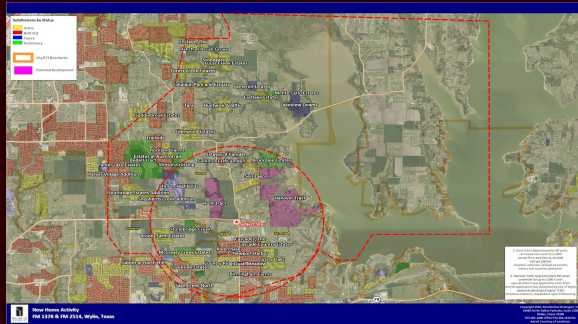
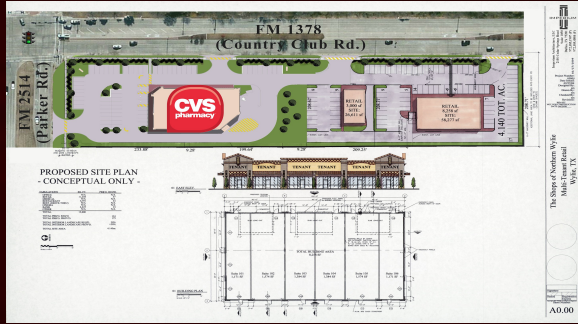


[launch property video](#)



pad sites
preleasing 8,258 sf

[launch virtual tour](#)



Wylie, Texas

hard corner at FM 1378 and FM 2514

demographics

source: 2013 USCB and Esri; rank data source: USA.com >10,000 pop

radius	1-mile	3-mile	5-mile
population (2013)	3,605	35,626	105,330
projected growth (2018)	4,080	40,901	120,415
avg. HH income (2013)	\$111,206	\$101,748	\$107,350

traffic counts

source: 2011 TXDOT

FM 1378:	15,831 vpd
FM 2514:	9,740 vpd

contact

imperium brokerage services, llc
stephen schattner, listing broker
972.385.1907 ext 301
sschattner@imperium-holdings.com
[company brochure](#)



property specifications

location: SWC FM 2514 @ FM 1378
zoning: PD-10 (most commercial applications)
area: 4.140 acres
terrain: flat
dimensions: 870' +/- frontage x 209' +/- depth

utilities

water: extended by seller
sewer: extended by seller
storm: on-site detention required
electric: 3-phase on site
gas: none



IMPERIUM™
Developing unique spaces in desirable places.™

N Wylie, TX



FM 1378
(15,8310 vpd - per TXDOT 2011)

FM 2514
(9,740 vpd - per TXDOT 2011)

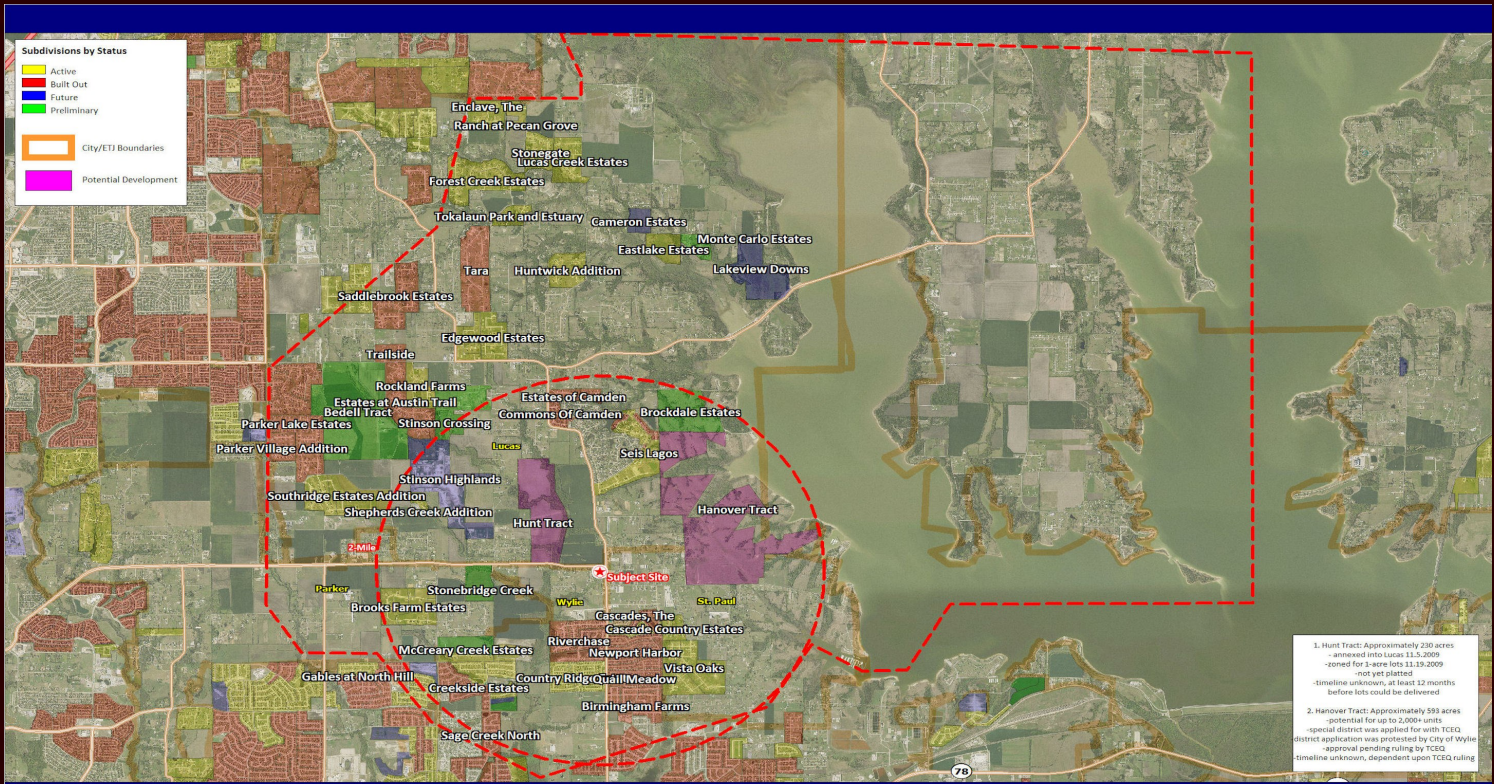


IMPERIUM
 Imperium Architects, L.L.C.
 Suite 1000
 2101 Cedar Springs Road
 Dallas, TX 75201
 972.383.1001 (TX)
 972.383.1000 (FL)

Project Number: 00005
 Date Issued: 02/27/09
 Designed By: JTB
 Drawn By: JTB
 Checked By: JTB
 Re-issued: 02/27/09
 NOT FOR CONSTRUCTION
 DATE: 02/26/09

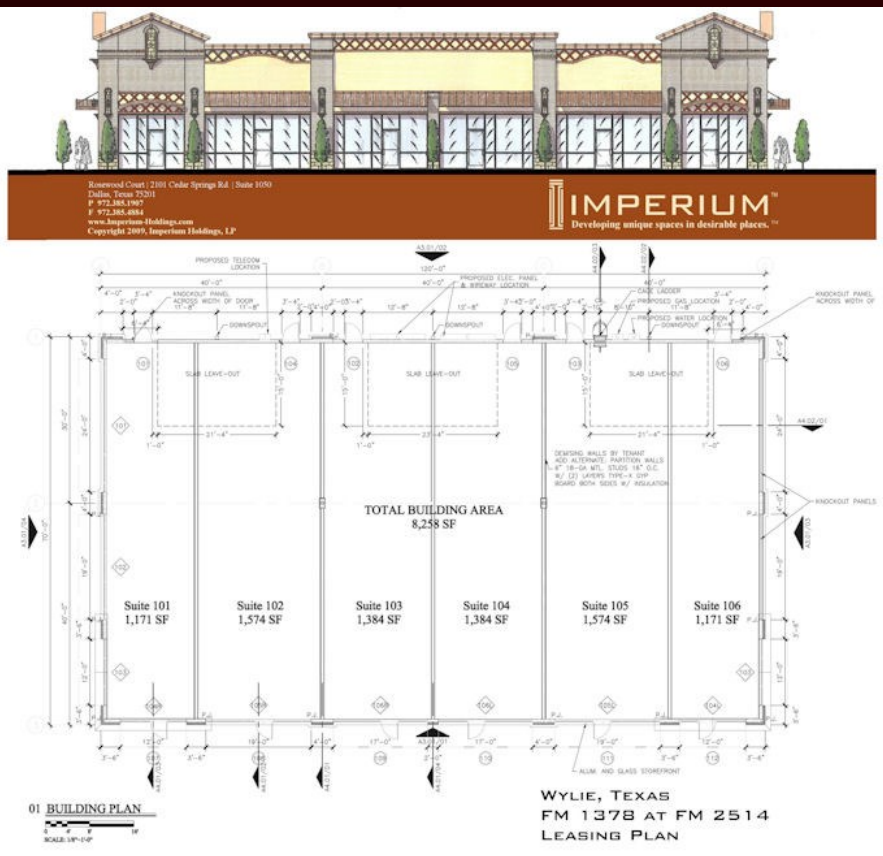
The Shops of Northern Wylie
 Multi-Tenant Retail
 Wylie, TX

A0.00



1. Hunt Tract: Approximately 230 acres
 - annexed into Lucas 11.5.2009
 - zoned for 3-acre lots 11.19.2009
 - not yet platted
 - timeline unknown, at least 12 months before lots could be delivered

2. Hanover Tract: Approximately 593 acres
 - potential for up to 2,000+ units
 - special district was applied for with TCEQ
 - district application was processed by City of Wylie
 - approval pending ruling by TCEQ
 - timeline unknown, dependent upon TCEQ ruling



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

**Information About 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 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 with 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 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 instructions of one party and another person who is licensed under the 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Property: 4,140 Acres at FM 1378 and FM 2514 (SWC) - Wylie, Texas
SELLER/LANDLORD: Parker Country Club, LP
DATE: January 1, 2014
PURCHASER/TENANT: _____
DATE: _____

Disclosures:

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