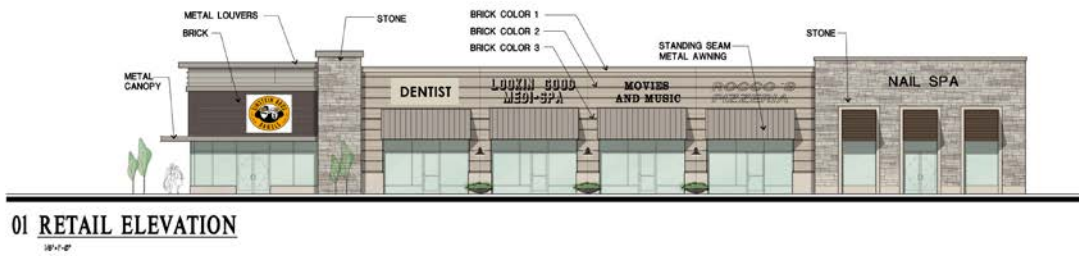
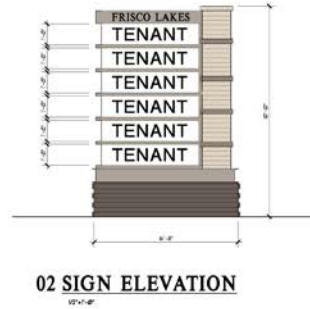


SHOPPING CENTER COMING SOON

NWC FM 423 & STONEBROOK PKWY

FRISCO, TEXAS

RETAIL SPACE AVAILABLE FOR LEASE



JOIN EINSTEIN BROTHERS BAGELS & FRISCO LAKES DENTAL



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2014 Est. Population	5,662	71,533	150,668
2014 Est. Avg. HH Income	\$98,945	\$113,903	\$109,681
2014 % Bachelors Degree or Higher	48.61%	49.36%	45.52%
2014 % Growth 2014-2019	17.17%	17.14%	15.74%

For Information
 Amy Pjetrovic
 Jack Burgher
214.378.1212

PROPERTY INFORMATION

LOCATION
 NWC FM 423 & Stonebrook Parkway
 Frisco, Texas 75034

SIZE
 Building GLA: 11,056
 End cap with patio available
 Delivery: Estimated for 4th quarter 2014

TRAFFIC COUNTS
 FM 423: 38,140 VPD
 Stonebrook: 7,539 VPD

- ### HIGHLIGHTS
- Located between Main Street and Stonebrook Parkway.
 - 3 median breaks along FM 423.
 - FM 423 recently widened to 6 lanes.
 - High growth area in the City of Frisco / Frisco ISD.
 - Adjacent to Frisco Lakes.
 - Adjacent to the master planned development: Phillips Creek Ranch, which at completion will have more than 3,700 homes and 12,000 residents.

The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate makes no guarantee, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, prior to sale or lease, or withdrawal without notice.

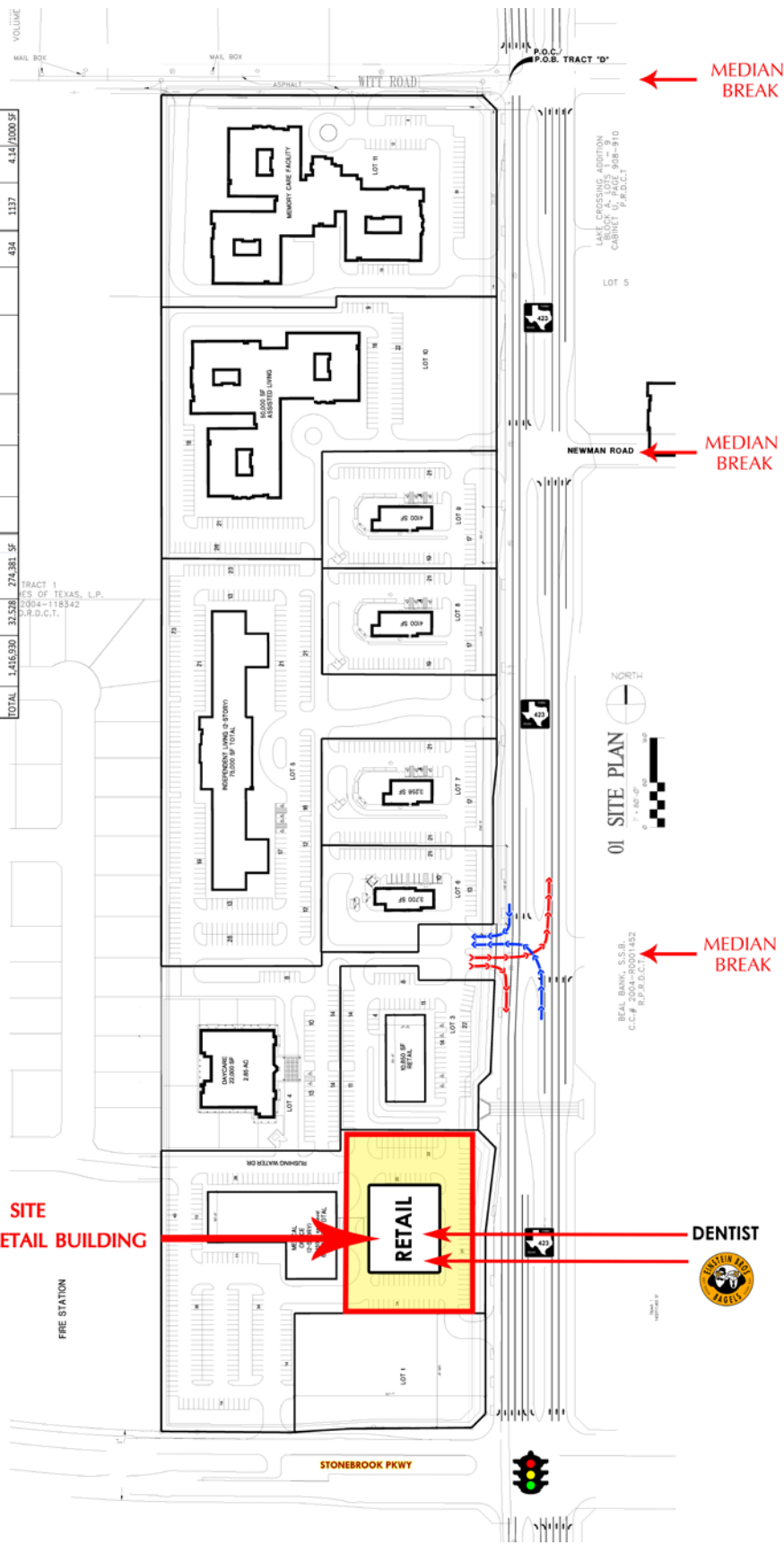
NWC FM 423 & STONEBROOK PKWY

FRISCO, TEXAS

TABULATIONS

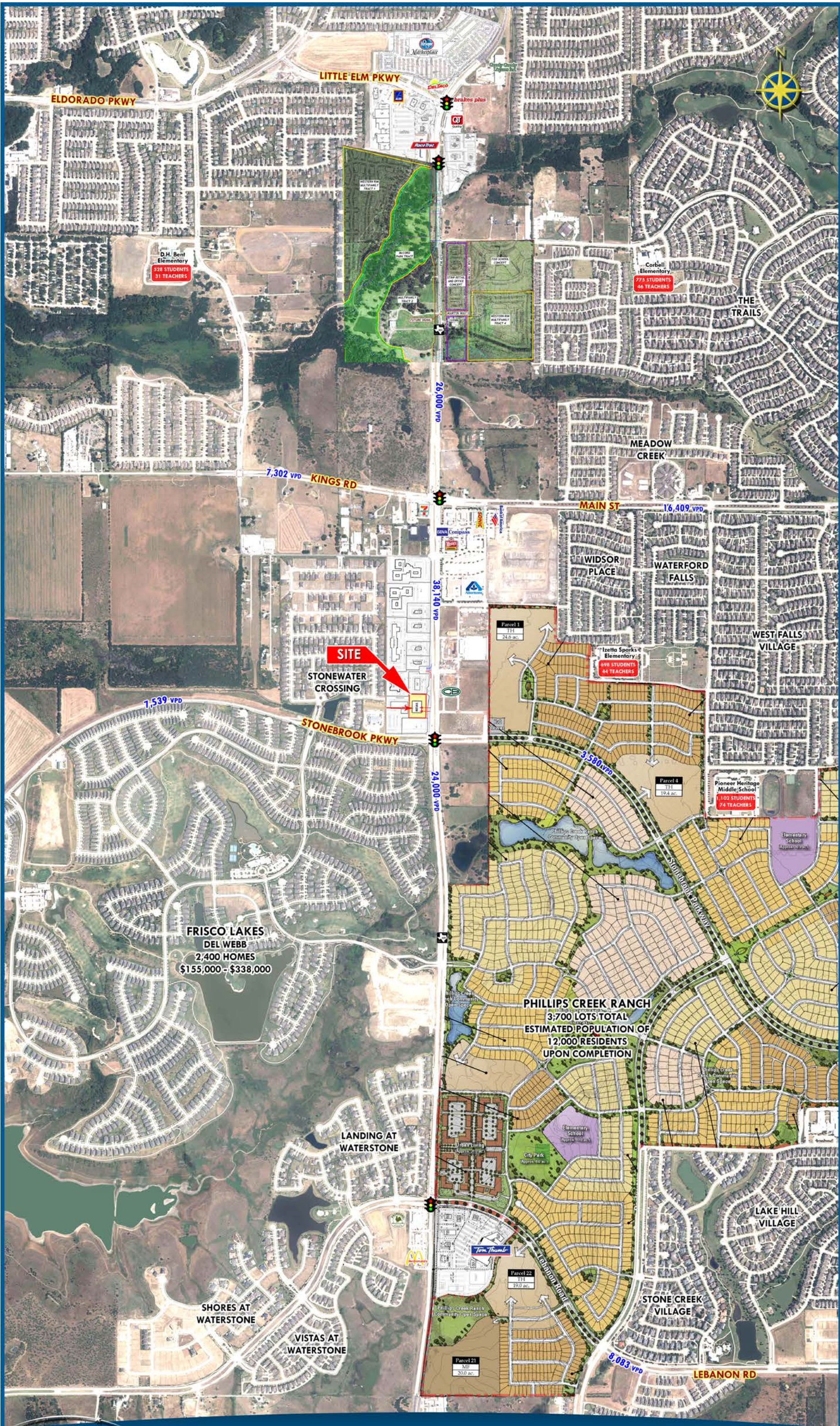
LOT	SITE AREA		BUILDING AREA		PARKING REQUIRED		Office (Sched. 12)	Assist. Living (Sched. 12)	IND. Living (Sched. 12)	TOTAL	PROVIDED	RATIO
	SF	ACRES	SF	ACRES	Retail	Restaurant						
1	70,359	1.615								250	317	6.340/1000 SF
2	230,528	5.292	50,000	1.146							85	2.634/1000 SF
3	74,140	1.702	10,850	0.247							59	2.682/1000 SF
4	124,033	2.847	22,000	0.504							291	3.880/1000 SF
5	244,950	5.623	75,000	1.714							37	11.892/1000 SF
6	51,839	1.190	3,700	0.084							59	16.723/1000 SF
7	59,213	1.359	3,528	0.080							41	13.902/1000 SF
8	59,179	1.359	4,100	0.093							61	14.878/1000 SF
9	65,543	1.505	4,100	0.093							114	2.280/1000 SF
10	215,454	4.946	50,000	1.146							0	0.978/1000 SF
11	221,692	5.089	51,103	1.164							434	1.137/1000 SF
TOTAL	1,416,930	32.528	274,381	6.146								

SITE FUTURE RETAIL BUILDING



01 SITE PLAN
 P.E. AND C.E.
 10/1/2014







Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

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;
(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 instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction 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.

(Form 5/98)

Property: NWC FM 423 & Stonebrook Parkway, Frisco, TX 75034

In this transaction, Venture Commercial Real Estate, LLC, is:

[X] agent for Owner/Landlord only; [] agent for Buyer/Tenant only; or [] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date