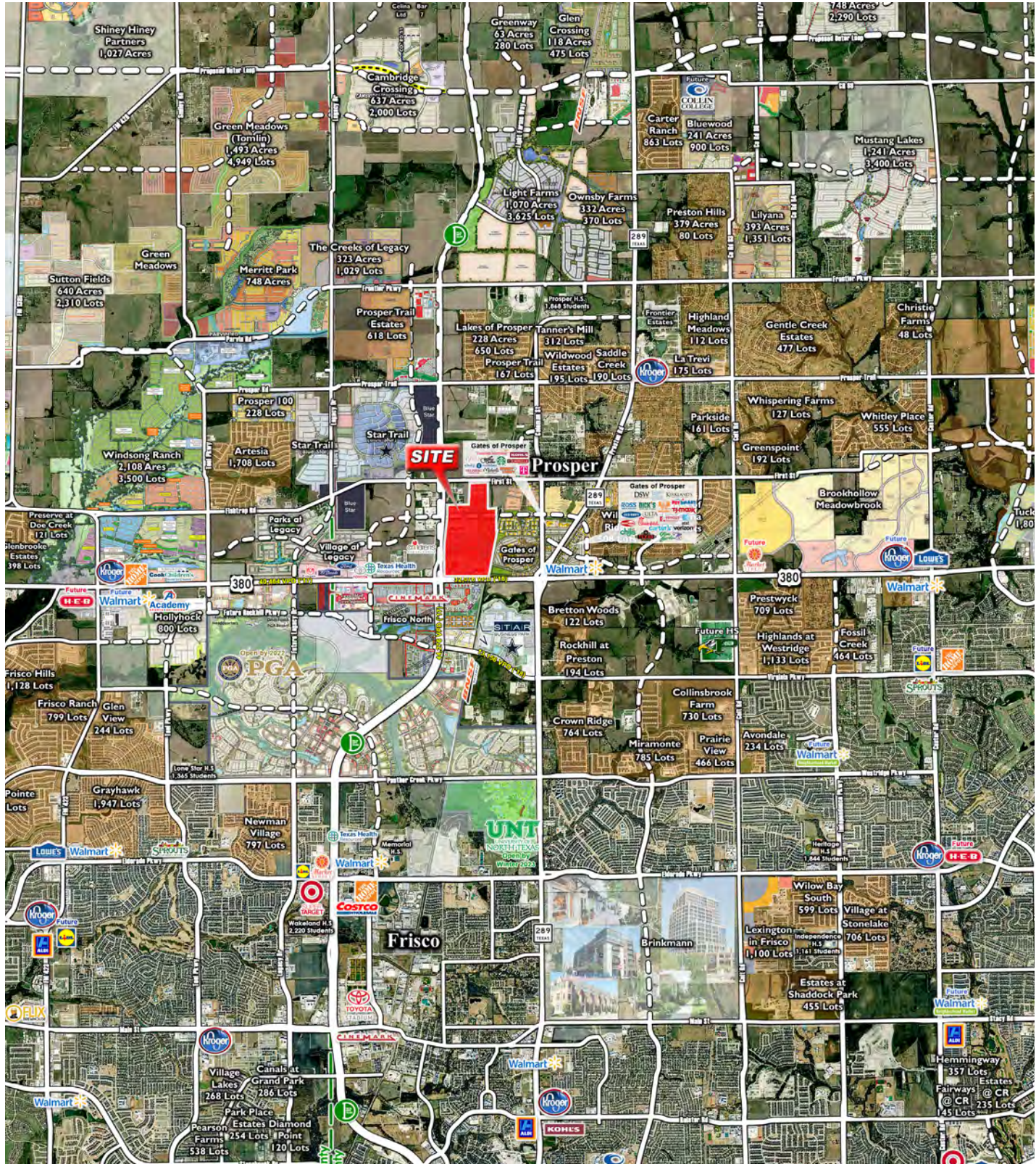


Tollway 270

270 Acres - Prosper, TX - Future Mixed Use



 **REX REAL ESTATE®**

(972) 250 - 1263

rexrealestate.com

Since 1987

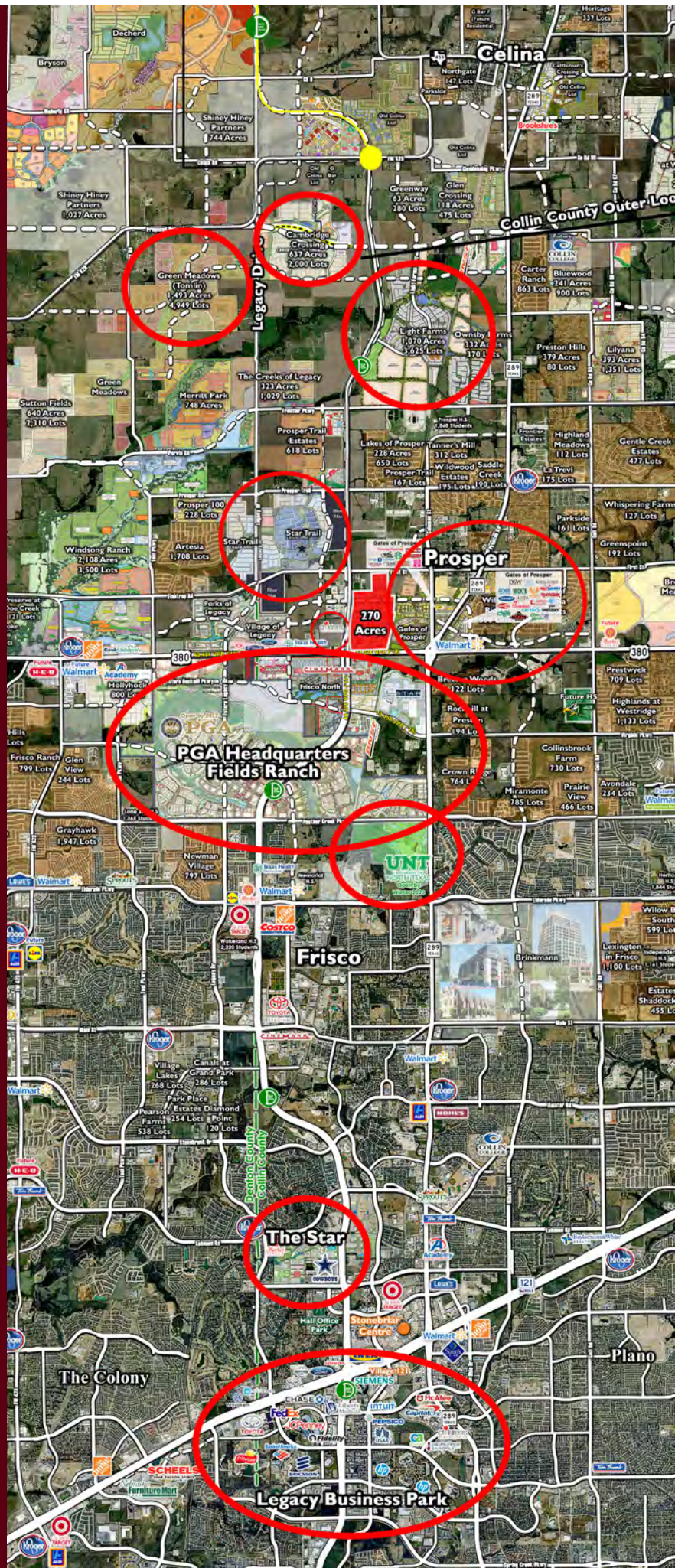


Property Description

- The property is located at the northeast corner of the Dallas North Tollway and U.S. 380
- Approximately 3,900+/- feet of road frontage along the Dallas North Tollway
- Approximately 2,350+/- feet of road frontage along U.S. 380
- Traffic Count - daily numbers
 DNT going north from site: 18,519
 DNT going south from site: 46,323
 U.S. 380 going west from site: 52,246
 U.S. 380 going east from site: 30,377
- The property is zoned for future mixed use
- Utilities are available in close proximity to the property
- Prosper Independent School District
- The property is located in Collin County

Area Highlights

- DNT Phase 4B construction has begun. This phase extends from FM 428 to the Grayson County Line.
- Four master planned subdivisions are located north of the property; Star Trail, Green Meadows, Cambridge Crossing, and Light Farms.
- The new PGA Headquarters and surrounding Fields Ranch is located a few miles west.
- Approximately seven miles north of the future UNT Campus.
- Approximately eleven miles north of The Star.
- The new Children's Hospital is located directly west of the property
- The Gates of Prosper mixed use development is located as few miles east of the property.
- Approximately twenty-seven miles north of Legacy Business Park, a 2,665 acre master planned mixed-use development. Legacy Business Park has an estimated 33 million square feet of office space which includes both corporate and regional company headquarters that employs 55,000+ people and is home to Fortune 500 Companies such as JP Morgan Chase, Toyota, and Liberty Mutual.

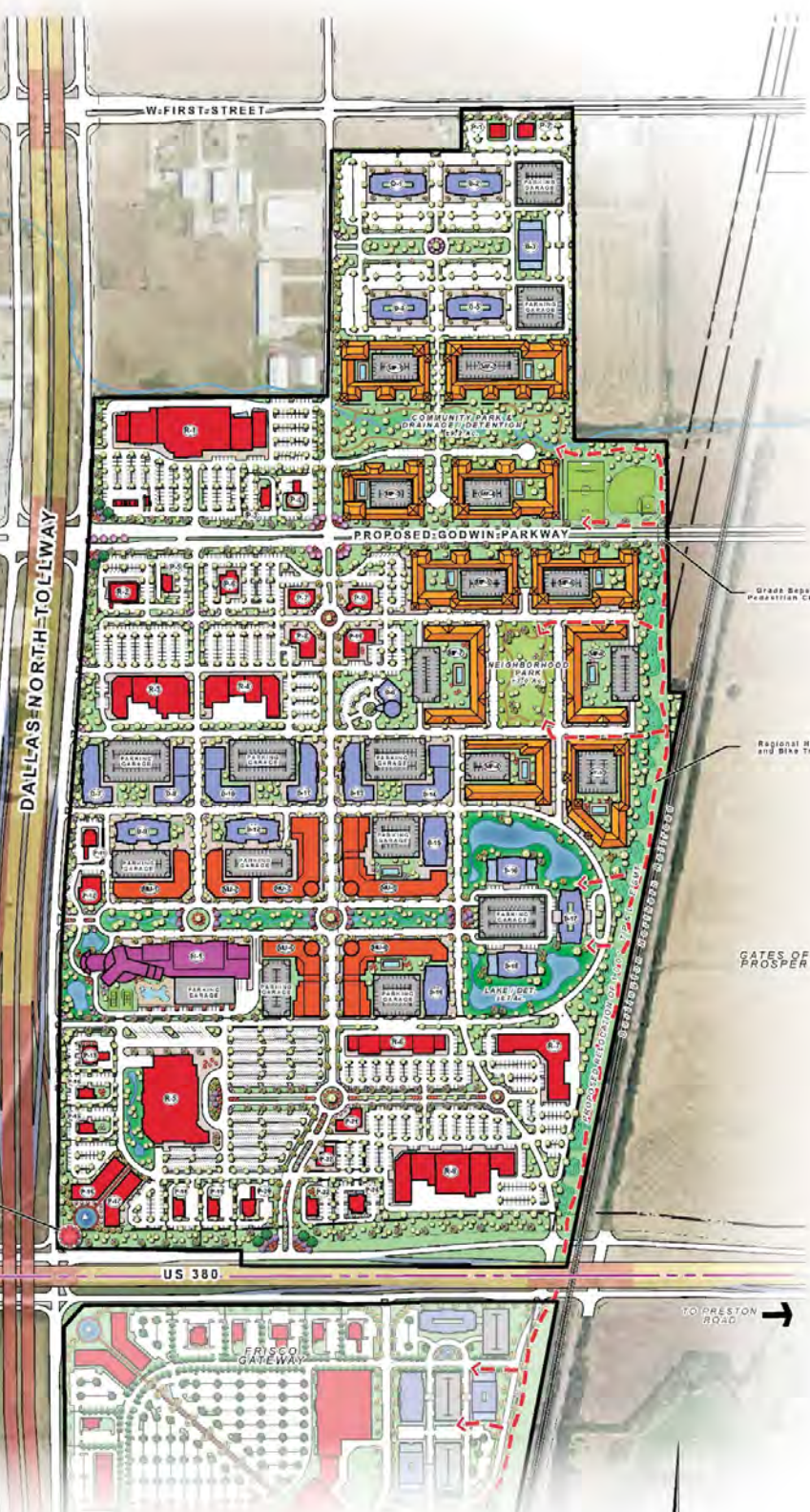


Rex Glendenning
(972) 250 - 1263
rex@rexrealestate.com



LAND USE SUMMARY

LAND USE	# OF STORIES	BUILDING PAD (SF)	TOTAL BUILDING (SF)	ACRES
PAD SITES				
P1-1	1	5,000	5,000	
P1-2	1	5,000	5,000	
P1-3	1	4,000	4,000	0.9
P1-4	1	3,000	3,000	1.1
P1-5	1	3,000	3,000	1.1
P1-6	1	8,000	8,000	
P1-7	1	8,000	8,000	
P1-8	1	11,000	11,000	
P1-9	1	9,000	9,000	
P1-10	1	13,000	13,000	
P1-11	1	4,000	4,000	0.9
P1-12	1	11,000	11,000	
P1-13	1	5,000	5,000	1.0
P1-14	1	3,000	3,000	0.9
P1-15	1	3,000	3,000	0.9
P1-16	1	20,000	20,000	3.3
P1-17	1	20,000	20,000	3.3
P1-18	1	3,000	3,000	1.1
P1-19	1	3,000	3,000	1.1
P1-20	1	4,000	4,000	1.1
P1-21	1	2,000	2,000	0.5
P1-22	1	4,000	4,000	1.1
P1-23	1	4,000	4,000	1.1
P1-24	1	5,000	5,000	1.4
SUBTOTAL			179,000	56.5
ANCHOR RETAIL				
A1-1	1	121,000	121,000	
A1-2	1	13,000	13,000	
A1-3	1	85,000	85,000	
A1-4	1	43,000	43,000	
A1-5	1	189,000	189,000	
A1-6	1	36,000	36,000	
A1-7	1	47,000	47,000	
A1-8	1	49,000	49,000	
SUBTOTAL			504,000	77.3
MIDDLEHOUSE (MID-RISE)				
M1-1	1		722,000	
M1-2	1		230,000	
M1-3	16		4680,000	
SUBTOTAL			540,000	18.4
CORPORATE OFFICE				
O1-1	2	29,000	58,000	
O1-2	1	29,000	58,000	
O1-3	8	29,000	232,000	
O1-4	2	29,000	58,000	
O1-5	4	29,000	116,000	
O1-6	4	29,000	116,000	
O1-7	4	29,000	116,000	
O1-8	6	29,000	174,000	
O1-9	8	29,000	232,000	
O1-10	8	29,000	232,000	
O1-11	8	29,000	232,000	
O1-12	8	29,000	232,000	
O1-13	8	29,000	232,000	
O1-14	8	29,000	232,000	
O1-15	8	29,000	232,000	
O1-16	8	29,000	232,000	
O1-17	8	29,000	232,000	
O1-18	4	29,000	116,000	
O1-19	4	29,000	116,000	
O1-20	4	29,000	116,000	
O1-21	4	29,000	116,000	
O1-22	4	29,000	116,000	
O1-23	4	29,000	116,000	
O1-24	4	29,000	116,000	
SUBTOTAL			2,640,000	40.5
HOTEL				
H1	12	124,000		6.4
SUBTOTAL				6.4
MULTI-FAMILY				
M1-1 - M1-103	4		1240,000	48.6
SUBTOTAL				48.6



a conceptual development plan for
PROSPER GATEWAY
 prepared for
GODWIN INVESTMENTS, LTD.

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants
 35301 Cinco Ranch Blvd
 Suite A-205
 Katy, Texas 77494
 (281) 579-0340
 Fax (281) 579-8212

SCALE
 0 100 200 300

OCTOBER 14, 2013
 KGA #26000

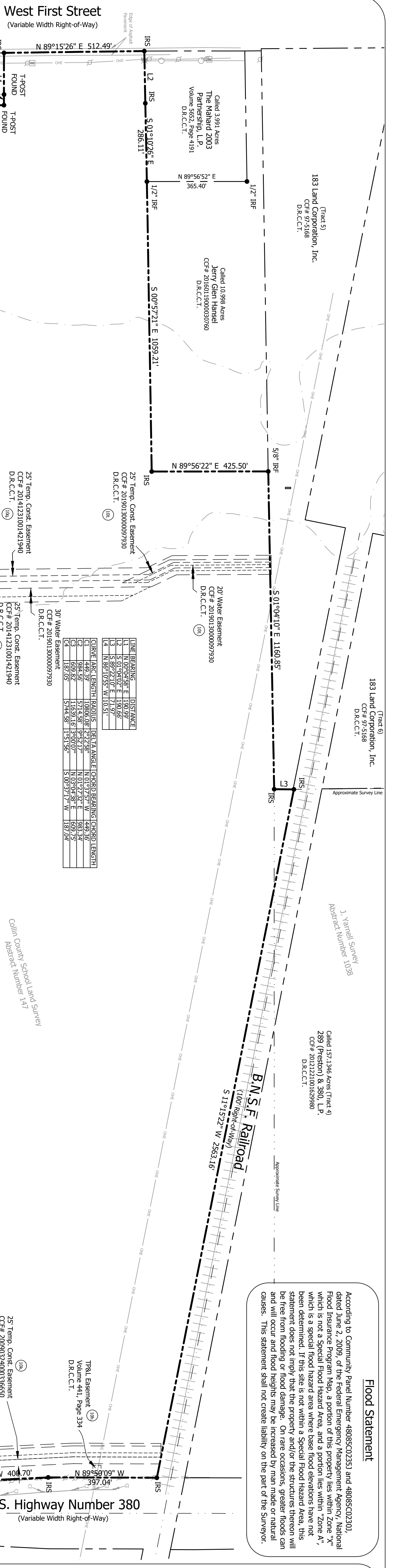
THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND SURVEYING, FLOOD PLANS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION SHOWN HEREIN.
 ©2013 KERRY R. GILBERT ASSOCIATES, INC. ALL RIGHTS RESERVED.

LEGAL DESCRIPTION

BEING a 266.425 acre tract of land situated in the Collin County School Land Survey, Abstract Number 147, Collin County, Texas, and being all of a called 83.868 acre tract of land described by deed to D&G Real Estate, LLC, recorded in County Clerk's File Number 2017043000473710, Deed to Godwin Investments, LTD., recorded in Volume 5951, Page 1651, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at the southwest corner of said called 83.868 acre tract, being at the intersection of the north right-of-way line of State Highway Number 380, a variable width right-of-way and the north right-of-way line of the Dallas North Tollway, a 200' right-of-way;

Flood Statement

According to Community Panel Number 48085C02303 and 48085C02301, dated 4/2/09, of the Federal Emergency Management Agency's National Flood Insurance Program Flood Hazard Study, the subject property lies within "Zone A," which is a special Flood hazard area and a portion lies within "Zone A," which is a special Flood hazard area within base Flood elevations have not been determined. If this site is not within a Special Flood hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.



TABLE

CURVE	RADIUS	CHORD	ARC LENGTH	ARC AREA
1	512.49'	512.49'	512.49'	0.00'
2	512.49'	512.49'	512.49'	0.00'
3	512.49'	512.49'	512.49'	0.00'
4	512.49'	512.49'	512.49'	0.00'
5	512.49'	512.49'	512.49'	0.00'
6	512.49'	512.49'	512.49'	0.00'
7	512.49'	512.49'	512.49'	0.00'
8	512.49'	512.49'	512.49'	0.00'
9	512.49'	512.49'	512.49'	0.00'
10	512.49'	512.49'	512.49'	0.00'
11	512.49'	512.49'	512.49'	0.00'
12	512.49'	512.49'	512.49'	0.00'
13	512.49'	512.49'	512.49'	0.00'
14	512.49'	512.49'	512.49'	0.00'
15	512.49'	512.49'	512.49'	0.00'
16	512.49'	512.49'	512.49'	0.00'
17	512.49'	512.49'	512.49'	0.00'
18	512.49'	512.49'	512.49'	0.00'
19	512.49'	512.49'	512.49'	0.00'
20	512.49'	512.49'	512.49'	0.00'
21	512.49'	512.49'	512.49'	0.00'
22	512.49'	512.49'	512.49'	0.00'
23	512.49'	512.49'	512.49'	0.00'
24	512.49'	512.49'	512.49'	0.00'
25	512.49'	512.49'	512.49'	0.00'
26	512.49'	512.49'	512.49'	0.00'
27	512.49'	512.49'	512.49'	0.00'
28	512.49'	512.49'	512.49'	0.00'
29	512.49'	512.49'	512.49'	0.00'
30	512.49'	512.49'	512.49'	0.00'

Items Corresponding to Schedule B Cont.

10a. Easement executed by MF 380 Tollway East, LP, to the County of Collin, Texas, dated June 4, 2007, filed June 22, 2007, recorded under instrument No. 2007062000861410, Official Public Records, Collin County, Texas.

10b. Easement executed by MF 380 Tollway East, LP, to the Town of Prosper, Texas, dated February 27, 2009, filed March 24, 2009, recorded under instrument No. 20090324000384640, Official Public Records, Collin County, Texas.

10c. Easement executed by MF 380 Tollway East, LP, to the Town of Prosper, Texas, dated June 4, 2007, filed June 22, 2007, recorded under instrument No. 2007062000861410, Official Public Records, Collin County, Texas.

10d. Easement executed by MF 380 Tollway East, LP, to the Town of Prosper, Texas, dated December 12, 2014, filed December 12, 2014, recorded under instrument No. 201412310012340, Official Public Records, Collin County, Texas.

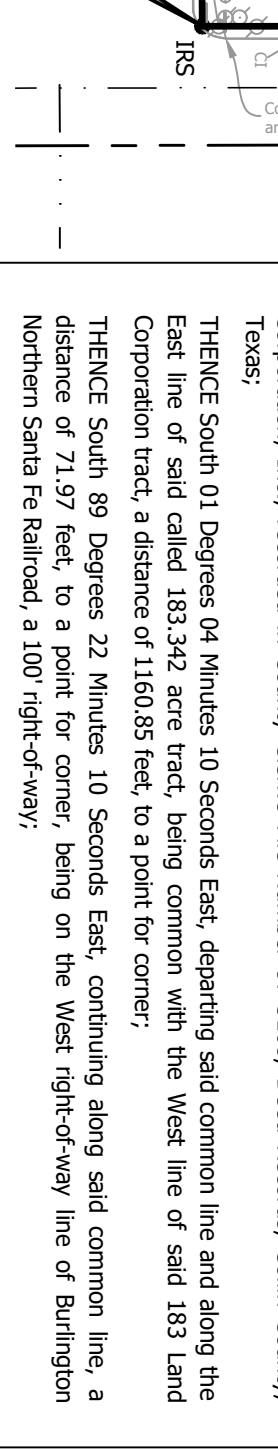
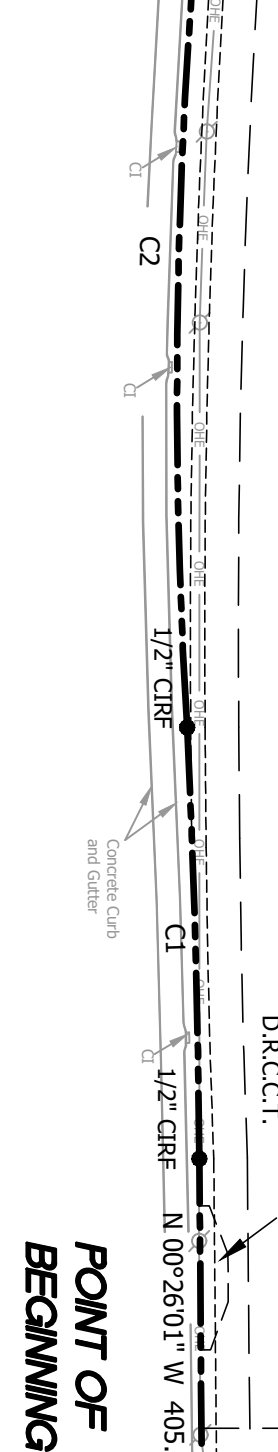
Items Corresponding to Schedule B

10a. Easement executed by B.A. Cook to TEXAS POWER & LIGHT COMPANY, dated October 14, 1934, filed December 26, 1934, recorded in Volume 254, Page 94, Deed Records, Collin County, Texas.

10b. Easement executed by W. Bryant and wife, Belle Bryant to TEXAS POWER & LIGHT COMPANY, dated November 23, 1931, filed December 3, 1938, recorded in Volume 397, Page 193, Deed Records, Collin County, Texas.

10c. Easement executed by William P. Bryant and Jerry J. Bryant Irrevocable Trust Dated April 18, 2017, CCF# 2017042400051940, D.R.C.C.T.

10d. Easement executed by William P. Bryant and Jerry J. Bryant Irrevocable Trust Dated April 18, 2017, CCF# 2017042400051940, D.R.C.C.T.



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Garland, Texas 75044
Phone: 882-200-6050, Jgal@realsearch.org, www.realsearch.org

1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.

Notes

1. Jeremy Luke Deal, Registered Professional Land Surveyor, Number 5696, State of Texas, do hereby certify that this sketch was prepared from the public records, and from an actual and accurate survey of the property performed on the ground under my direction and supervision on August 8, 2019. The visible improvements are as shown hereon. Except as shown hereon, there are no apparent encroachments onto the property or adjacent lots shown hereon. This sketch and the survey on which it is based enhance the same property described in Fidelity National Title Insurance Company Commitment for Title Insurance, GC# No.: 190660-FSCA, Effective Date: July 22, 2019. I did not obstruct the title to this property, nor did I search the public records for easements, adverse claims, or other encumbrances that might affect this property.

Surveyor's Certification

To: Godwin Investments Ltd, a Texas limited partnership, Fidelity National Title Insurance Company and Sender Title and Highty Scale Bank.

Executed this 14th day of August, in the year of our Lord 2019.

Project Number: 190262 Date: August 14, 2019
Revised Date: August 20, 2019
Revision Notes: Address comments
Sheet 1 of 1

BOUNDARY SURVEY OF LAND
266.425 ACRES OF LAND
situated in the Collin County School Land Survey, Abstract Number 147, and the J. Yarnell Survey, Abstract Number 1038, Collin County, Texas.



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