

PLAZA AT TIOGA

TIOGA, TX



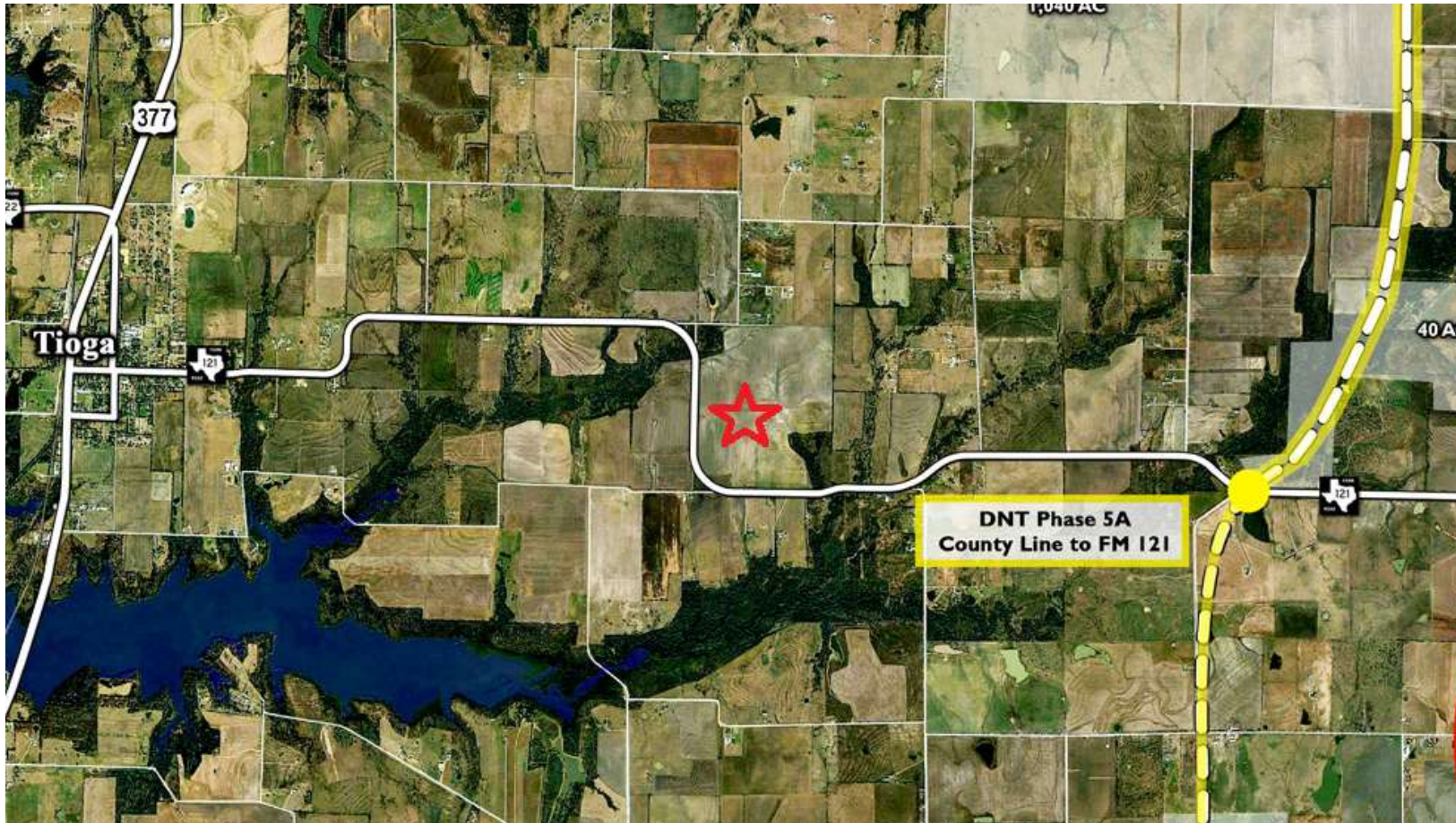
PROJECT OVERVIEW

- 100 AC land PD zoned for Commercial and Mixed use including Multifamily
- Frontage to FM121 on two sides (West and South)
- Utilities close to the property
- Close to DNT (2.9 miles)
- On HWY FM 121, approved for four lanes extension from two lane road
- Located between Tioga and Gunter City
- Close to Celina City
- 20 miles from Frisco
- 22 miles from PGA Headquarters
- High growth area

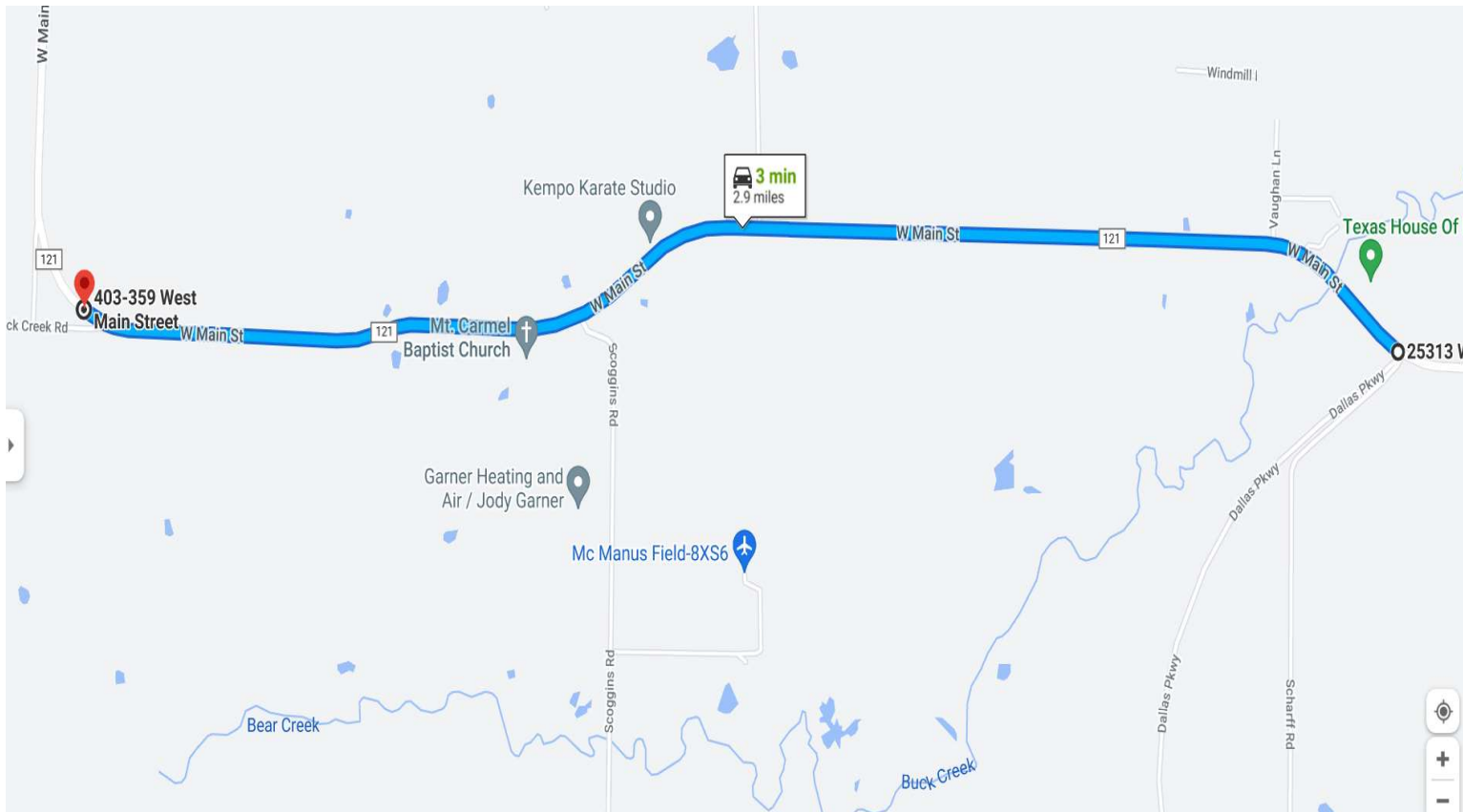
NEAR BY CITIES

- Tioga, TX
- Gunter, TX
- Piot point, TX
- Celina, TX

3 MIN DRIVE FROM FUTURE DNT(DALLAS NORTH TOLLWAY)



3 MIN DRIVE FROM FUTURE DNT(DALLAS NORTH TOLLWAY)

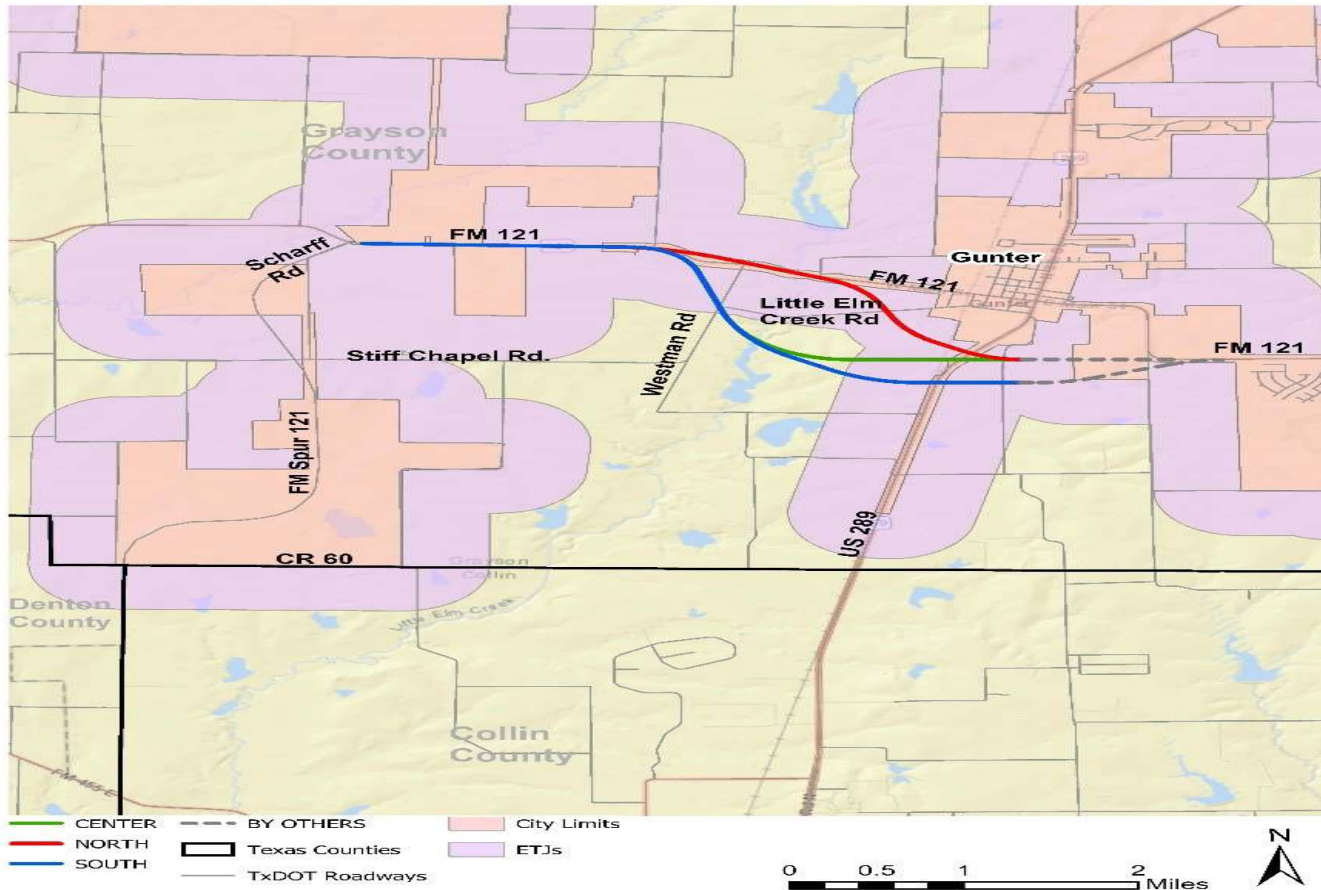


CONCEPT PLAN





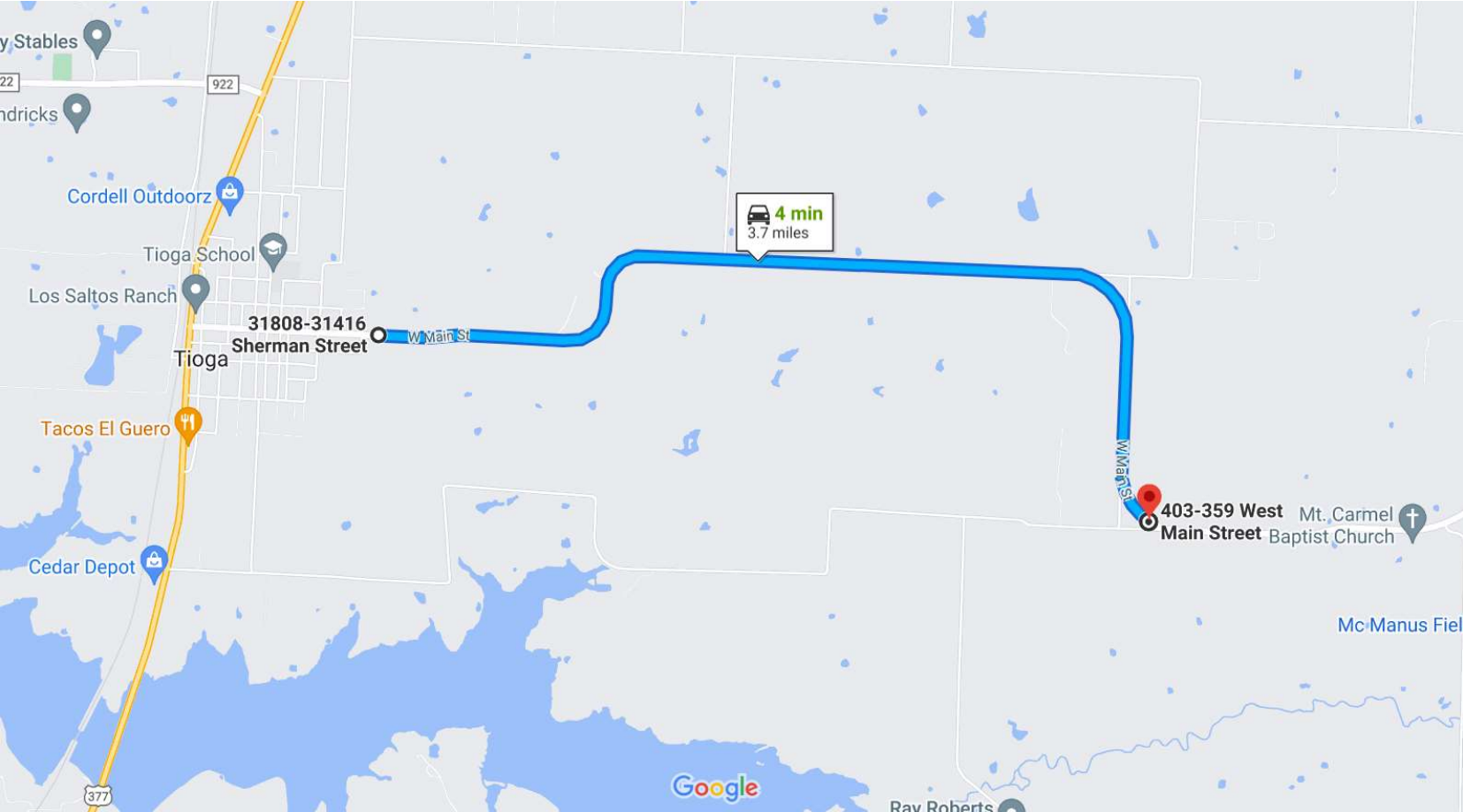
FUTURE FM 121 GUNTER BYPASS – 4 LANE ROAD



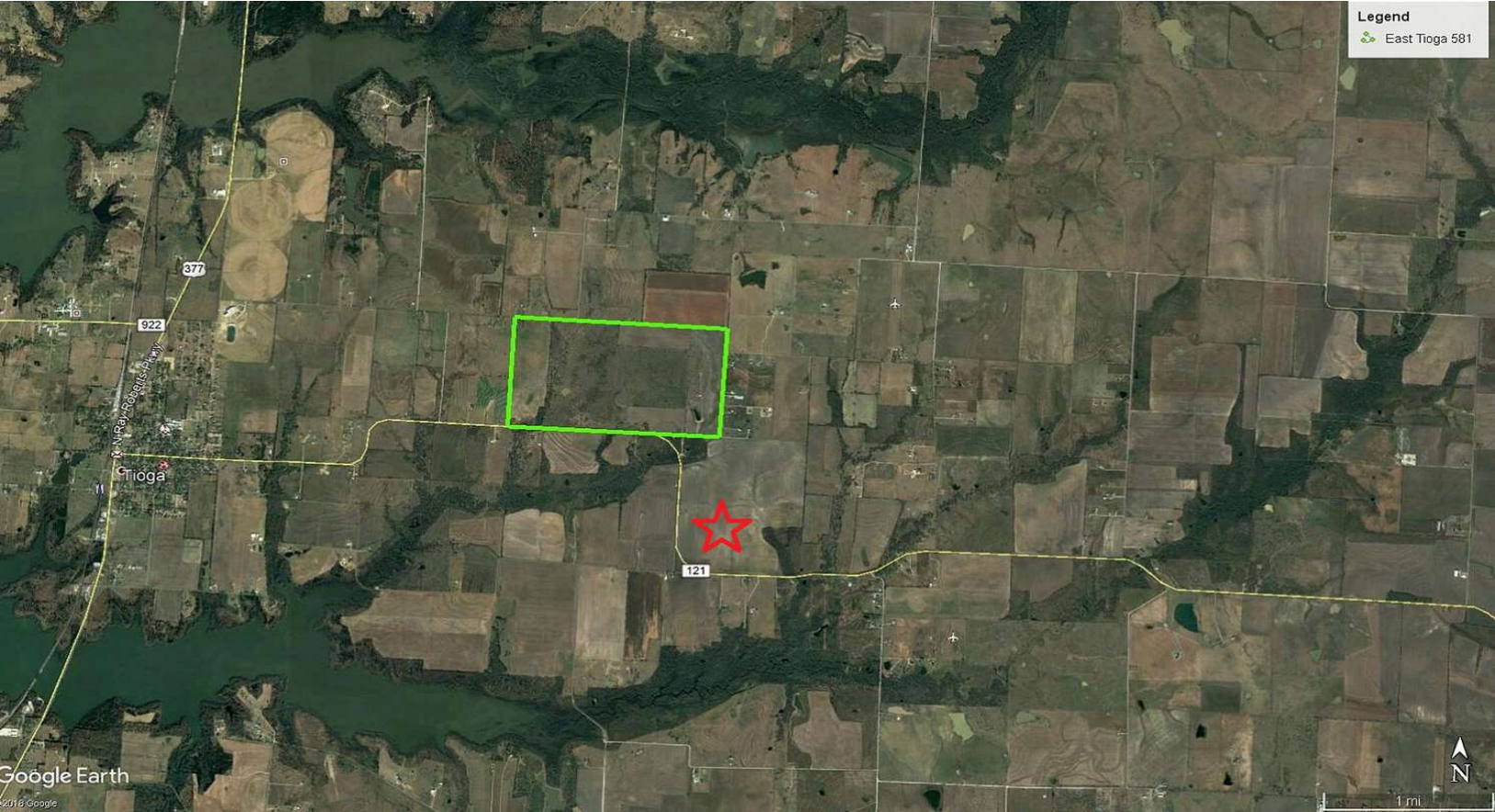
FUTURE FM 121 GUNTER BYPASS – 4 LANE ROAD



4 MIN DRIVE TO TIOGA, TX



TIOGA – 1,984 HOMES PLANNED IN 581 ACRES



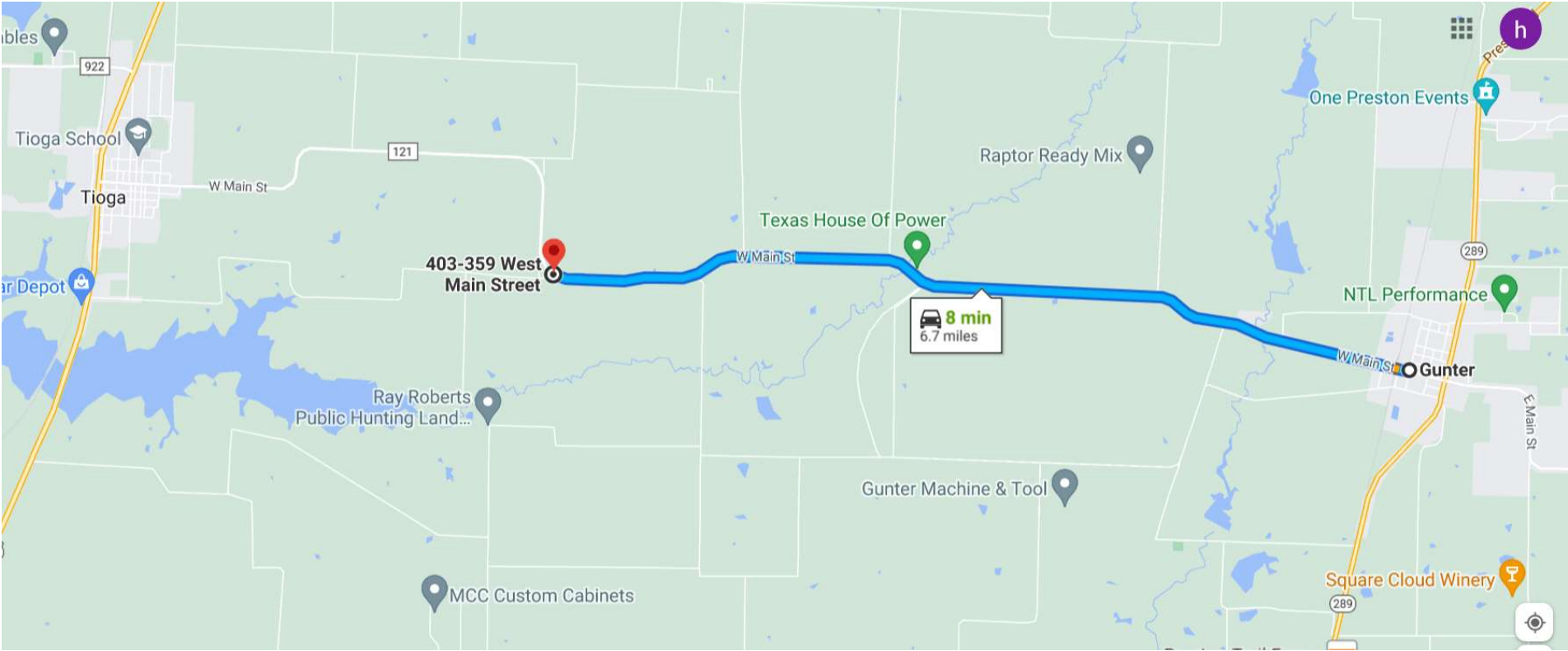
TIOGA – 1,984 HOMES PLANNED ON 581 ACRES



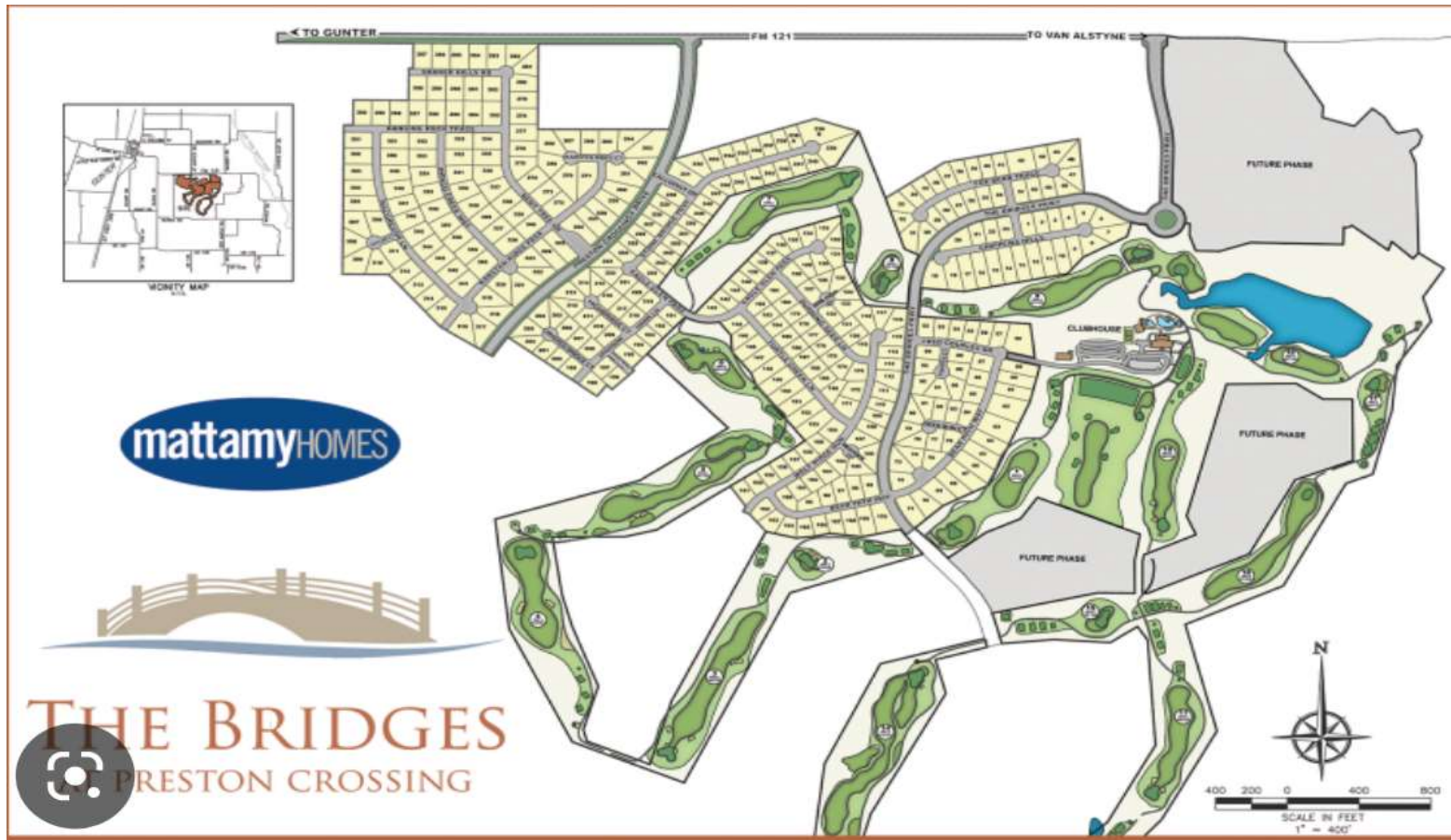
DR HORTON BUILDING 377 HOMES IN PILOT POINT



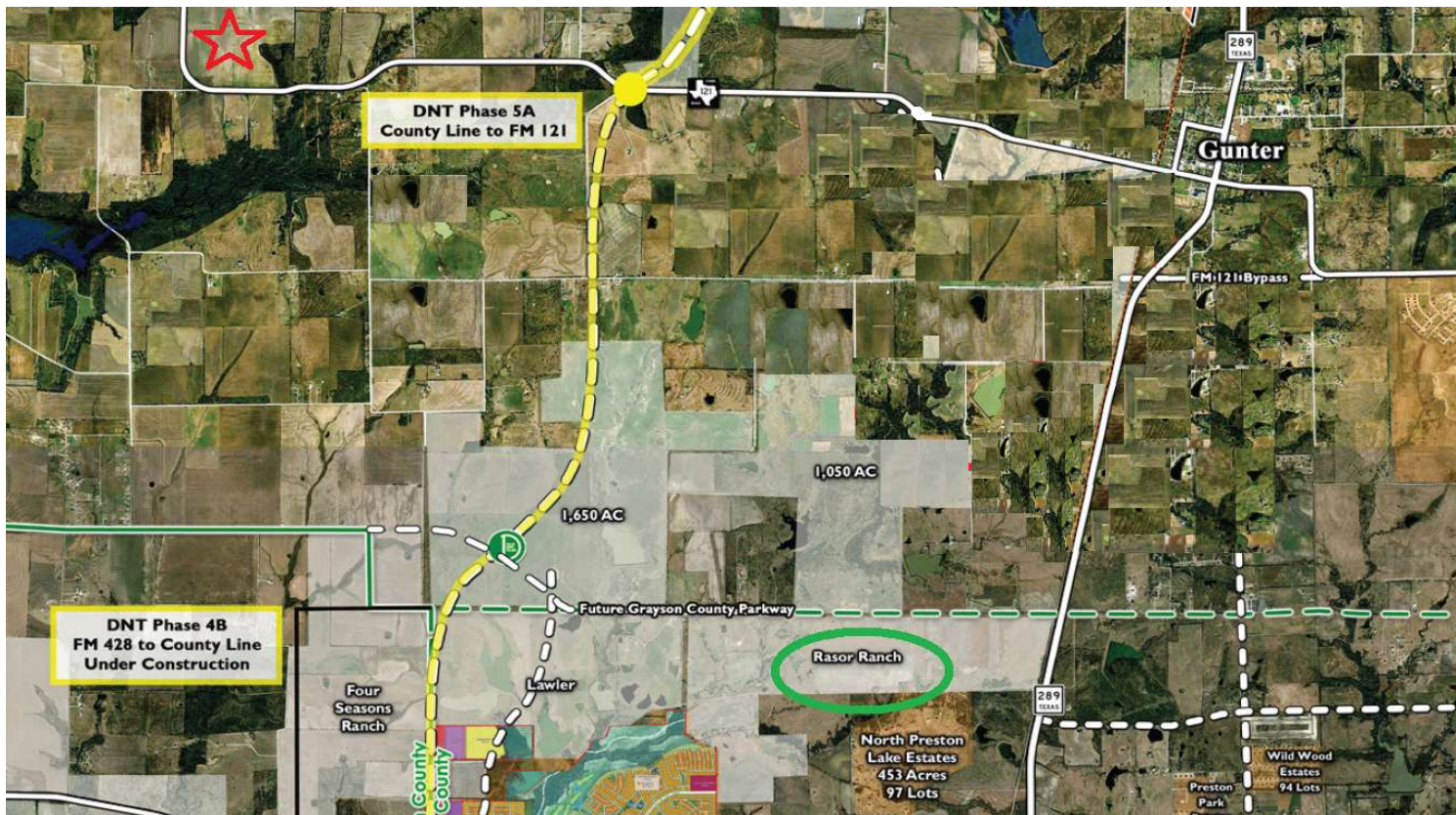
8 MIN DRIVE TO GUNTER, TX



GUNTER - THE BRIDGES, MASTER PLANNED COMMUNITY



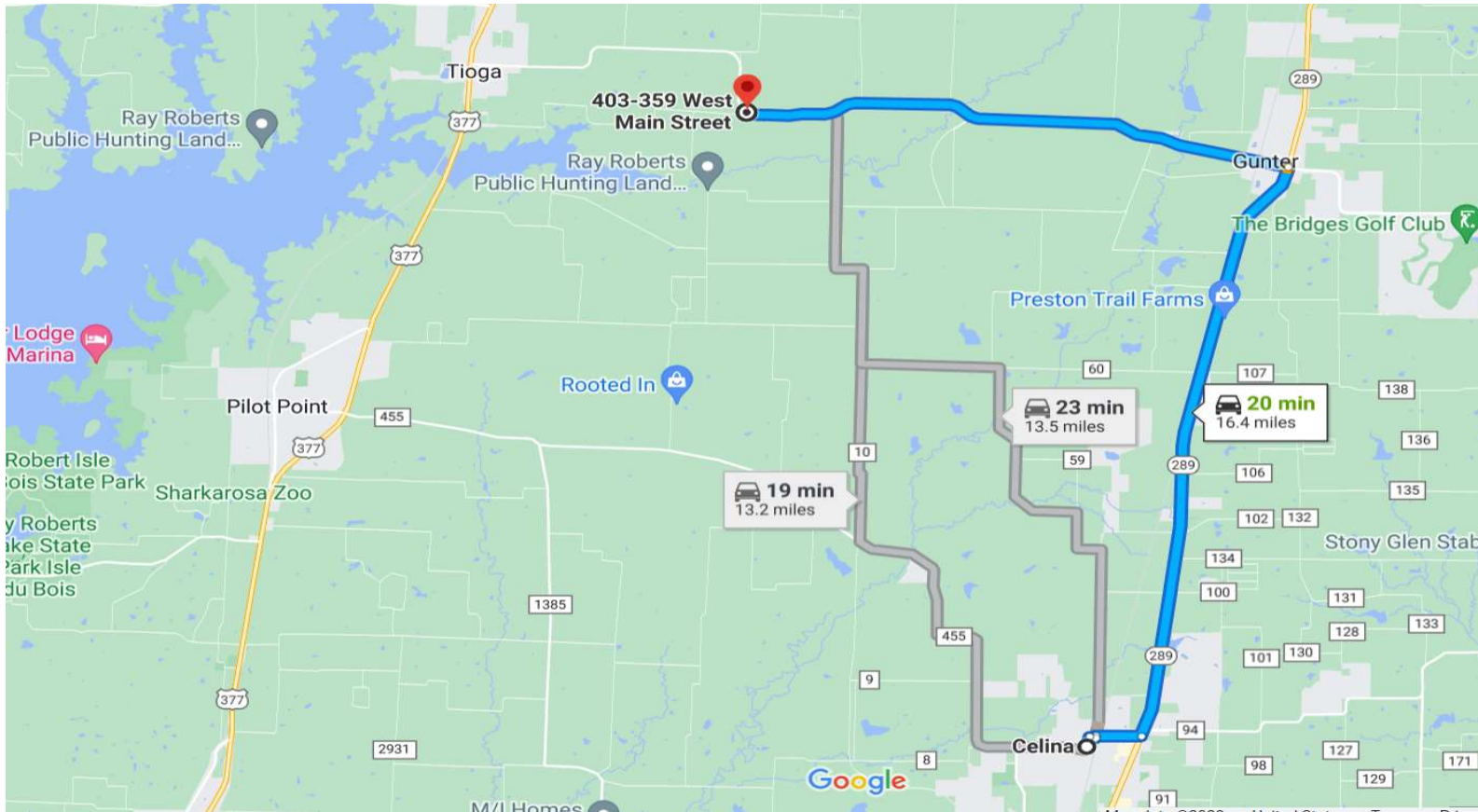
RASOR RANCH – 3,800 LOTS APPROVED



APPROVED DEVELOPMENTS WITHIN 5 MILES OF SUBJECT PROPERTY

- Walton International homes 1215 acres
- Taylor 1200 acres
- Lawler 1650 Acres
- Four season Ranch
- Weeks Ranch 1740 Acres

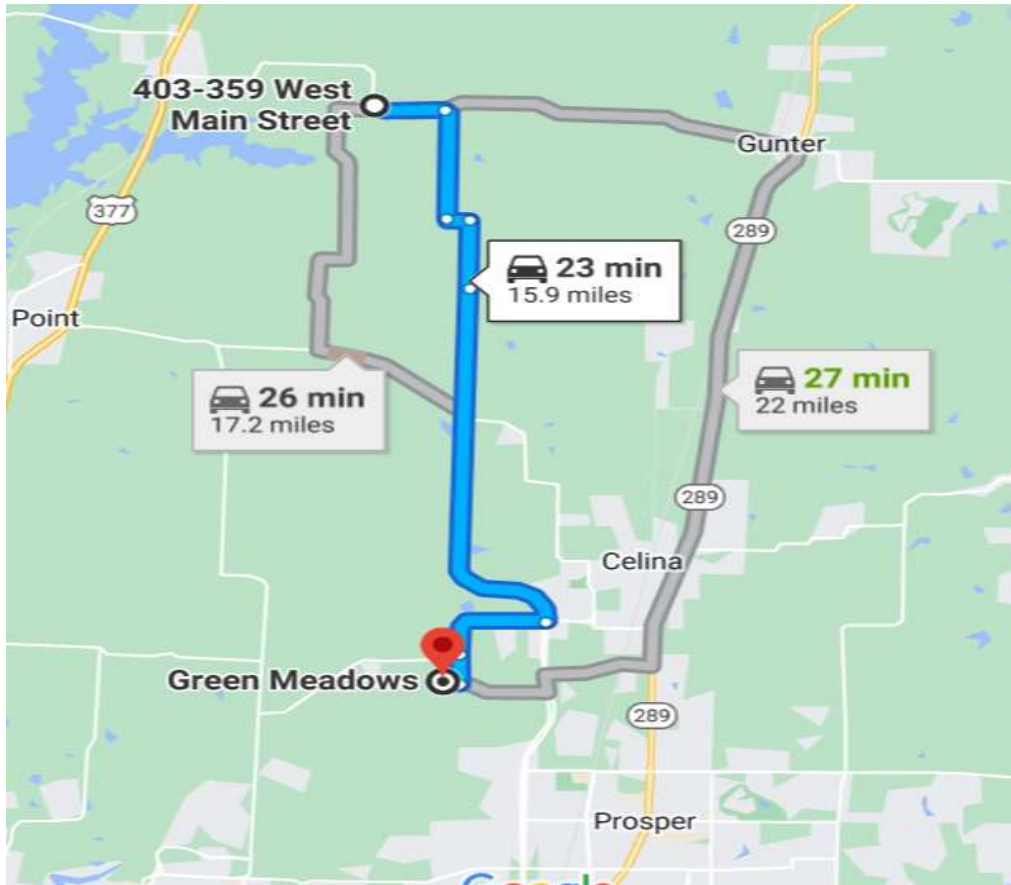
20 MIN DRIVE TO CELINA, TX



CELINA - GREEN MEADOWS – 4,949 LOTS



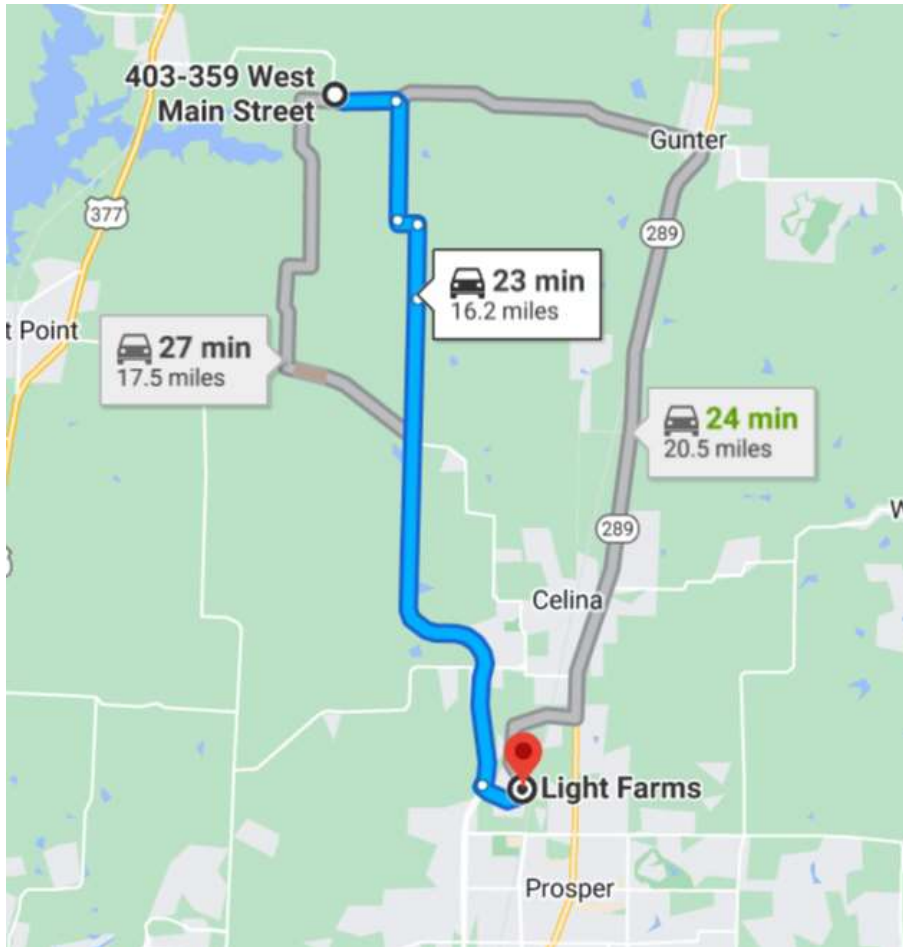
CELINA - GREEN MEADOWS – 4,949 LOTS



CELINA - LIGHT FARMS – 3,625 LOTS



CELINA - LIGHT FARMS (TOLL BROTHERS) – 3,625 LOTS



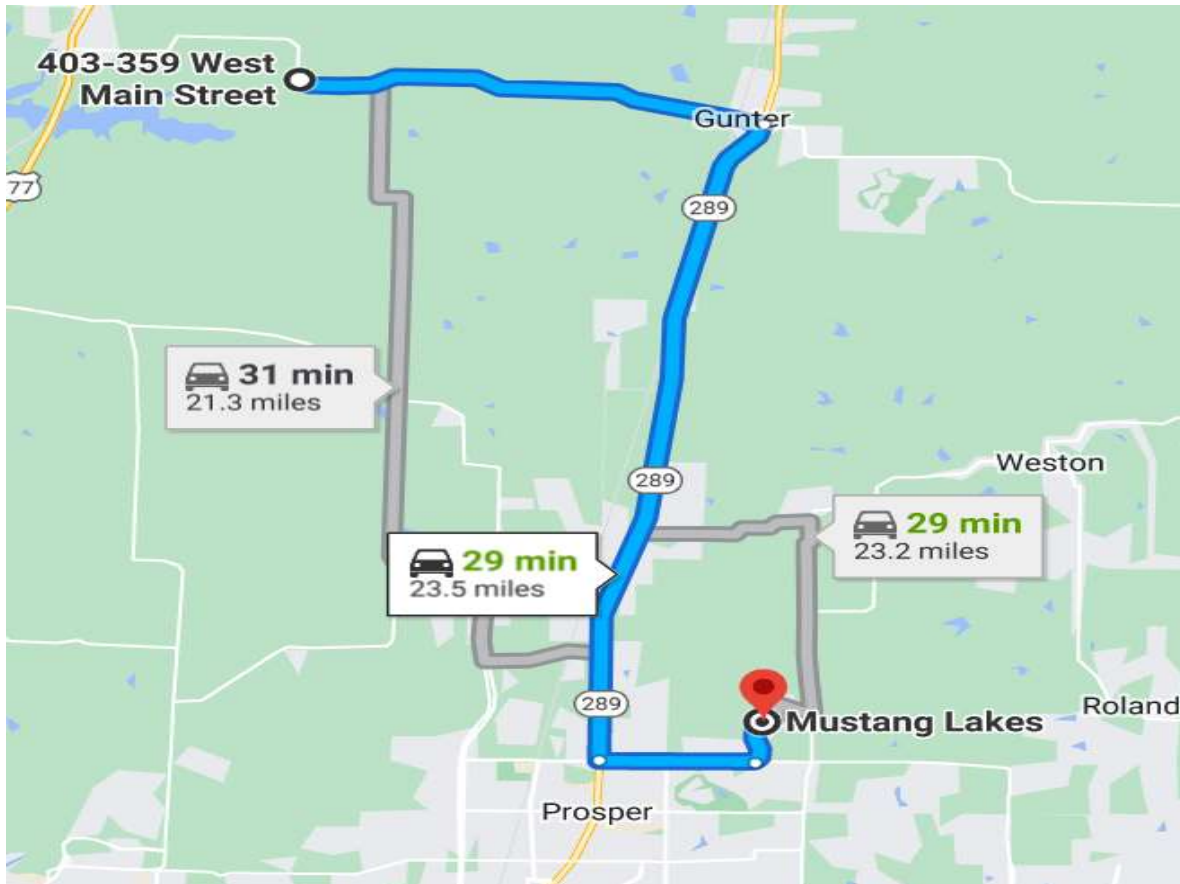
CELINA - MUSTANG LAKES – 3,400 LOTS



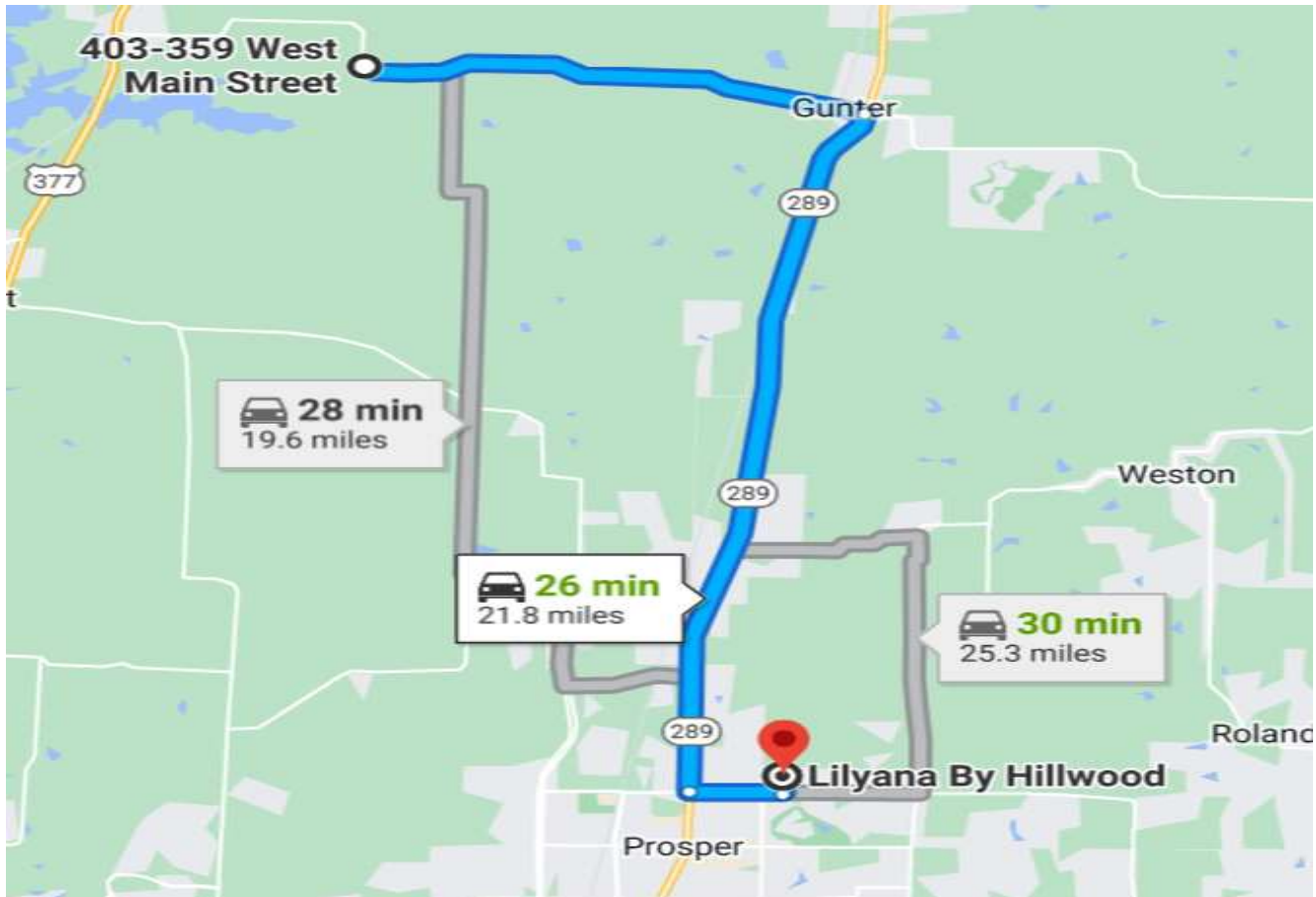
Outside community amenities will include:

- A** 5-acre stocked lake with fountain, fishing piers, and paddle boats
- B** Private island with crape myrtleallee
- C** Water overlooks
- D** Junior Olympic pool and bath house
- E** Resort and leisure pool with waterfalls
- F** Lazy river and children's pools
- G** Cabanas and tanning decks
- H** Four competition tennis courts
- I** Basketball courts
- J** Playground
- K** Extensive trails
- L** Amphitheater
- M** Grand Lawn Courtyard
- N** Club Mustang

CELINA - MUSTANG LAKES – 3,400 LOTS



CELINA - LILYANA – 1,351 LOTS



NEAR BY RESIDENTIAL PROJECTS UNDERWAY

- Celina 638 – 2,014 Lots
- Mobberly – 1,986 Lots
- Cambridge crossing – 2,000 Lots
- Green meadows – 4,949 Lots
- Light farms – 3,625 Lots
- Lilyana – 1,351 Lots
- Mustang lakes – 3,400 Lots
- Sutton fields – 2,310 Lots
- Sandbrock – 2,600 Lots
- The parks at Wilson creek – 2,290 Lots
- Legacy Hills – 7,000 Lots

PGA OF AMERICA HQ – \$520 M PROJECT UNDERWAY



PGA OF AMERICA HQ – \$520 M PROJECT UNDERWAY

