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UNDER CONSTRUCTION TARGET ANCHORED SHOPPING CENTER



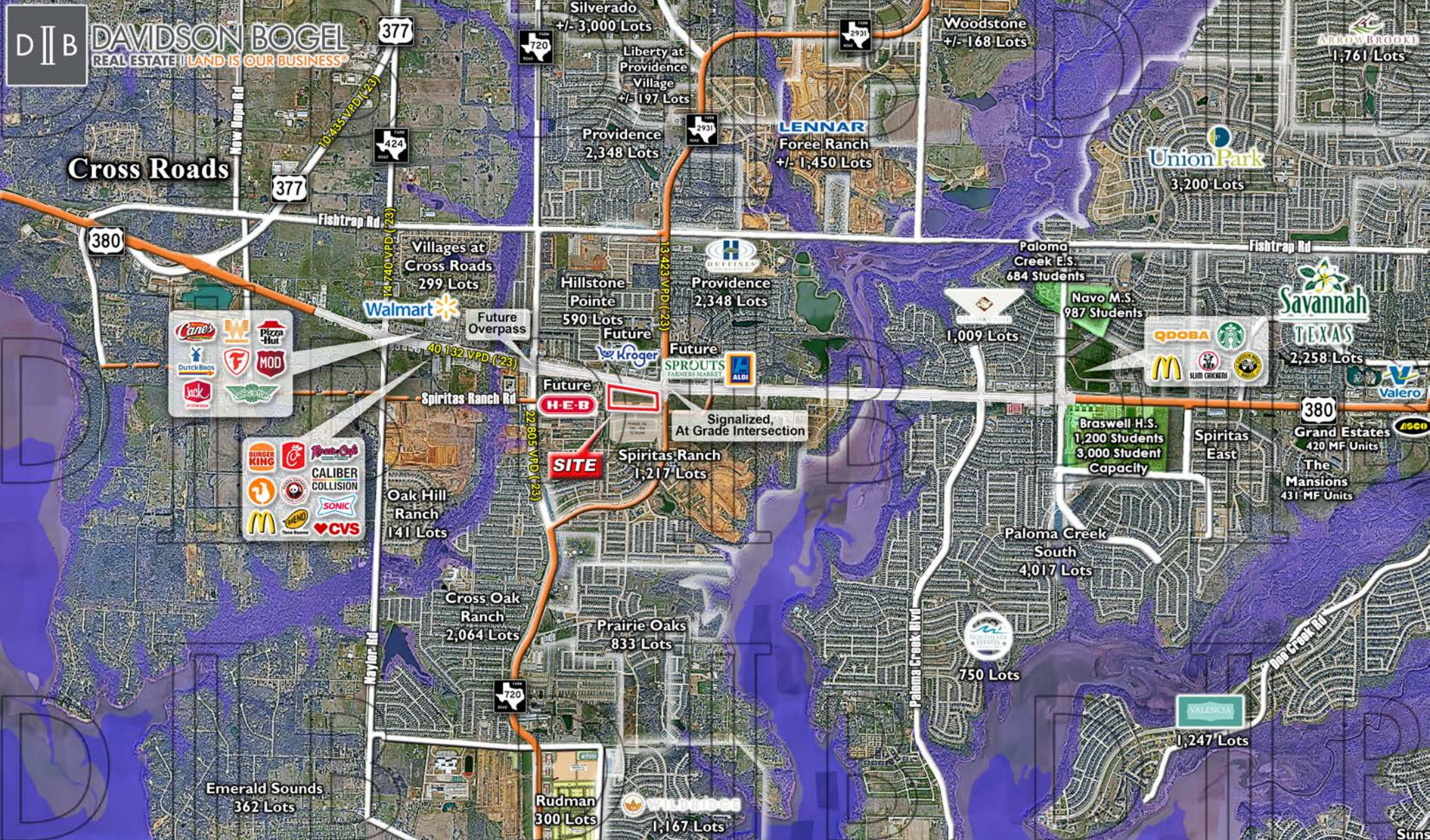
BATES TOWNE CROSSING

SWC - U.S. 380 & RYAN SPIRITAS PKWY. | LITTLE ELM, TX

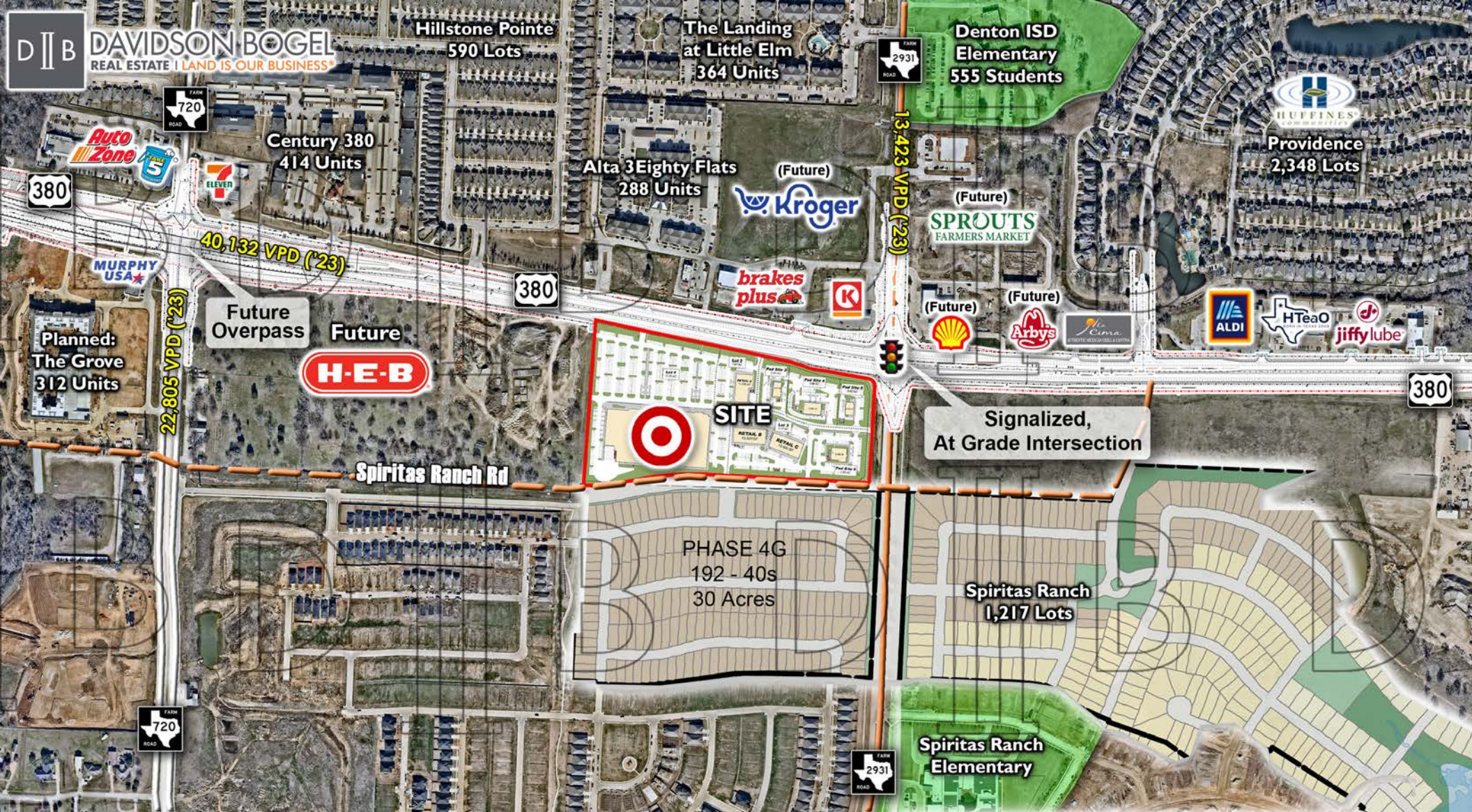
SHOP SPACE AVAILABLE FOR LEASE
PAD SITES AVAILABLE FOR LEASE/BTS

NEW CONSTRUCTION SHOPPING CENTER DEVELOPMENT - ± 204,795 SQFT



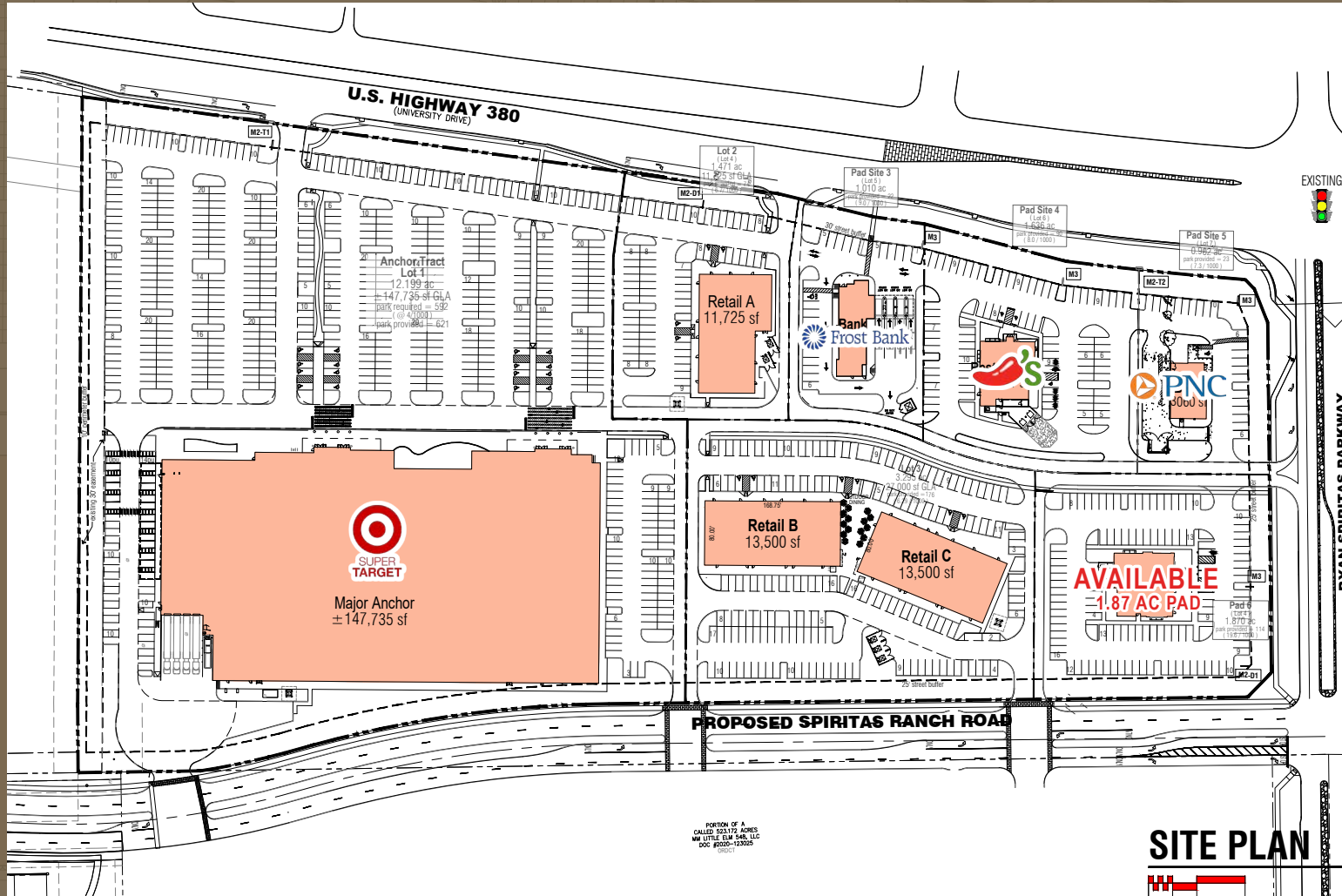


WIDE AERIAL



CLOSE AERIAL

SITE PLAN



±22.38
ACRES

±204,795 SF
TOTAL RETAIL SPACE

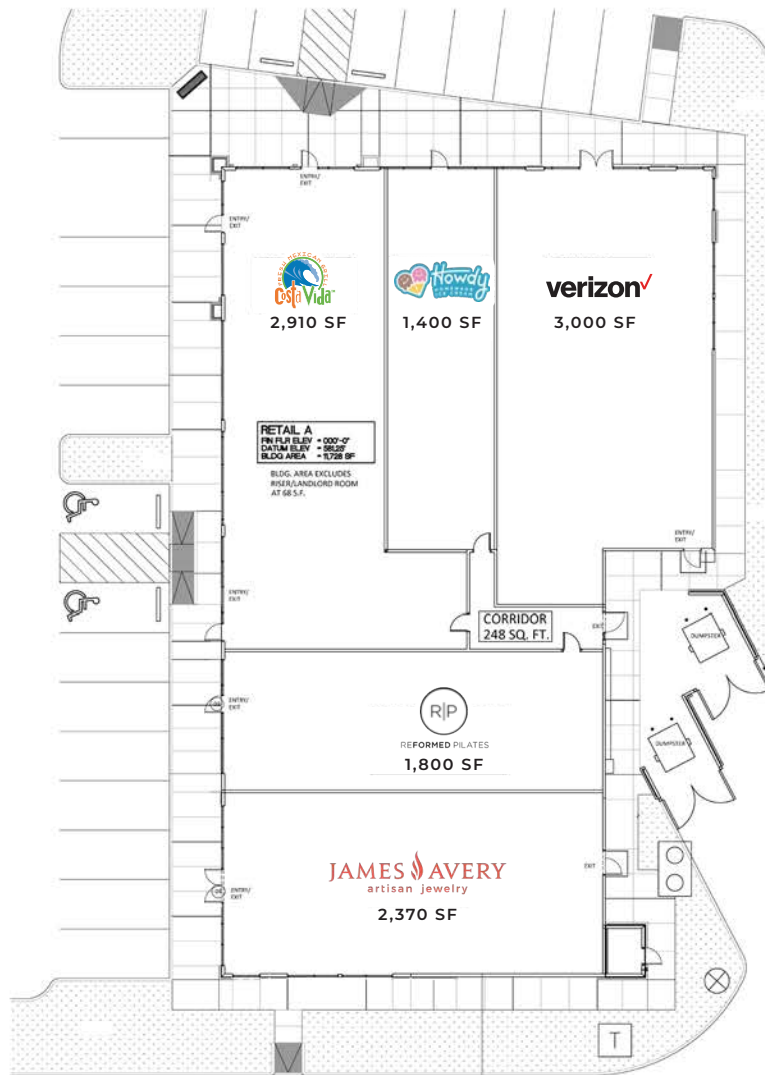
4
PAD SITES

1,505 FT
U.S. 380 FRONTAGE

5/1000
PARKING RATIO

525 FT
RYAN SPIRITAS PKWY. FRONTAGE

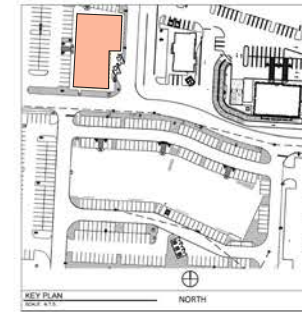
Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025



01 LEASING PLAN
SCALE: 1/8"=1'-0"



NOTE:
ALL DIMENSIONS ON THE SIDEWALK ARE APPROXIMATE
AND ARE TO BE VERIFIED WITH THE CIVIL DIMENSIONAL
CONTROL DRAWINGS.



TYPICAL FLOOR PLAN NOTES:

1. DOWNED CONCRETE WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DESIGNATIONS, TILT-UP CONCRETE PANEL JOINTS, AND ADDITIONAL INFORMATION.
3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2" SQ. LEAVE OUT AT SLAB-UPS AND CLEAN OUTS, UNLESS INDICATED OTHERWISE.
4. CONTRACTOR IS RESPONSIBLE FOR UTILITIES BEYOND 1'-0" OF BLDG. PERIMETER.
5. REFERENCE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION, CONTROL JOINTS, AND EXTENT OF STOREFRONT WORK.
6. REFER TO SIDEWALK PLAN FOR SITE RELATED DETAILS.
7. FIRE SPRINKLER ROOM SHALL TO BE 1-HOUR RATED CONSTRUCTION (U4155), 5" METAL STUDS @ 16" O.C. WITH R-19 BATT INSULATION AND 5/8" FIRE RATED GYP BOARD EACH SIDE. WALL TO EXTEND TO BOTTOM OF ROOF DECK. TAPE AND PAINT GYP BOARD INSIDE OF RISER ROOM. REFER APPENDIX FOR UL DETAILS. REFER TO DRAWINGS FOR INDICATION OF FIRE RISER ROOM AND ASSOCIATED INTERIOR PARTITIONS BEING PRESENT IN SCOPE OF WORK.
8. COORDINATE LOCATION AND TYPE OF FIREMAN'S KEY BOX WITH LOCAL FIRE AUTHORITY.

BATES TOWNE CROSSING
RETAIL A - SHELL BUILDING
US HWY 380 AT RYAN SPRITAS PKWY
LITTLE ELM, TEXAS 76068



www.hodgesusa.com 972.387.1000
13642 Omega, Dallas, TX 75244

Project Number: 22015-01

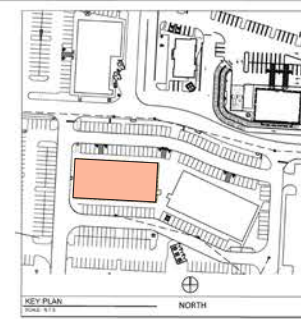
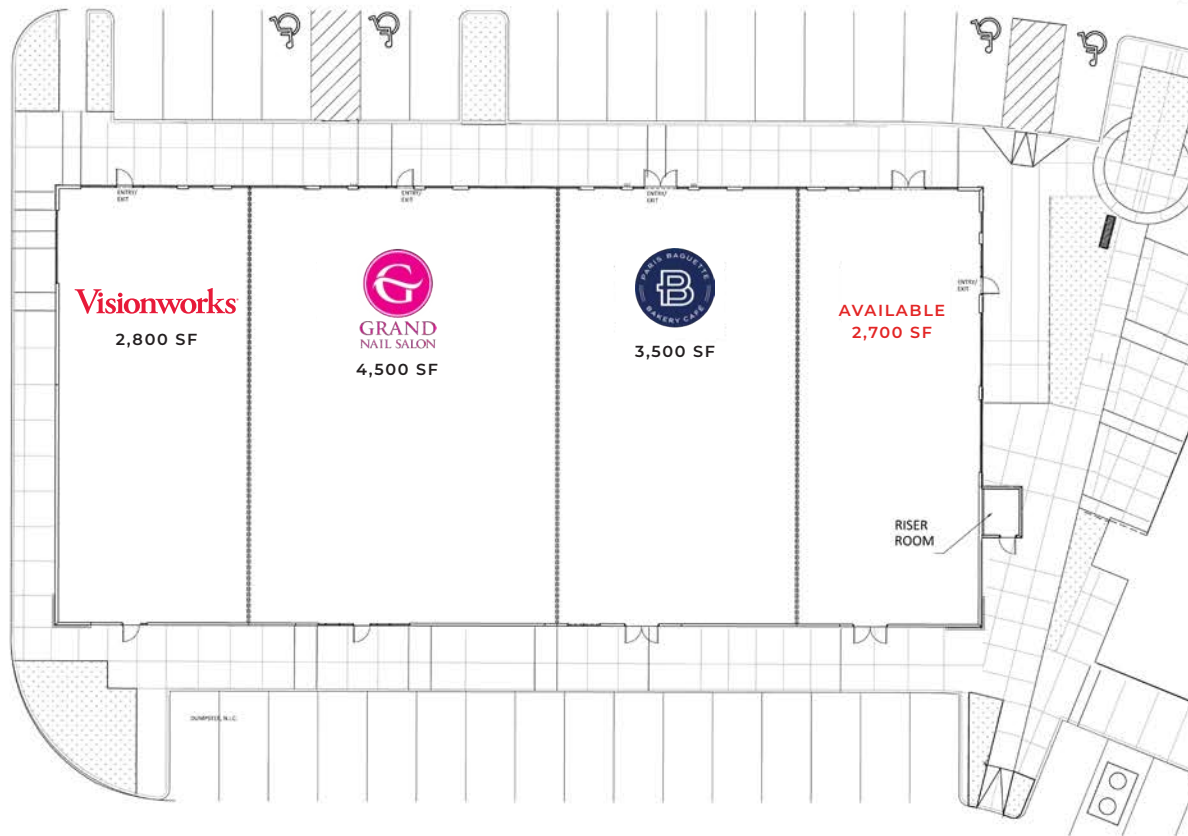
Drawn By:	Checked By:
JF	GL

No.	Description	Date
1	ISSUE OF REVISED PROPOSAL	11/04/2022
2	ISSUE OF REVISED PROPOSAL	11/04/2022
3	ISSUE OF REVISED PROPOSAL	11/04/2022
4	ISSUE OF REVISED PROPOSAL	11/04/2022
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98	ISSUE OF REVISED PROPOSAL	11/04/2022
99	ISSUE OF REVISED PROPOSAL	11/04/2022
100	ISSUE OF REVISED PROPOSAL	11/04/2022

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LP1.10
LEASING PLAN

BUILDING A



01 LEASING PLAN
SCALE: 1/8"=1'-0"



BATES TOWNE CROSSING
RETAIL B - SHELL BUILDING
US HWY 380 AT RYAN SPRITAS PKWY
LITTLE ELM, TEXAS 76066

HODGES
Architecture
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13642 Omega, Dallas, TX 75244

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

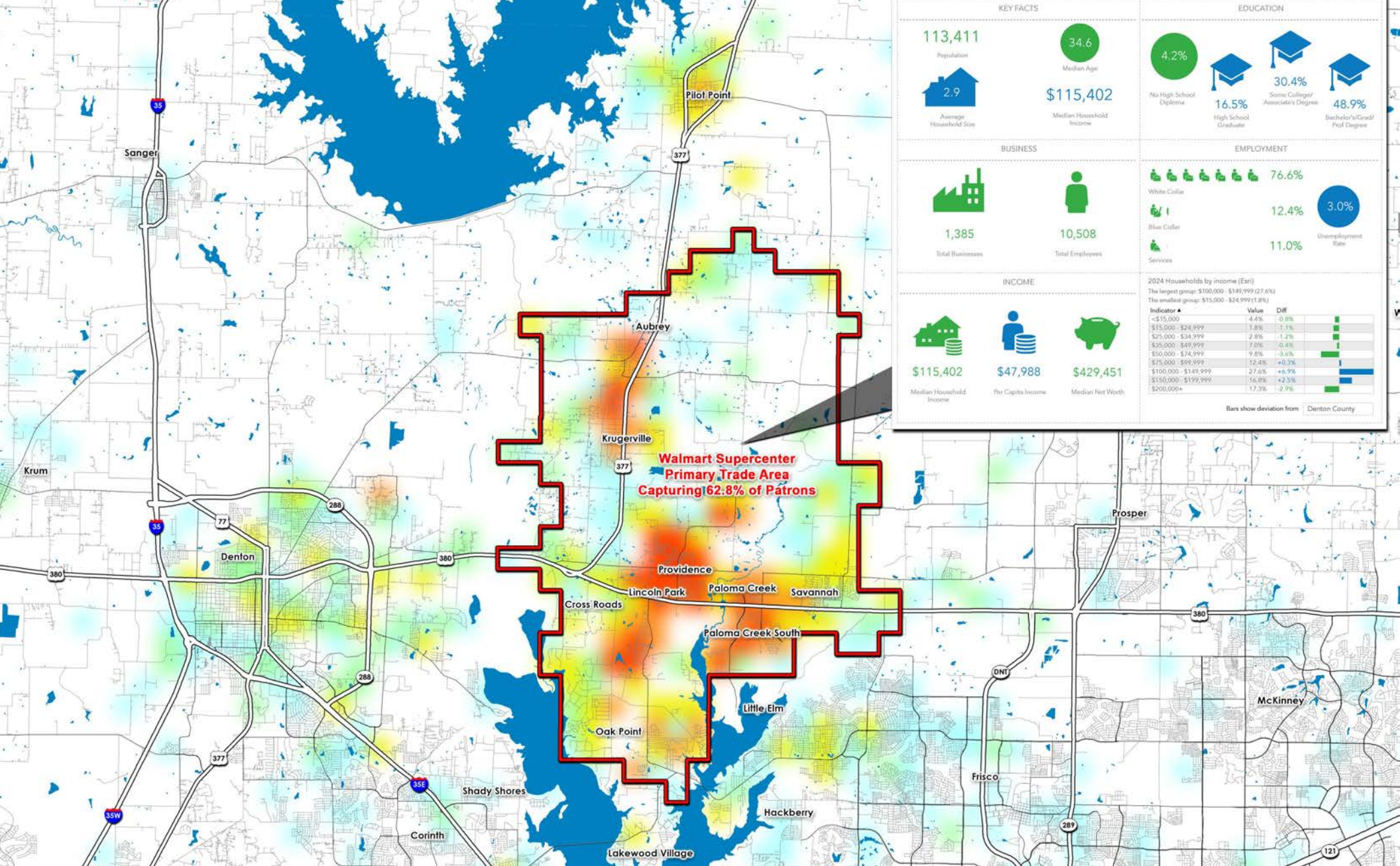
Project Number:
220001
Drawn By: JPPM Checked By: JPPM

No.	Description	Date
01	ISSUE FOR SET	24-05-2024
02	REVISION: NEW TAP PACKAGE	24-07-2024
03	REVISION: NEW TAP PACKAGE	24-07-2024
04	LEASING PLAN	24-07-2024
05	LEASING PLAN	24-07-2024
06	LEASING PLAN	24-07-2024
07	LEASING PLAN	24-07-2024
08	LEASING PLAN	24-07-2024
09	LEASING PLAN	24-07-2024
10	LEASING PLAN	24-07-2024

The information presented in this plan is for informational purposes only and is not intended to be used for any other purpose. It is the responsibility of the user to verify the accuracy of the information presented in this plan. The user is advised to consult with the appropriate authorities for any regulatory requirements. The user is also advised to consult with the appropriate authorities for any regulatory requirements. The user is also advised to consult with the appropriate authorities for any regulatory requirements.

LP1.20
LEASING PLAN

BUILDING B



CELL PHONE STUDY

CONSTRUCTION PHOTOS



RENDERINGS

SHOP SPACE

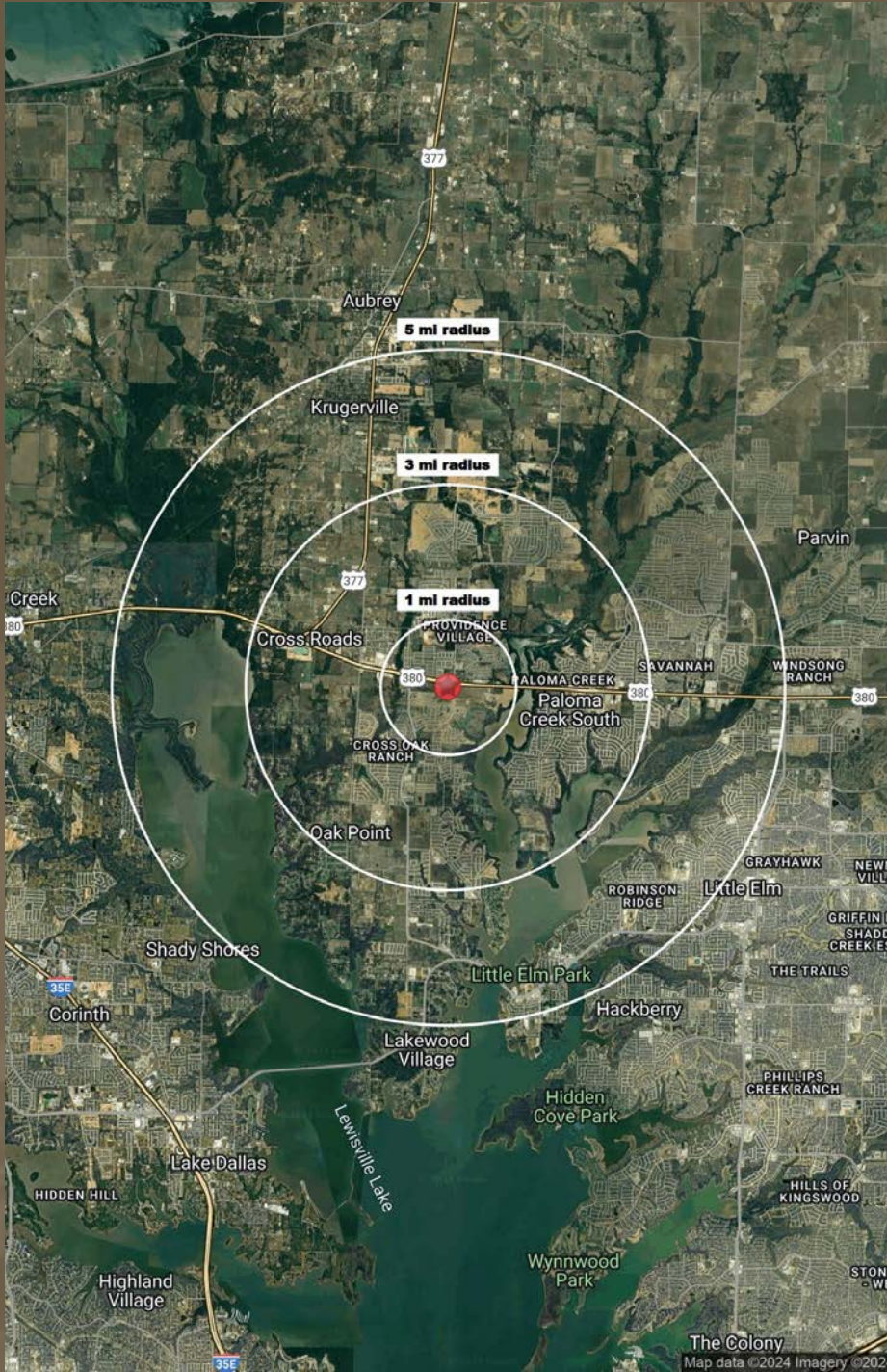


TARGET



AREA RETAILERS





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION*	9,867	68,717	152,624
<small>*Postal Recalculation</small>			
% PROJ GROWTH 2025-2030	2.30%	5.00%	5.10%
2025 AVERAGE HH INCOME	\$122,653	\$148,532	\$153,260
2025 MEDIAN HH INCOME	\$94,490	\$118,143	\$123,666

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025

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DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer; and

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME

MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM

JONATHON COOPER
SALES AGENT/ASSOCIATE
CHRISTOPHER RYAN TURNER
SALES AGENT/ASSOCIATE

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LICENSED BROKER / BROKER FIRM NAME

JOHN ROBERT WEBER
DESIGNATED BROKER OF FIRM

MICHAEL PATRICK DAVIS
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PHONE

972-739-8481
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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
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 1-1



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Cooper	475232	jcooper@db2re.com	214-526-3626
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 1-1



11-2-2015

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

John Robert Weber	463583	leasing@weberandcompany.com	972-739-8481
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Robert Weber	463583	leasing@weberandcompany.com	972-739-8481
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Patrick Davis	700070	michael.davis@weberandcompany.com	214-500-3672
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date