

COMMERCIAL DEVELOPMENT SITE

±10.12 ACRES | HIGHWAY FRONTAGE | NEW CAR SALES ALLOWED

NEC LA CIMA BOULEVARD & US HIGHWAY 380, PROSPER, TEXAS 75078



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

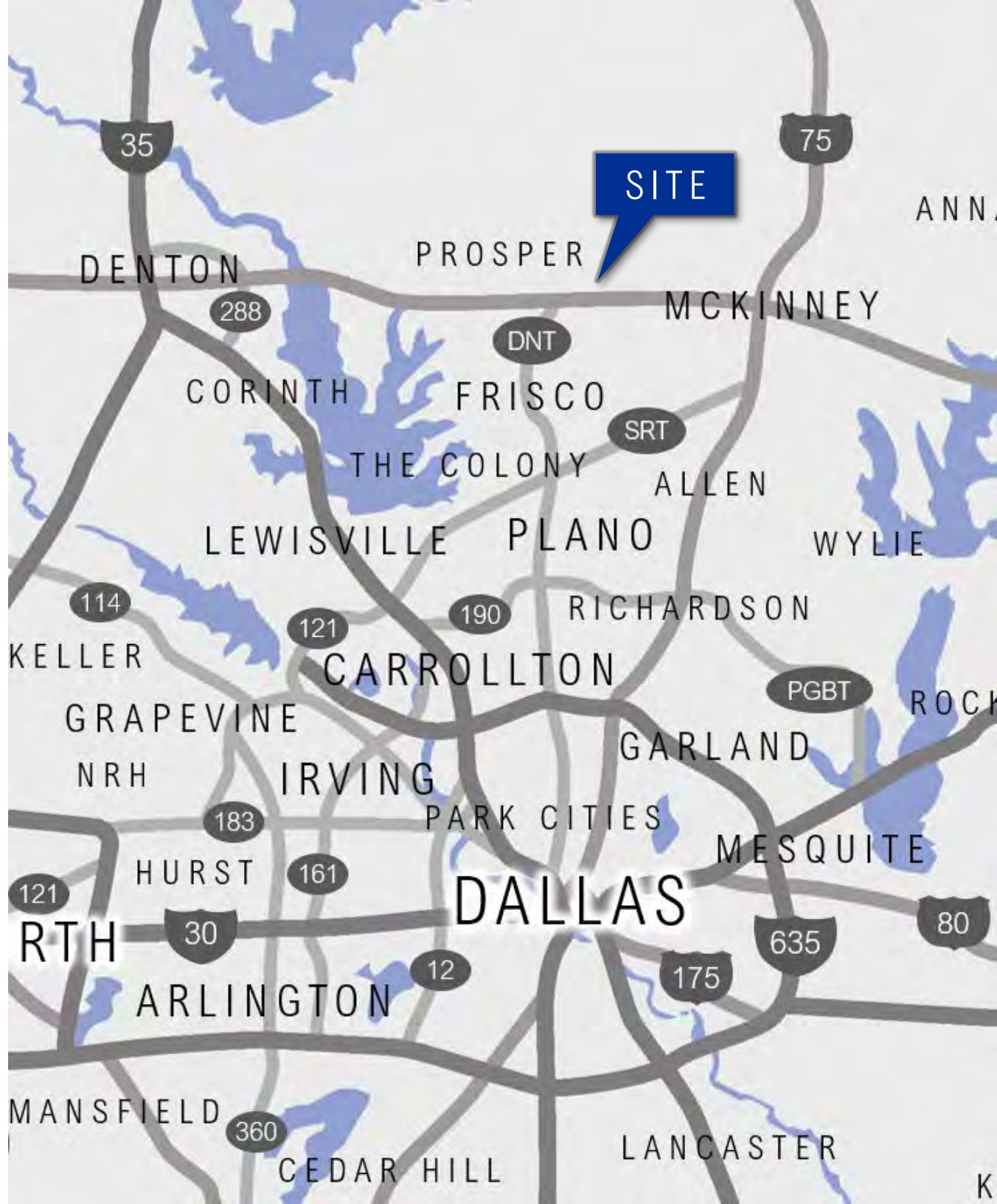
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

www.sljcompany.com

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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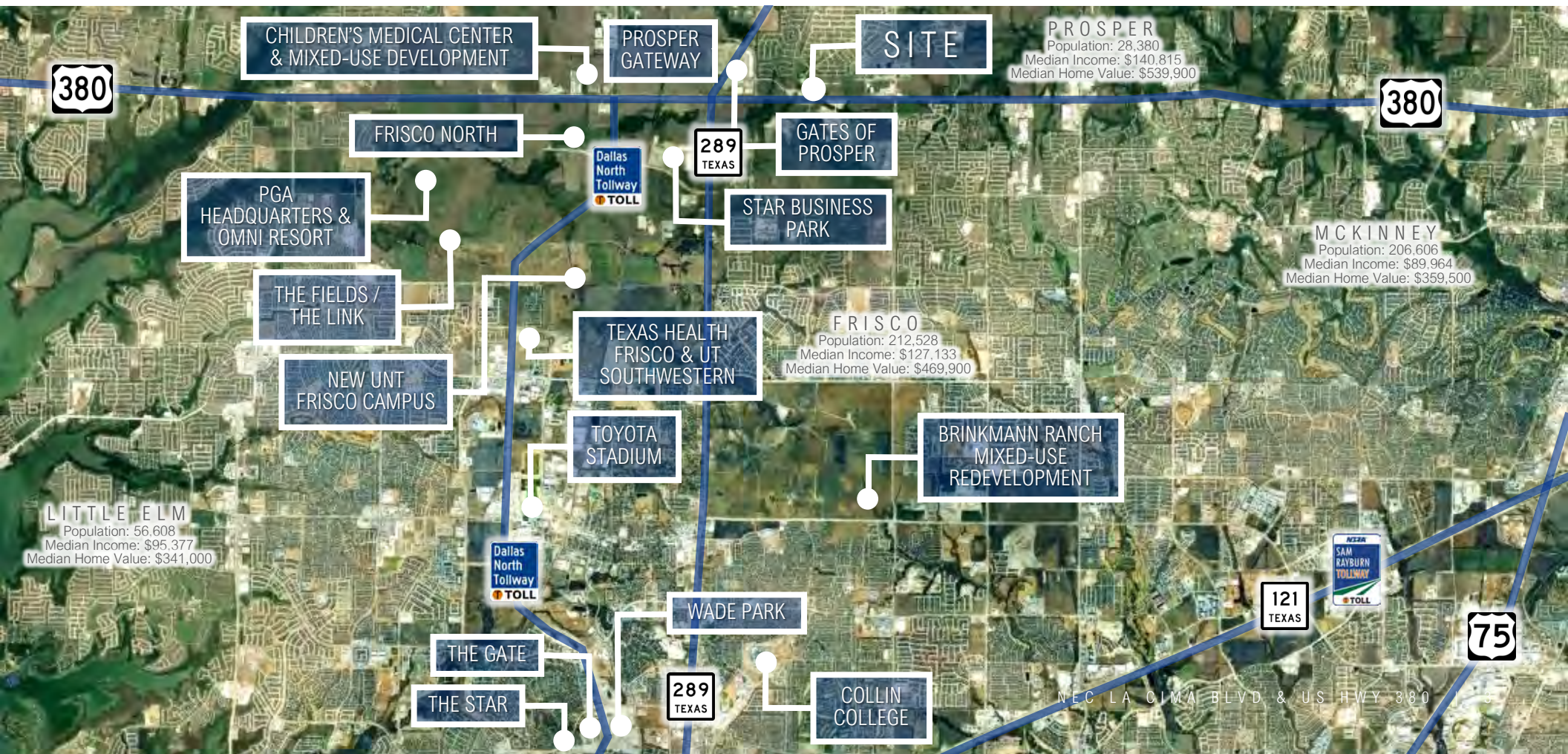
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LOCATION OVERVIEW
AREA OVERVIEW
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EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer a ±10.12 acre commercial development site, located along E University Dr (US Hwy 380) near the northeast corner of the intersection at La Cima Blvd, in Prosper, Texas. Situated along U.S. Highway 380, the Property enjoys excellent access, highway visibility and frontage and high traffic counts. The Property’s liberal zoning allows new car sales among a variety of other commercial uses. The Property is well positioned in a rapidly growing market that saw over 120% population growth in the last decade. The Property is ideally located in close proximity to many of the Collin County market’s most notable new developments and attractions, such as the new PGA of America Headquarters and The Star in Frisco, among others.

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LAKES OF
LA CIMA
958 LOTS

TRACT 2

TRACT 1

RICHLAND BLVD

380



±30,000 VPD

PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

The Property is located along U.S. Hwy 380, near the northeast intersection at La Cima Blvd, in the booming community of Proser, Texas. The Property is in close proximity to a number of major developments and attractions in the area, including, the new PGA of America headquarters, the future 2,100-acre Fields development, the future UNT Frisco campus, the Star in Frisco and others.

PRIME DEVELOPMENT SITE

The Property offers many advantages as a commercial development site including, ±10 acre size, liberal zoning, excellent access, highway frontage, and proximity to area traffic drivers. The liberal Planned Development 2 zoning district allows for a variety of uses including new car sales, retail, restaurant, financial, office, showroom, medical/healthcare, health/fitness center, vet clinic/kennels and many others.

DALLAS NORTH TOLLWAY EXTENSION

The Property is only 2 miles from the future Dallas North Tollway Extension Project which will extend the Tollway an additional 18 miles north of U.S. 380, where it currently ends. When this expansion is complete, it will provide a direct link between Downtown Dallas and growing areas in Collin, Denton and Grayson counties.

HIGH TRAFFIC COUNTS

The Property's frontage on U.S. Highway 380, offers excellent exposure to vehicular traffic with over 30,000 vehicles per day passing by the Property.

STRONG POPULATION GROWTH

From 2010 to 2020, the population within a 3 mile radius of the Property saw 122.52% growth. The population in that same area is expected to grow another 17.44% between 2020 and 2025. The surge in population density in the area makes this an ideal location for development.

MANY AREA TRAFFIC DRIVERS

The Property is in close proximity to numerous national retailers such as Walmart, Kohl's, Old Navy, Petsmart, Ross, Olive Garden, Chili's, TJ Maxx, Chick-fil-a, Ross and many more.



PROPERTY PROFILE

LOCATION

The subject property is located on E University Dr (US Hwy 380), near the northeast corner of the intersection at La Cima Blvd, in the rapidly developing Collin County town of Prosper, Texas.

TOTAL LAND AREA

±10.121 Acres (440,838 SF)

*No minerals are included in the proposed transaction

ZONING

PD-2 (COR)

Primary Uses: New Car Sales, Retail, Restaurant, Financial Institution, Office, Office/Showroom, Health/Fitness Center, Medical/Healthcare, Vet Clinic/Kennels,

TRAFFIC COUNTS

E University Dr (US Hwy 380): ±30,000 VPD (2018)

TRACT # 1

LAND AREA

±7.617 Acres (331,781 SF)

LOT DIMENSIONS

Frontage on US Hwy 380:	±403 Feet
Frontage on Richland Blvd:	±641 Feet
Maximum Depth:	±711 Feet

TRACT # 2

LAND AREA

±2.504 Acres (109,057 SF)

LOT DIMENSIONS

Frontage on Richland Blvd:	±422 Feet
Maximum Depth:	±317 Feet

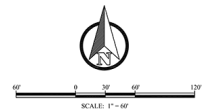
SURVEY

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- This property lies within Zone X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C02351, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

NOTE REGARDING UTILITIES

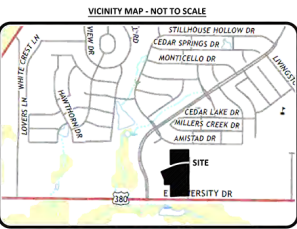
Utility locations are per observed evidence.



SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Category 1A, Condition II Land Title Survey. Fieldwork was completed on January 9, 2019.

Date of Plat/Map: February 7, 2019

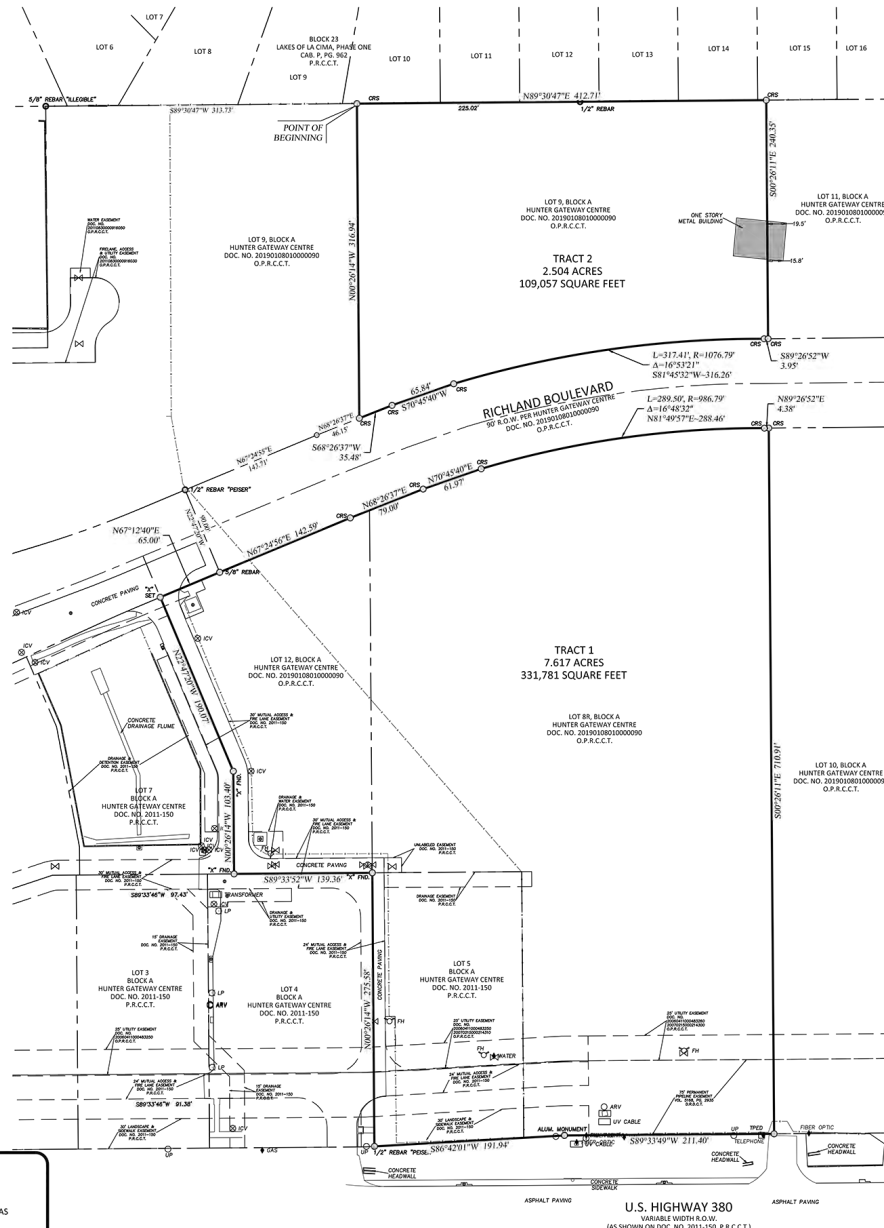


LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- oil barrel
- area drain
- grate inlet
- gas valve
- gas well
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/terrace pole
- utility sign
- water shutoff
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



PROPERTY DESCRIPTION

TRACT 1

Being all of Lots 8R and 12, Block A, Revised Conveyance Plat of Hunter Gateway Centre, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded under Document Number 2019010801000090, Official Public Records, Collin County, Texas.

TRACT 2

Being part of Lot 9, Block A, Revised Conveyance Plat of Hunter Gateway Centre, an addition in the Town of Prosper, Collin County, Texas, according to the plat recorded under Document Number 2019010801000090, Official Public Records, Collin County, Texas, the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a point in the north line of said Lot 9, from which a 5/8 inch rebar with illegible cap found at the northwest corner of said Lot 9 bears SOUTH 89 degrees 30 minutes 47 seconds WEST, a distance of 323.32 feet;

THENCE with the north line of said Lot 9, NORTH 89 degrees 30 minutes 47 seconds EAST, passing at a distance of 225.02 feet a 1/2 inch rebar found, continuing for a total distance of 432.71 feet to a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set") at the northeast corner of said Lot 9;

THENCE with the east line of said Lot 9, SOUTH 00 degrees 26 minutes 11 seconds EAST, a distance of 240.35 feet to a capped rebar set on the north right-of-way of Richland Boulevard (90' right-of-way per said Hunter Gateway Addition plat);

THENCE with the north right-of-way of said Richland Boulevard, the following calls:

- SOUTH 89 degrees 26 minutes 52 seconds WEST, a distance of 3.95 feet to a capped rebar set at the beginning of a tangent curve to the left, having a radius of 1076.79 feet, a central angle of 16 degrees 53 minutes 21 seconds, and a chord bearing and distance of SOUTH 81 degrees 45 minutes 32 seconds WEST, 316.26 feet;
- Along the arc of said curve, an arc distance of 317.41 feet to a capped rebar set;
- SOUTH 70 degrees 45 minutes 40 seconds WEST, a distance of 65.84 feet to a capped rebar set;
- SOUTH 68 degrees 26 minutes 37 seconds WEST, a distance of 35.48 feet to a capped rebar set;

THENCE through the interior of said Lot 9, NORTH 00 degrees 26 minutes 14 seconds WEST, a distance of 316.94 feet, returning to the **POINT OF BEGINNING** and enclosing 2.504 acres (109,057 square feet) of land, more or less.

TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by FNF Lawyers Title of Texas, Inc., G.F. Number L-1949-1949003852-JH, Effective Date January 24, 2019. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

- Building lines, easements and any and all matters of property as shown on the plat recorded under Clerk's File No. 2011-150, Map Records, Collin County, Texas (shown hereon).
- Building lines, easements and any and all matters of property as shown on the plat recorded under Clerk's File No. 2019-12, Map Records, Collin County, Texas (shown hereon).
- Declaration of Easements, Covenants, and Restrictions, recorded under Clerk's File No(s). 2011060300573620 and 2011060300573630, Real Property Records, Collin County, Texas (documents contain a description which includes subject property).
- Document recorded under Clerk's File No. 20110603000573620, Real Property Records, Collin County, Texas (document contains a description which includes the subject property).
- Document recorded in Volume 805, Page 413, Real Property Records, Collin County, Texas (easement is a blanket in nature).
- Document recorded in Volume 5168, Page 2935, Real Property Records, Collin County, Texas; Shown on Plats recorded under Clerk's File No(s). 2011-150 and 2019-12, Map Records, Collin County, Texas (easement is not situated on, or does not cross subject property, shown hereon).
- Document recorded in Volume 5897, Page 1689, Real Property Records, Collin County, Texas; Shown on Plats recorded under Clerk's File No(s). 2011-150 and 2019-12, Map Records, Collin County, Texas (easement is not situated on, or does not cross subject property).
- Document recorded under Clerk's File No. 20060411000483250, Real Property Records, Collin County, Texas; Shown on Plats recorded under Clerk's File No(s). 2011-150 and 2019-12, Map Records, Collin County, Texas (partially situated on subject property, shown hereon).
- Document recorded under Clerk's File No. 20060411000483260, Real Property Records, Collin County, Texas; Shown on Plat recorded under Clerk's File No. 2019-12, Map Records, Collin County, Texas (partially situated on subject property, shown hereon).
- Document recorded under Clerk's File No. 2011083000916020, Real Property Records, Collin County, Texas (easement is not situated on, or does not cross subject property).
- Document recorded under Clerk's File No. 2011083000916030, Real Property Records, Collin County, Texas (easement is not situated on, or does not cross subject property).
- Document recorded under Clerk's File No. 2011083000916040, Real Property Records, Collin County, Texas (easement is not situated on, or does not cross subject property).
- Document recorded under Clerk's File No. 2011083000916050, Real Property Records, Collin County, Texas (easement is not situated on, or does not cross subject property).
- Document recorded in Volume 5481, Page 7027, Real Property Records, Collin County, Texas; Re-recorded in Volume 5499, Page 8005, Real Property Records, Collin County, Texas (document contains a description which includes the subject property).
- Document recorded in Volume 5981, Page 3696, Real Property Records, Collin County, Texas; As affected by First Amendment to Special Warranty Deed recorded under Clerk's File No. 20070215000214300, Real Property Records, Collin County, Texas (easement partially situated on subject property, shown hereon).
- Document recorded in Volume 5947, Page 2558, Real Property Records, Collin County, Texas; as affected by Amendment to Special Warranty Deed recorded in Volume 5981, Page 3698, Real Property Records, Collin County, Texas; and affected by Second Amendment to Special Warranty Deed recorded under Clerk's File No. 20070215000214310, Real Property Records, Collin County, Texas (easement partially situated on subject property, shown hereon).
- Document recorded in Volume 5047, Page 1422, Real Property Records, Collin County, Texas; re-recorded in Volume 5405, Page 6641, Real Property Records, Collin County, Texas (document contains a description which includes the subject property).
- Document recorded in Volume 5814, Page 4279, Real Property Records, Collin County, Texas; as affected by Partial Assignment and Assumption of Agreement recorded in Volume 5981, Page 3720 and Addendum to Town Approval recorded in Instrument No. 2008062000754660, Official Public Records; as affected by the First Amendment recorded in Volume 5947, Page 2558; as affected by Second Amendment to Developer's Agreement recorded in Instrument No. 20100715000729760; as affected by Third Amendment to Developer's Agreement recorded in Instrument No. 20100730000787100; as affected by Fourth Amendment to Developer's Agreement recorded in Instrument No. 2010081300045420, Collin County Public Records; affected by Partial Assignment and Assumption of Developer's Agreements recorded under Clerk's File No(s). 2016020016934630 and 2016020016938390, Real Property Records, Collin County, Texas (not a survey matter).
- Document recorded under Clerk's File No. 20180722007515370, Real Property Records, Collin County, Texas (document contains a description which includes the subject property).
- Document recorded under Clerk's File No. 20180828000804990, Real Property Records, Collin County, Texas (document contains a description which includes the subject tract, easement is blanket in nature).



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

JOB NUMBER: JOB NUMBER:

DRAWN BY: RCS

CHECKED BY: JHB

REV:

LOCATION OVERVIEW

The Property is in close proximity to many of the region's most notable attractions and traffic drivers.

1.5 MILES TO STAR BUSINESS PARK

2 MILES TO DALLAS NORTH TOLLWAY

2.8 MILES TO THE NEW UNT FRISCO
CAMPUS

3.8 MILES TO THE FIELDS DEVELOPMENT

4 MILES TO THE NEW PGA HEADQUARTERS

4.2 MILES TO TEXAS HEALTH FRISCO/UT
SOUTHWESTERN MEDICAL CENTER

5.5 MILES TO TOYOTA STADIUM & SOCCER
CENTER

7 MILES TO THE WADE PARK DEVELOPMENT

7.5 MILES TO THE GATE DEVELOPMENT

8 MILES TO THE STAR IN FRISCO

8.4 MILES TO STONEBRIAR CENTRE





AREA OVERVIEW

PGA OF AMERICA HEADQUARTERS

The PGA of America is moving its headquarters from Florida to Frisco where it will anchor a 660-acre mixed use development. The over \$500 million attraction will contain the HQ campus, Omni resort and convention center, two 18-hole championship golf courses, a 9-hole practice facility and more. The headquarters is anticipated to be completed in Summer 2021 and the golf course by Summer 2022. Multiple championship events will be held at this facility beginning in 2023, culminating with the Women's PGA Championship in 2025 and the PGA Championship in 2027.

FIELDS DEVELOPMENT

The Fields is a 2,100-acre master planned development containing over 10,000 homes, up to 18 million square feet of commercial development and 12 parks spread over 72 acres of greenspace.

UNT FRISCO CAMPUS

Adjacent to the Fields development is the site of the new \$100 million University of North Texas Frisco Campus. This campus will be a 4-year university producing work-ready graduates. The campus will start with 3,500 students in classes in 2023 and reach a potential of 25,000 students in 25 to 30 years.

TEXAS HEALTH FRISCO CAMPUS

The \$270 million hospital campus developed by Texas Health Resources and UT Southwestern Medical Center opened in December 2019 in Frisco. The development includes a 325,000 SF 8-story hospital, 210,000 SF of medical offices and clinic space, 24/7 emergency room and Neonatal ICU.

TOYOTA STADIUM & SOCCER CENTER

Toyota Stadium and Toyota Soccer Center is a 145-acre multipurpose sports and entertainment facility in Frisco. It is the home stadium for FC Dallas and hosts the FCS title game, the DXL Frisco Bowl as well a variety of concerts, tournaments and other events. The National Soccer Hall of Fame opened in Toyota Stadium's south end in 2018 as part of a more than \$55 million renovation to the facility. Included in the facility is the 20,500 state-of-the-art pro soccer stadium and 17 tournament-sized fields.

THE STAR IN FRISCO

The Star is the 91-acre, \$1.5 billion, campus of the Dallas Cowboys World Headquarters and practice facility. Ford Center at the Star is where the Dallas Cowboys host indoor practices, while the City of Frisco and Frisco ISD's 10 high schools host football and soccer games, along with academic, fine arts and entertainment events. The signature feature of The Star District is the Dallas Cowboys Ring of Honor Walk presented by Dr Pepper. Inspired by the Ring of Honor at AT&T Stadium, the area honors the 22 members of the Dallas Cowboys Football Club who have made outstanding contributions throughout the team's history.

THE GATE DEVELOPMENT

Located just north of The Star, is The Gate, another \$1 billion dollar development in Frisco. Upon completion The Gate will accommodate 4 million square feet of office space, in 3 eight to sixteen story buildings, 250 hotel rooms, 2,400 multifamily units, 73 single-family units, 120,000 square feet of retail space, 75,000 square feet of restaurant space, and 415,000 square feet of medical offices.



2020 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

137

AVERAGE
HOUSEHOLD
INCOME

\$179K

OF
EMPLOYEES

1,794

MEDIAN
HOME
VALUE

\$464K

CONSUMER
SPENDING
(\$000S)

78,512

PROJECTED
POP. GROWTH
2020-2025

16.0%

3 MILE

EMPLOYED
POPULATION

71.4%

COLLEGE
EDUCATED
POPULATION

84.5%

POPULATION
<30 MINUTE
COMMUTE

43.9%

5 MILE

POPULATION

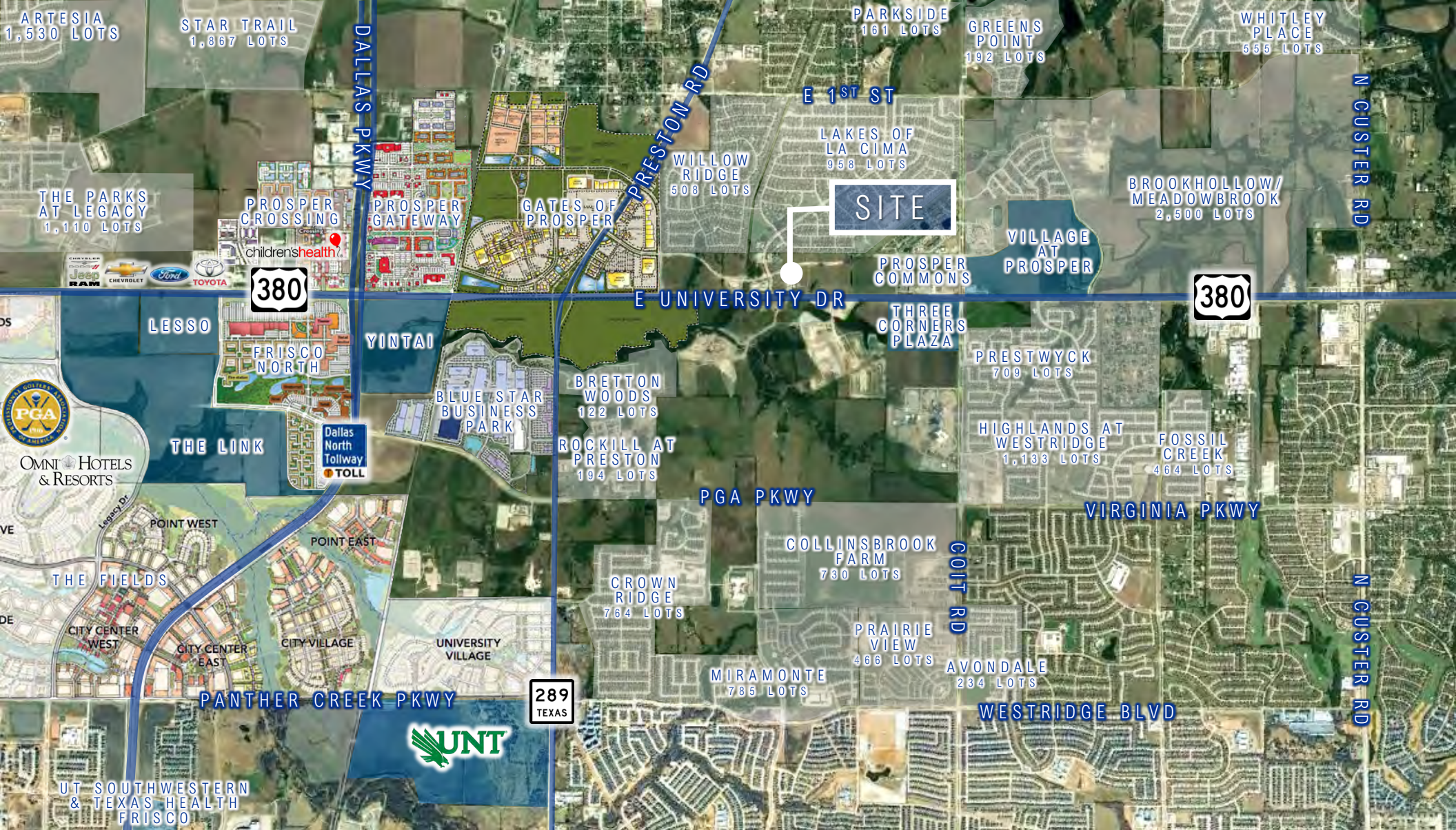
121K

HOUSEHOLDS

40K

MEDIAN AGE

35.3



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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.

11-2-2015



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 aiding 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.

SLJ Company, LLC	419172	llebowitz@msn.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@msn.com	214-520-8818
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Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Robert Claycombe	576326	robert@claycombegroup.com	214-404-5129
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date