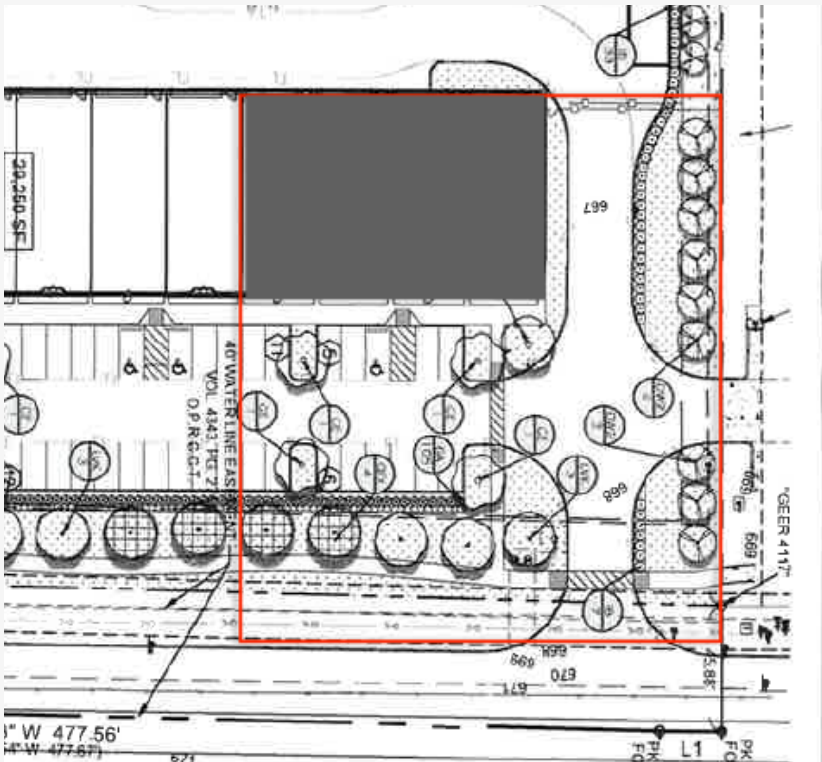


PREMIUM LUXURY FLEX-PROSPER
 MAKER SPACE-OFFICE-WAREHOUSE-
 ARTISAN SUITES- RETAIL
 COMMERCIAL PAD SITES FOR SALE
 NORTH COLEMAN STREET




AVAILABILITY HIGHLIGHTS

- .82 +/- Acre Pad Site (multiple may be available)
- Part of a mixed use Luxury Warehouse- Office Development with retail opportunity on Coleman
- Fee Simple, Build to Suit & Ground Lease Opportunities
- Fully entitled property with the an extremely coveted Warehouse, Storage, Office and Retail uses permitted at this site
- Rare opportunity in Prosper- one of just a few sites where warehouse is allowed- the only current site with warehouse use and street facing retail use - perfect development opportunity

FOR MORE INFORMATION
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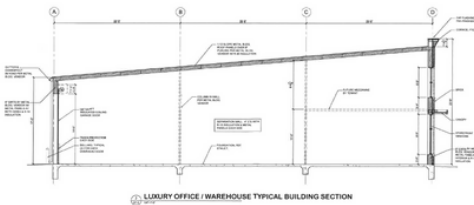
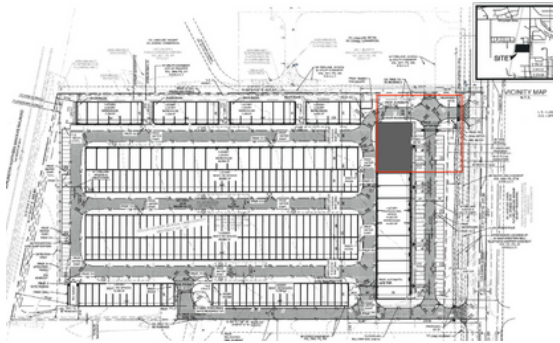


PREMIUM LUXURY FLEX-PROSPER MAKER SPACE-OFFICE-WAREHOUSE- ARTISAN SUITES- RETAIL COMMERCIAL PAD SITES FOR SALE NORTH COLEMAN STREET



PAD SITE FEATURES

- Will accommodate a 8,000 sqft. floor plate, 30 foot clear height ceiling max
- Stormwater drainage accounted for in regional site plan
- Parking is accounted for in plan
- Ingress-Egress is accounted for in the site plan



BUILDING PERMITTED USES AND FEATURES

- Rare opportunity for a front facing retail operation with warehouse in the back-featured only in Coleman pads!
- Office use with warehouse
- True maker or artisan space opportunities
- Mezzanine space allowed to be developed within building

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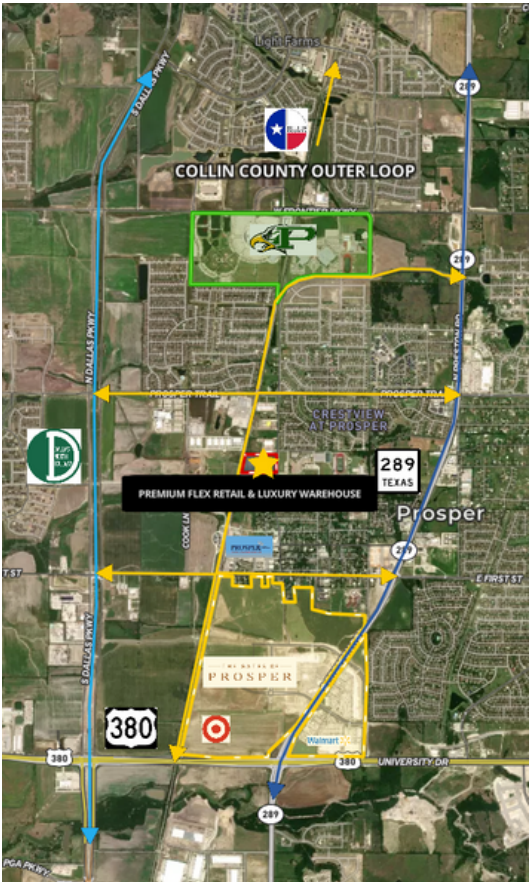


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LOCATION- PROSPER TEXAS

- One Mile from the North Dallas Tollway, Preston Road, US 380, Frontier Parkway (projected to be second largest non-highway east west thoroughfare in Collin County)
- 2.5 Miles from the Collin County Outerloop
- In the middle of everything- The Gates of Prosper, 1000s of rooftops, Downtown Prosper
- More density and rooftops coming- 300+ Units in Downtown Prosper, 600+ Units in the Gates of Prosper Phase II- more to come in Phases III & IV- much more activity coming on the North Dallas Tollway



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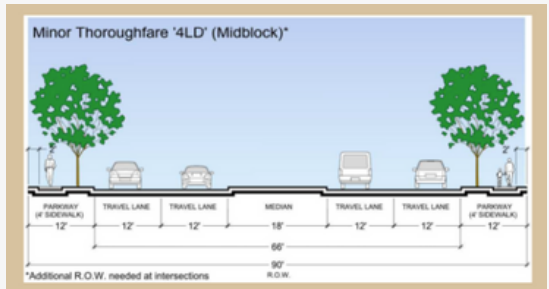
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COLEMAN IMPROVEMENTS

- Coleman will be expanded to four lanes
- Coleman is business 289 through the heart of Prosper
- Widening will take place from Preston road down to the Gates of Prosper
- Coleman will take you from Preston Road near Frontier Parkway all the way past Downtown Prosper and into the Gates of Prosper
- Good traffic, visibility and rooftops throughout the corridor and as a crossroads for the entire community!
- Coming density in the Gates of Prosper and Downtown Prosper
- A variety of housing types throughout the corridor and community who require both retail services as well as storage/luxury warehouse solutions



*Additional R.O.W. needed at intersections

Thoroughfare Description	
	Limited Access Roadway/Freeway (330' ROW)
	Dallas North Tollway
	Major Thoroughfare (6 lane; 120' ROW)
	Minor Thoroughfare (4 lane; 90' ROW)
	Commercial Couplet (3 lane; 65' ROW)
	Commercial Collector (2 lane; 60' ROW)
	Old Town District (Section Varies)
	Access Roads

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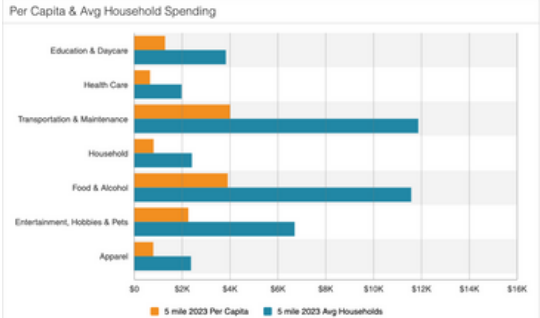
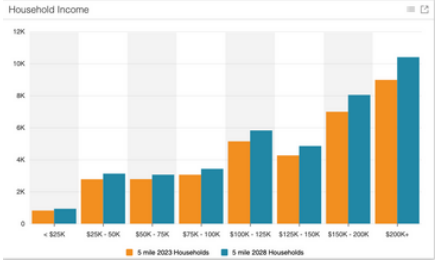


PREMIUM LUXURY FLEX-PROSPER MAKER SPACE-OFFICE-WAREHOUSE- ARTISAN SUITES- RETAIL COMMERCIAL PAD SITES FOR SALE NORTH COLEMAN STREET



HOUSEHOLD INCOME

- Phenomenal Household Income
- Majority of Households over 200K, the vast majority over 100K

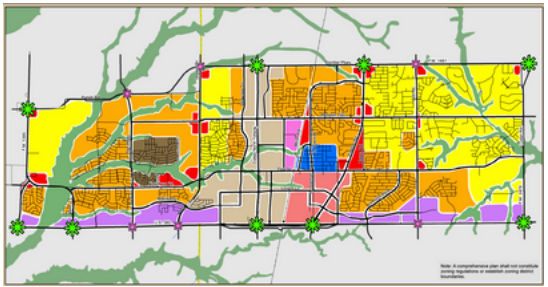


PER CAPITA SPENDING

- Considerable spending in all categories at the per capita and household levels
- New housing permits in community at 900 to 1000 per year

A UNIQUE BUSINESS OPPORTUNITY- RARE ZONING

- Typical Commercial Zoning is either retail or industrial- never a combination!
- None of the retail centers in Prosper offer a true combination of a retail storefront with a true luxury warehouse component
- Imagine developing a building that actually meets today's business and retailers needs!



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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.

11-2-2013



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 siding 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



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