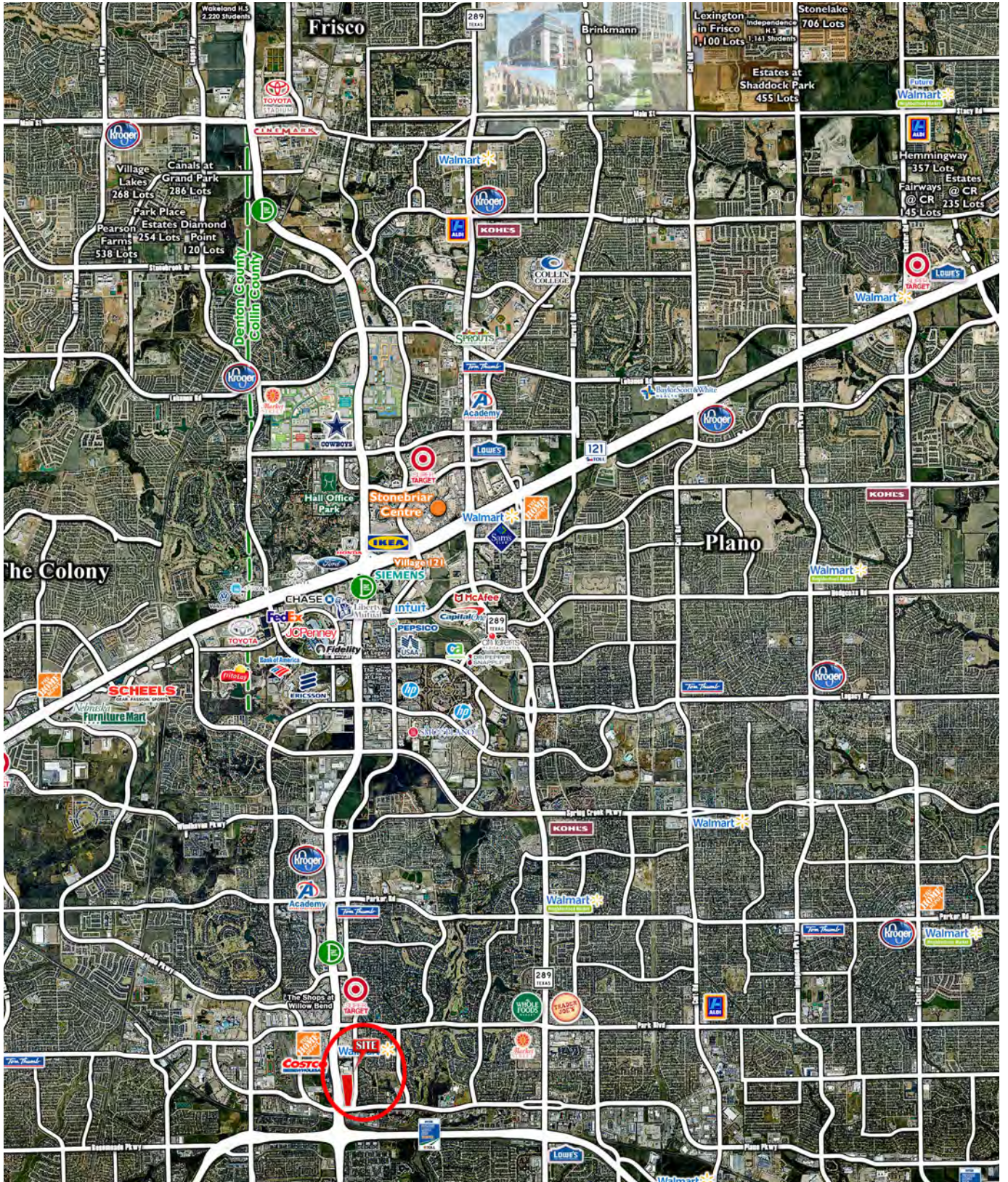


Northeast Corner of the Dallas North Tollway & Plano Parkway

28.5 ACRES Plano, TX



Mixed Use
Zoning

Northeast Corner of the Dallas
North Tollway & Plano Parkway

Zoning: Retail/Commercial/Office

1,800+/- feet of frontage along the Dallas
North Tollway

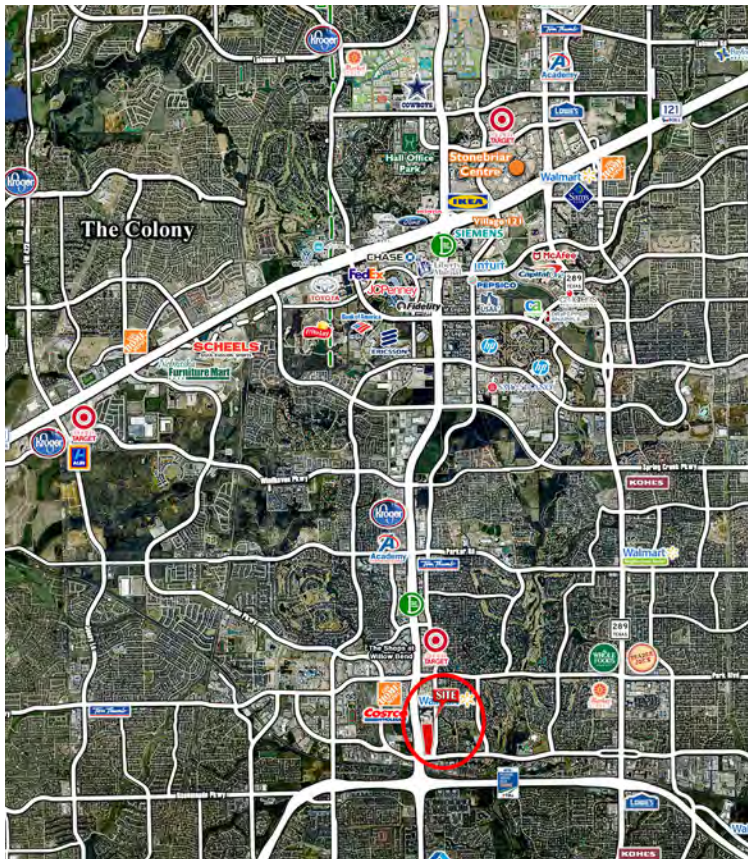
1,800+/- feet of frontage along Parkwood
Boulevard

480+/- feet of frontage along Plano
Parkway

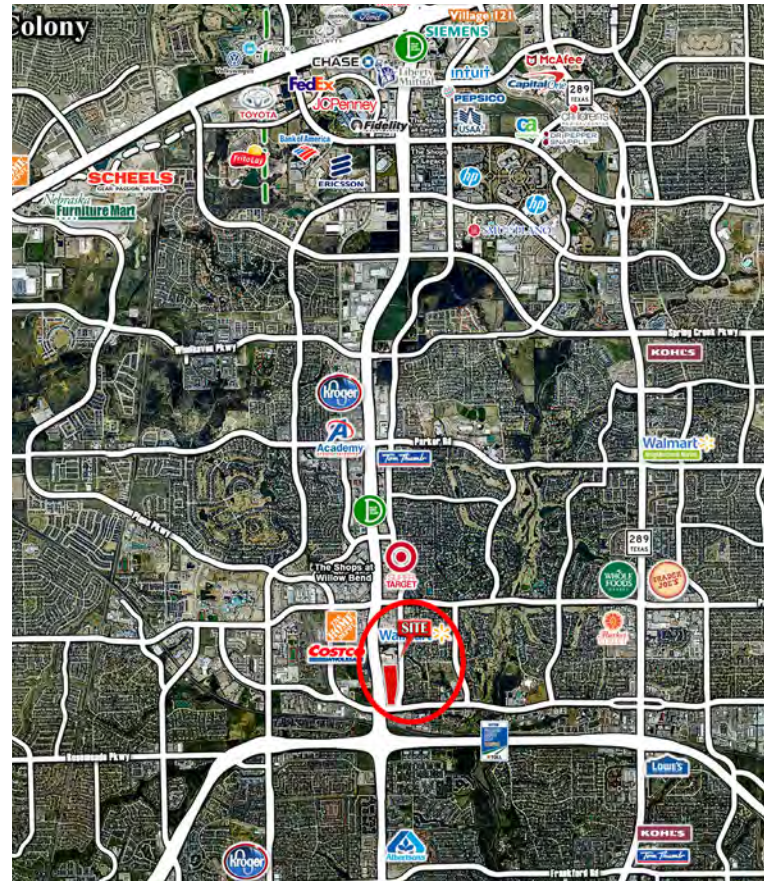
Utilities are available in close proximity
to the property

Plano Independent School District

Collin County



28.5 Acres Mixed Use Zoning



Plano Demographics

January 2020 Population: 284,579

City's Growth Rate since 2010: 9.5%

Median Household Income: \$92,045

Median Property Value: \$341,100

Adults with Advanced Degrees: 56.7%

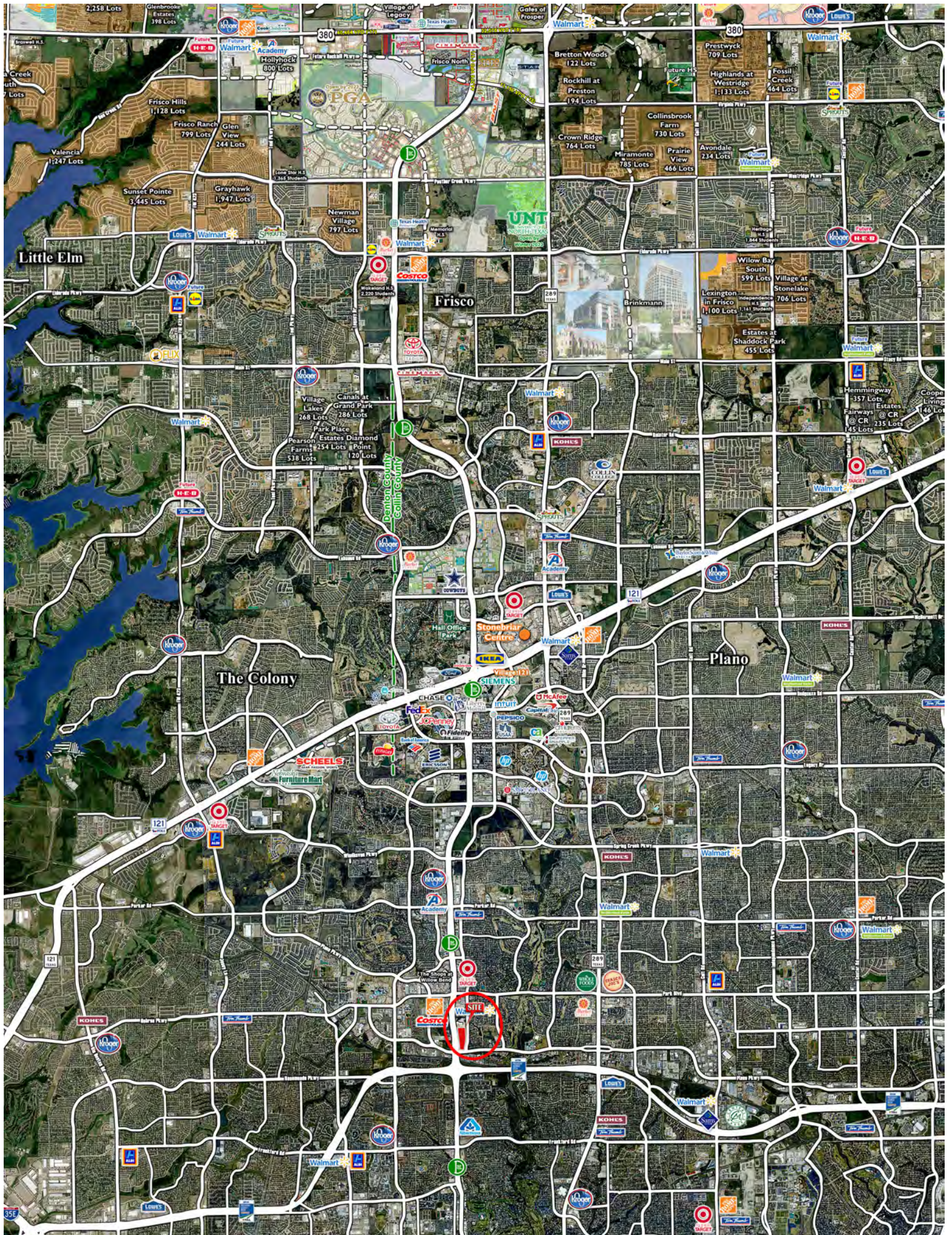
Median Age: 38.6

Number of Households: 105,557

Rex Glendenning
rex@rexrealestate.com

(972) 250-1263
rexrealestate.com

INFORMATION FURNISHED IS FROM SOURCES DEEMED TO BE RELIABLE, BUT IS NOT IN ANYWAY GUARANTEED BY US AND IS SUBJECT TO CHANGE IN PRICE, ERRORS AND OMISSIONS, PRIOR SALES OR WITHDRAWAL WITHOUT NOTICE.



PLOT A
13.03 Ac.
1041 SP.

PLOT B
6.50 Ac.
275 SP.

PLOT C
5.37 Ac.
181 SP.

PLOT D2
0.97 Ac.
75 SP.

PLOT E1
0.93 Ac.
56 SP.

PLOT E3
0.88 Ac.
53 SP.

PLOT G
1.09 Ac.
64 SP.

PLOT H
1.53 Ac.
60 SP.

PLOT F
1.10 Ac.
62 SP.

PLOT E2
0.91 Ac.
60 SP.

PLOT D3
0.94 Ac.
56 SP.

PLOT D1
1.00 Ac.
73 SP.

PLOT M
2.55 Ac.
90 SP.

PLOT L
2.34 Ac.
1041 SP.

PLOT K
1.15 Ac.
61 SP.

PLOT J
1.37 Ac.
73 SP.

DALLAS NORTH TOLLWAY

PARKWOOD BOULEVARD

PLANO PARKWAY



LANDMARK INTERESTS



PAD SITES - OPTION A





 NORTH ARROW
 SCALE 1" = 100'



 JAMES F. CHENOWETH, SURVEYOR
 No. 12345
 State of Texas
 Commission Expires 12/31/2024

JFC
 8/14/24

THIS CONVEYANCE IS SUBJECT TO THE EASEMENTS, RESTRICTIONS, COVENANTS, AND CONDITIONS SET FORTH IN THE PLANS AND INSTRUMENTS REFERENCED HEREIN, AND IS TO BE CONSTRUED IN ACCORDANCE WITH THE INTENT AND OBJECTS OF SAID INSTRUMENTS.

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office, and that the same has been compared with the original and found to be a true and correct copy.

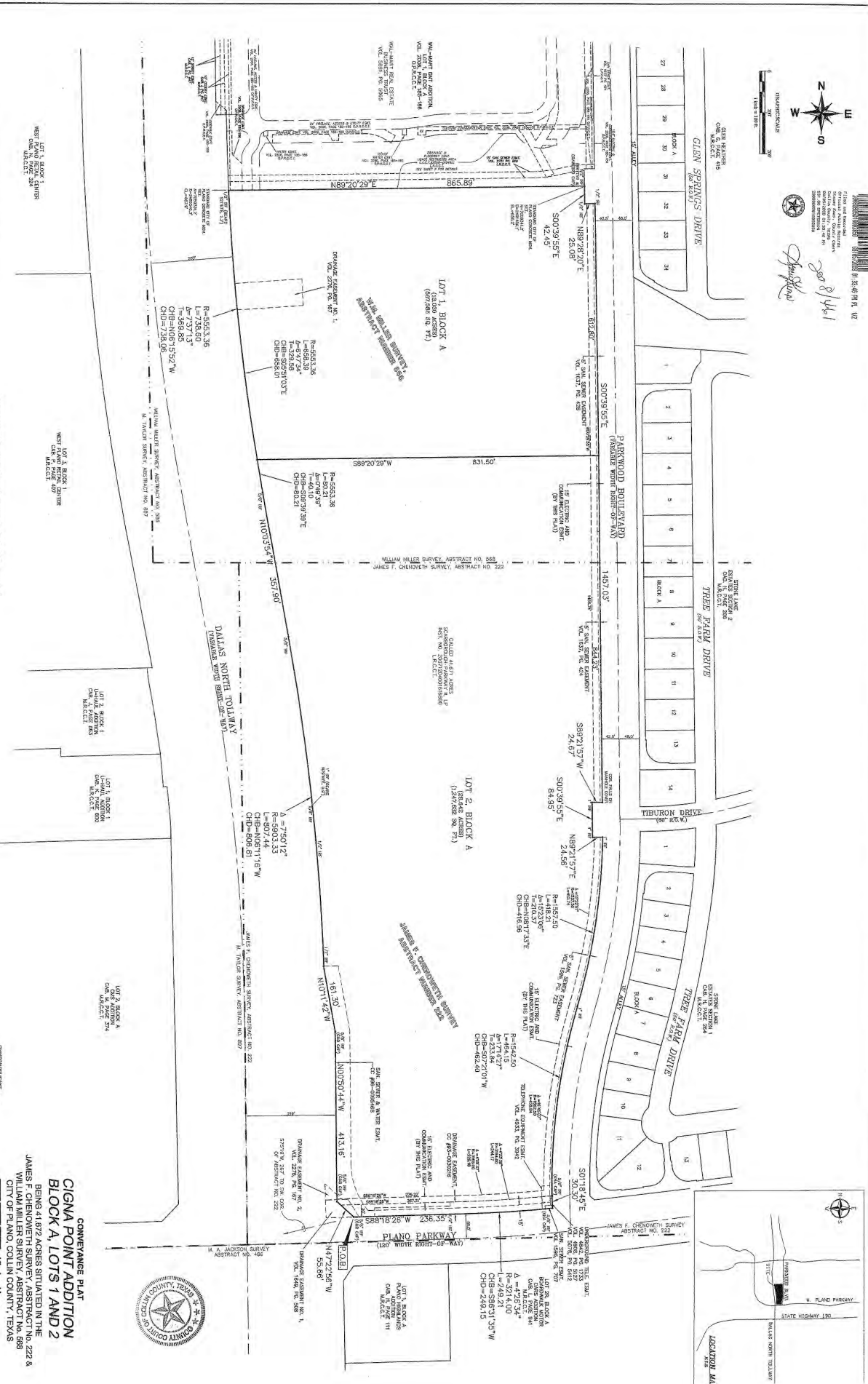
CONVEYANCE PLAT
 CIGNA POINT ADDITION
 BLOCK A, LOTS 1 AND 2
 BEING 4.1872 ACRES SITUATED IN THE
 WILLIAM FERRIS SURVEY, ABSTRACT NO. 222 &
 PART OF PLANS AND INSTRUMENTS NO. 12345

CONVEYANCE PLAT
CIGNA POINT ADDITION
BLOCK A, LOTS 1 AND 2
 BEING 4.1872 ACRES SITUATED IN THE
 WILLIAM FERRIS SURVEY, ABSTRACT NO. 222 &
 PART OF PLANS AND INSTRUMENTS NO. 12345



Kimley-Horn
 and Associates, Inc.
 12345 Main Street
 Dallas, TX 75201
 Phone: (214) 123-4567
 Fax: (214) 987-6543
 Email: info@kimley-horn.com
 Website: www.kimley-horn.com

DATE: 8/14/24
 SCALE: 1" = 100'
 SHEET 1 OF 2





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.

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 BONA FIDE 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 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.

REX Real Estate I, LP	9002487	rex@rexrealestate.com	972-250-1263
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rex Glendenning	248775	rex@rexrealestate.com	972-250-1263
Designated Broker or Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date