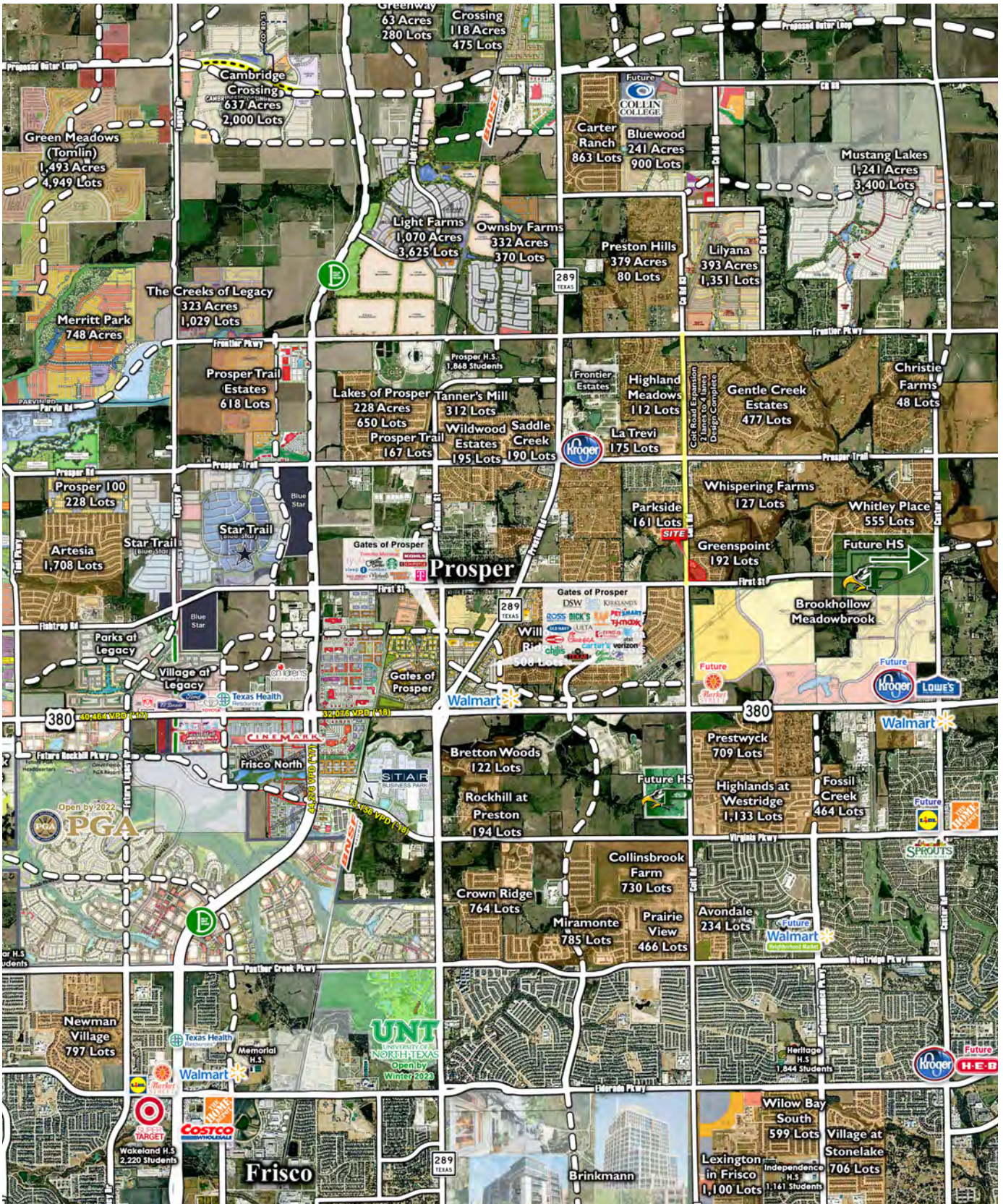


Northeast Corner of Coit Road & First Street

12 ACRES Prosper, TX



Retail

Commercial

Northeast Corner of
Coit Road & First Street

12 Acres Retail/Commercial

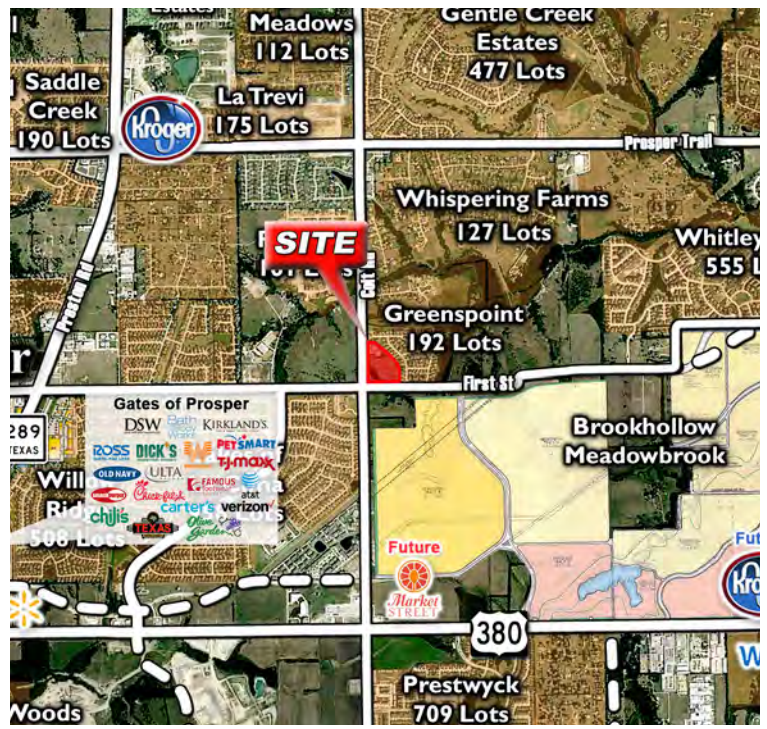
724+/- feet of frontage along Coit Road

740+/- feet of frontage along First Street

Utilities are available in close proximity
to the property

Prosper Independent School District

Collin County



Prosper Demographics

- January 2018 Population: 22,650
- Town's Growth Rate since July 2010: 114%
- Town's Annual Growth Rate: 17%
- Estimated Buildout Population (2012 Comprehensive Plan): 69,303
- Median Household Income: \$120,270
- Percent of Population Under 35: 82%
- Median Age: 33
- Adults with Advanced Degrees: 50%



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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.



STONEROCK DRIVE
(54' RIGHT-OF-WAY)
(VOL. 2006, PG. 345)

COMMON AREA-2
VOL. 2006, PG. 345

LOT 15

LOT 14

RIGHT-OF-WAY
DEDICATION
VOL. 2014, PG. 497

LOT 13

LOT 1, BLOCK A
KIDS R KIDS ADDITION
VOL. 2014, PG. 497

LOT 12

LOT 11

1/2" YORK
"POOLE"
CONTROLLING
MONUMENT

1/2" FIRE LANE, ACCESS
& UTILITY EASEMENT
VOL. 2014, PG. 497

S89°58'30"E 521.64'

1/2" YORK
"POOLE"

LOT 10

WOOD FENCE
(TYPICAL)

LOT 9

LOT 8

LOT 7

D=45°00'04"
R=182.00'
L=142.95'
CB=S22°30'00"E
CD=139.30'
LOT 6

LOT 2, BLOCK A
KIDS R KIDS ADDITION
VOL. 2014, PG. 497
12.884 ACRES

NO STRUCTURES ON SITE

LOT 5

LOT 4
BLOCK B
GREENSPPOINT-PHASE 1
VOL. 2006, PG. 345

LOT 3

LOT 2

LOT 1

15' SANITARY SEWER EASEMENT
VOL. 2014, PG. 497

5/8" YORK
"POLE 1800"

5/8" YORK
"POLE 1800"

5/8" YORK
"POLE 1800"

5/8" YORK
"POLE 1800"

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"POLE 1800"

5/8" YORK
"POLE 1800"

5/8" YORK
"POLE 1800"

5/8" YORK
"POLE 1800"

COMMON AREA-4
DRAINAGE EASEMENT
VOL. 2006, PG. 345

STONE COLUMN
SIDEWALK
RIP RAP

60' STREET EASEMENT
VOL. 2708, PG. 3578

60' ABSTRACT SURVEY LINE
ASPHALT
CUT ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

RIGHT-OF-WAY
DEDICATION
VOL. 2014, PG. 497

(BASE BEARING)
N00°01'30"E 304.35'

5/8" YORK
"POLE 1800"

5/8" YORK
"POLE 1800"

5/8" YORK
"POLE 1800"

5/8" YORK
"POLE 1800"

5/8" YORK
"POLE 1800"

STREET EASEMENT
VOL. 2014, PG. 497

24' FIRE LANE, ACCESS
& UTILITY EASEMENT
VOL. 2014, PG. 497

DRAINAGE EASEMENT
CC# 2161128001607050

TEMPORARY CONSTRUCTION
EASEMENT
CC# 2014072800078820

10' WATER EASEMENT
VOL. 2014, PG. 497

STREET EASEMENT
VOL. 2014, PG. 497

TEMPORARY FIRE LANE
& ACCESS EASEMENT
VOL. 2014, PG. 497

TEMPORARY CONSTRUCTION
EASEMENT
CC# 2014072800078820

TEMPORARY CONSTRUCTION
EASEMENT
CC# 2014072800078820

N44°47'48"W
335.47'

1/2" YORK
"POOLE"

N89°37'06"W 175.00'

1/2" YORK
"POOLE"

N85°48'21"W 150.40'

1/2" YORK
"POOLE"

N89°37'06"W 415.55'

1/2" YORK
"POOLE"

WILLIAM H. THOMASON SURVEY, ABSTRACT NO. 895
J. STONE SURVEY, ABSTRACT NO. 847

FIRST STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
(CC#201111700124370)

RIGHT-OF-WAY
DEDICATION
VOL. 2014, PG. 497

ABSTRACT SURVEY LINE

5



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