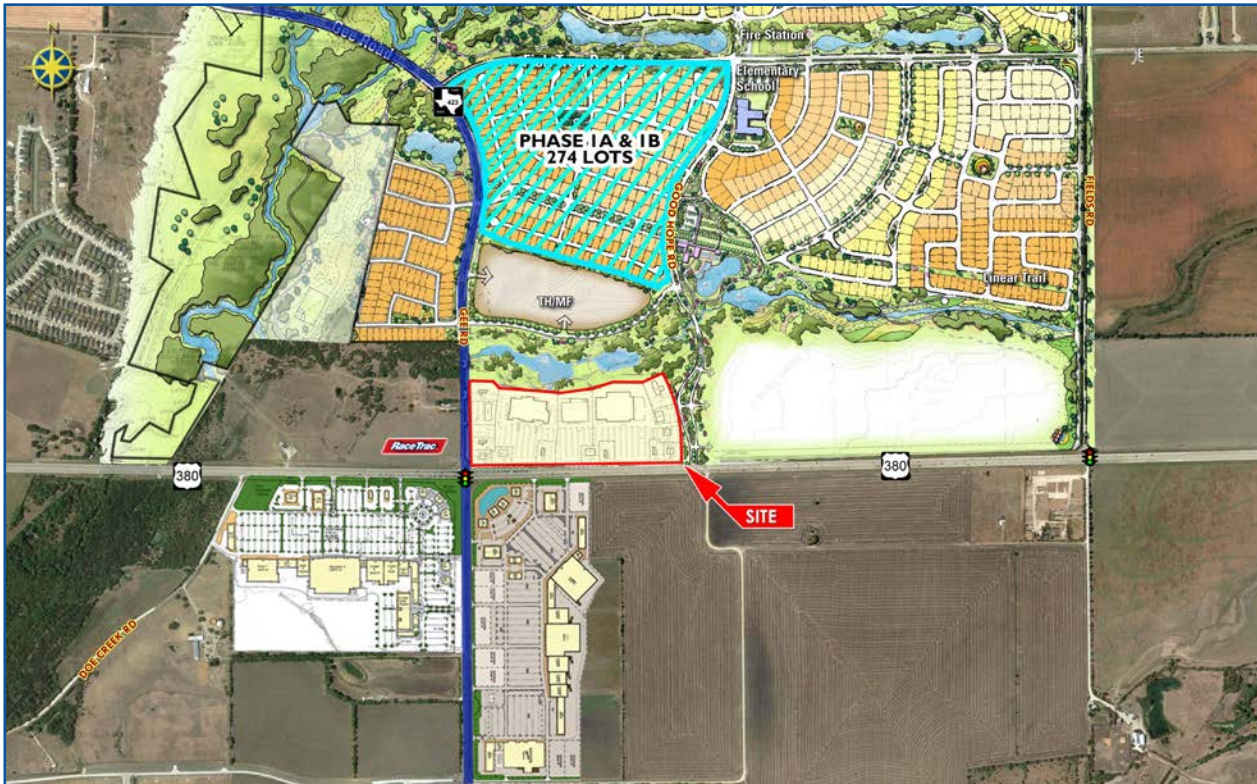


# NEC US 380 & FM 423

## PROSPER, TEXAS

# FUTURE DEVELOPMENT OPPORTUNITY

## ±49.5 ACRES - WINDSONG RANCH



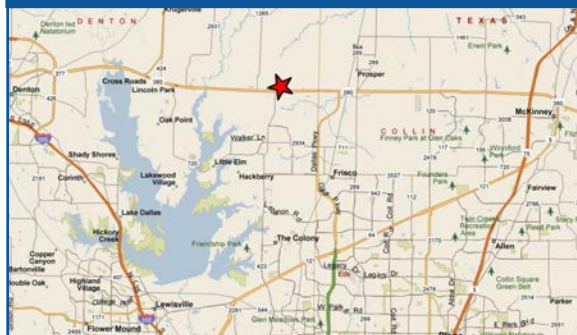
### AREA TRAFFIC GENERATORS

- Hard corner at lit intersection of the major thoroughfares, US 380 & FM 423.
- Site has approximately 2,200 feet of frontage on US 380.
- Property is situated in front of Terra Verde's 2,030 acre master planned Windsong Ranch which will include 3,500 single family homes, 300 townhomes and 300 apartments.
- Highland Homes, David Weekley, Drees Homes and Darling Homes have committed to the first phase of the residential development, which is scheduled for completion in 2014.
- FM 423 will be completed to 6 lanes from Little Elm Parkway to FM 423 by the end of 2014.

### For Information

David Davidson, Jr.  
Edward Bogel  
Ken Reimer  
**214.378.1212**

### LOCATION MAP



### PROPERTY INFORMATION

#### LOCATION

NEC FM 423 & US 380  
Prosper, Texas 75078

#### SIZE

±49.5 Acres

#### ZONING

M PD - 40

#### TRAFFIC COUNTS

US 380: 33,557 VPD (City of Frisco 2008)

FM 423: 19,017 VPD (City of Frisco 2008)

#### DEMOGRAPHICS

2013 Est. Population

2013 Est. Avg. HH Income

1 Mile

\$88,658

3 Mile

\$96,526

5 Mile

\$103,164

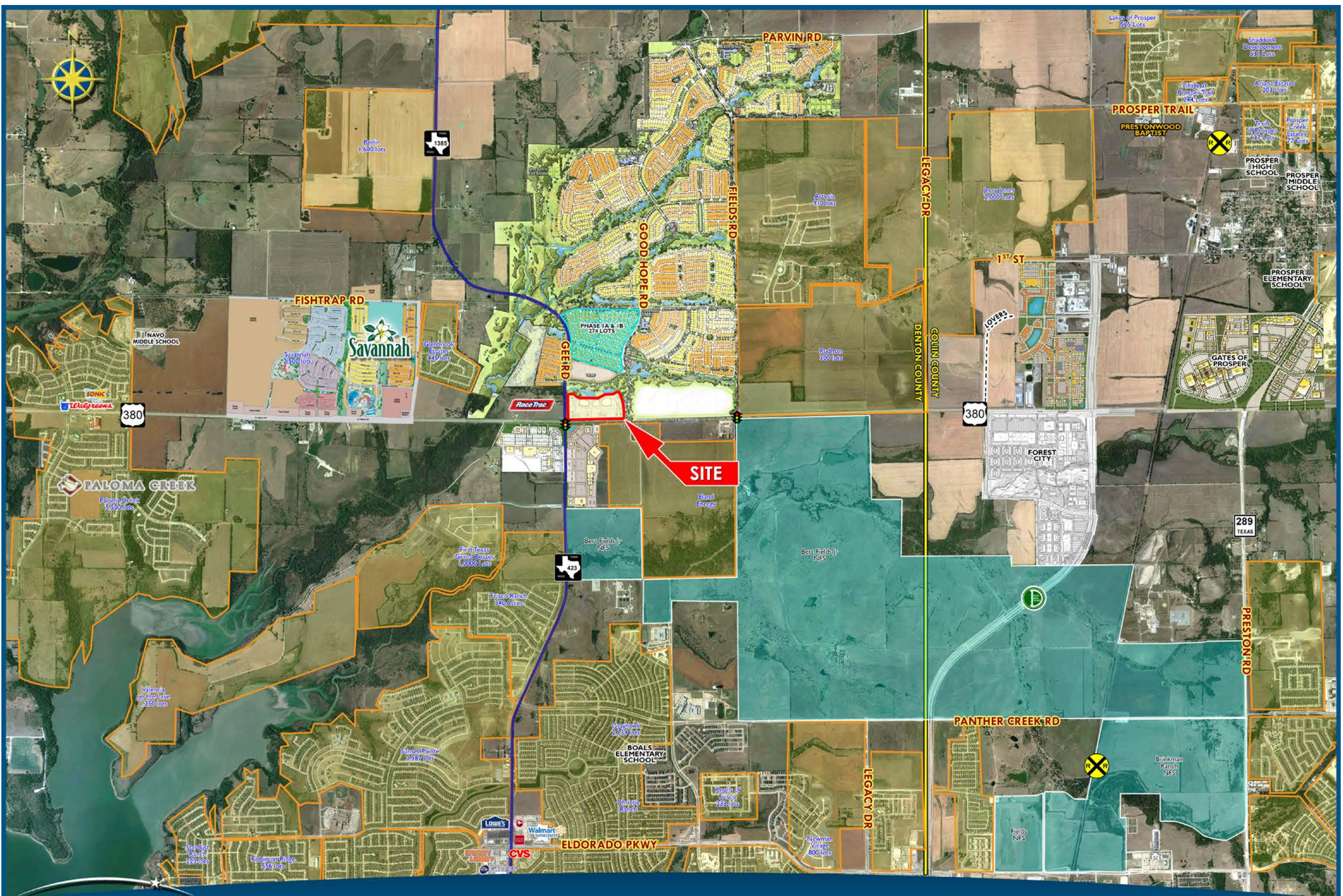


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# NEC US 380 & FM 423

## PROSPER, TEXAS

SITES							PARKING REQ		Parking	
	SITE AREA								Provided	Parking Ratio
	SF	Acres	Building Area	Coverage	Retail (1/210 sf)	Daycare	Office (1/275 sf)	Rest (1/100 sf)	Total	
1	64,252	1.48	3,000	4.67%				30	30	40 13.33 1/1000 sf
2	75,453	1.73	14,000	18.55%	49			42	91	79 5.64 1/1000 sf
3	40,356	0.93		0.00%	0			0	0	7 #DIV/0! 1/1000 sf
4	39,558	0.91	3,000	7.58%				30	30	38 12.67 1/1000 sf
5	48,531	1.11	4,550	9.38%			17	17	24	5.27 1/1000 sf
6	473,788	10.88	119,240	25.17%	477			477	531	4.45 1/1000 sf
7	47,900	1.10	6,300	13.15%	22			25	47	54 8.57 1/1000 sf
8	57,024	1.31	3,000	5.26%				30	30	40 13.33 1/1000 sf
9	299,505	6.88	71,680	23.93%	287			287	368	5.13 1/1000 sf
10	44,331	1.02	7,500	16.92%	26			30	56	59 7.87 1/1000 sf
11	44,914	1.03	2,600	5.79%				26	26	38 14.62 1/1000 sf
12	534,072	12.26	125,600	23.52%	502			502	617	4.91 1/1000 sf
13	42,359	0.97	3,000	7.08%				30	30	40 13.33 1/1000 sf
14	42,101	0.97	4,550	10.81%			17	17	26	5.71 1/1000 sf
15	47,738	1.10	5,250	11.00%				70	70	82 15.62 1/1000 sf
16	45,061	1.03	9,600	21.30%			35	35	53	5.52 1/1000 sf
17	82,331	1.89	11,150	13.54%		50		0	56	5.02 1/1000 sf
2,029,274		46.59	394,020	19.42%				1,745	2,152	5.46 1/1000 sf

\*1/75 sf for sit-down rest





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:** Prosper – NEC US 380 & FM 423

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

☒ **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