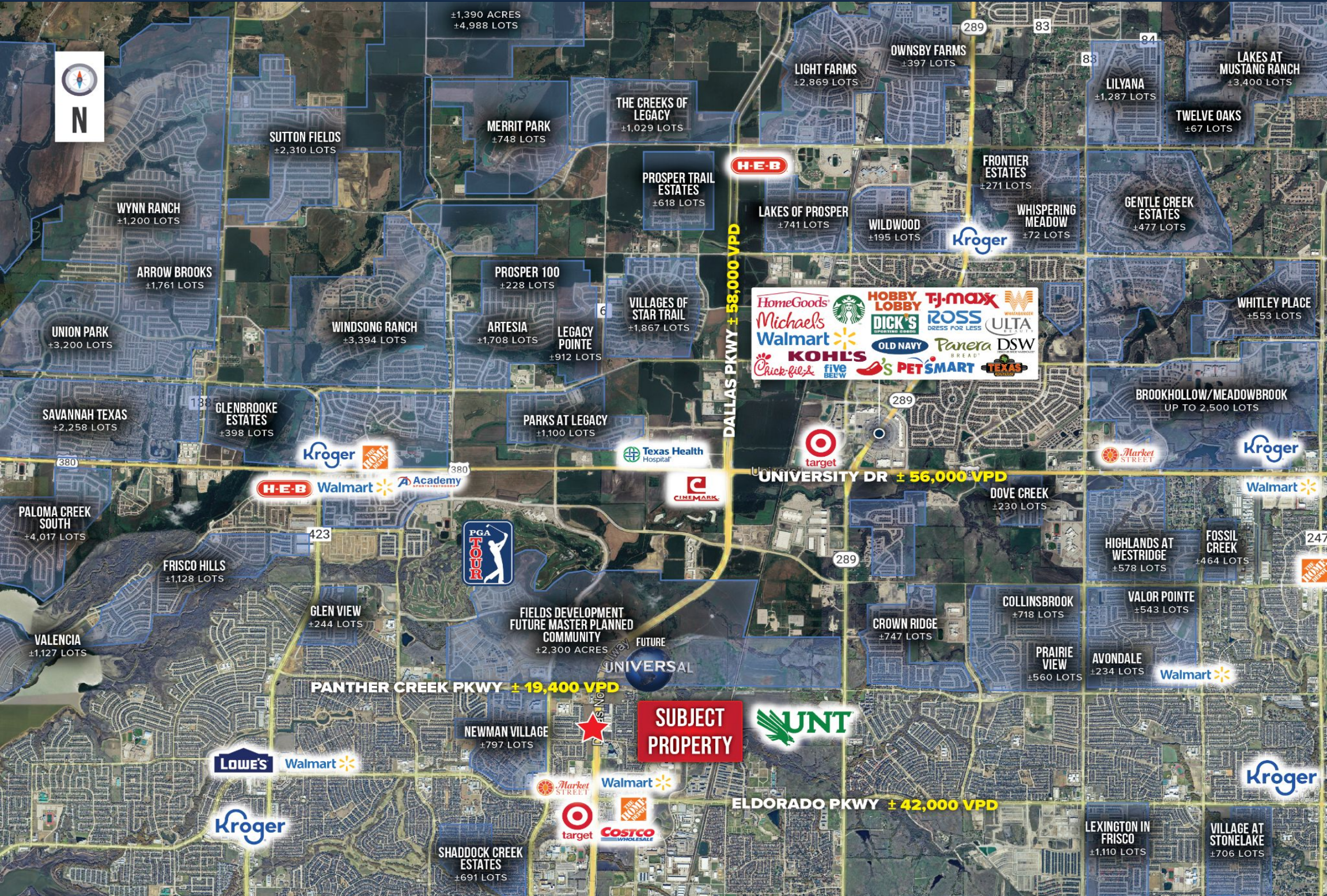


MEMORIAL
HIGH SCHOOL
1,975 STUDENTS



ELDORADO PKWY + 42,000 VPD





±1,390 ACRES
±4,988 LOTS

SUTTON FIELDS
±2,310 LOTS

MERRIT PARK
±748 LOTS

THE CREEKS OF LEGACY
±1,029 LOTS

LIGHT FARMS
±2,869 LOTS

OWNSBY FARMS
±397 LOTS

LILYANA
±1,287 LOTS

LAKES AT MUSTANG RANCH
±3,400 LOTS

TWELVE OAKS
±67 LOTS

WYNN RANCH
±1,200 LOTS

PROSPER TRAIL ESTATES
±618 LOTS

LAKES OF PROSPER
±741 LOTS

FRONTIER ESTATES
±271 LOTS

GENTLE CREEK ESTATES
±477 LOTS

ARROW BROOKS
±1,761 LOTS

PROSPER 100
±228 LOTS

VILLAGES OF STAR TRAIL
±1,867 LOTS

WILDWOOD
±195 LOTS

WHISPERING MEADOW
±72 LOTS

UNION PARK
±3,200 LOTS

WINDSONG RANCH
±3,394 LOTS

ARTESIA
±1,708 LOTS

LEGACY POINTE
±912 LOTS

HomeGoods
Starbucks
Hobby Lobby
TJ-maxx
Walmart
Dick's Sporting Goods
Ross Dress for Less
Ulta Beauty
Chick-fil-A
Five Below
PetSmart
Panera Bread
DSW

WHITLEY PLACE
±553 LOTS

SAVANNAH TEXAS
±2,258 LOTS

GLENBROOKE ESTATES
±398 LOTS

PARKS AT LEGACY
±1,100 LOTS

BROOKHOLLOW/MEADOWBROOK
UP TO 2,500 LOTS

PALOMA CREEK SOUTH
±4,017 LOTS

FRISCO HILLS
±1,128 LOTS

GLEN VIEW
±244 LOTS

FIELDS DEVELOPMENT
FUTURE MASTER PLANNED COMMUNITY
±2,300 ACRES

DOVE CREEK
±230 LOTS

HIGHLANDS AT WESTRIDGE
±578 LOTS

FOSSIL CREEK
±464 LOTS

VALENCIA
±1,127 LOTS

PANTHER CREEK PKWY ± 19,400 VPD

NEWMAN VILLAGE
±797 LOTS

SUBJECT PROPERTY

UNT

CROWN RIDGE
±747 LOTS

COLLINSBROOK
±718 LOTS

VALOR POINTE
±543 LOTS

Lowe's

Walmart

Market Street

Walmart

ELDORADO PKWY ± 42,000 VPD

AVONDALE
±234 LOTS

Kroger

SHADDOCK CREEK ESTATES
±691 LOTS

Target

Costco

LEXINGTON IN FRISCO
±1,110 LOTS

VILLAGE AT STONELAKE
±706 LOTS

Kroger



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **SWQ Dallas Pkwy & Links Ln, Frisco, TX 75007** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.