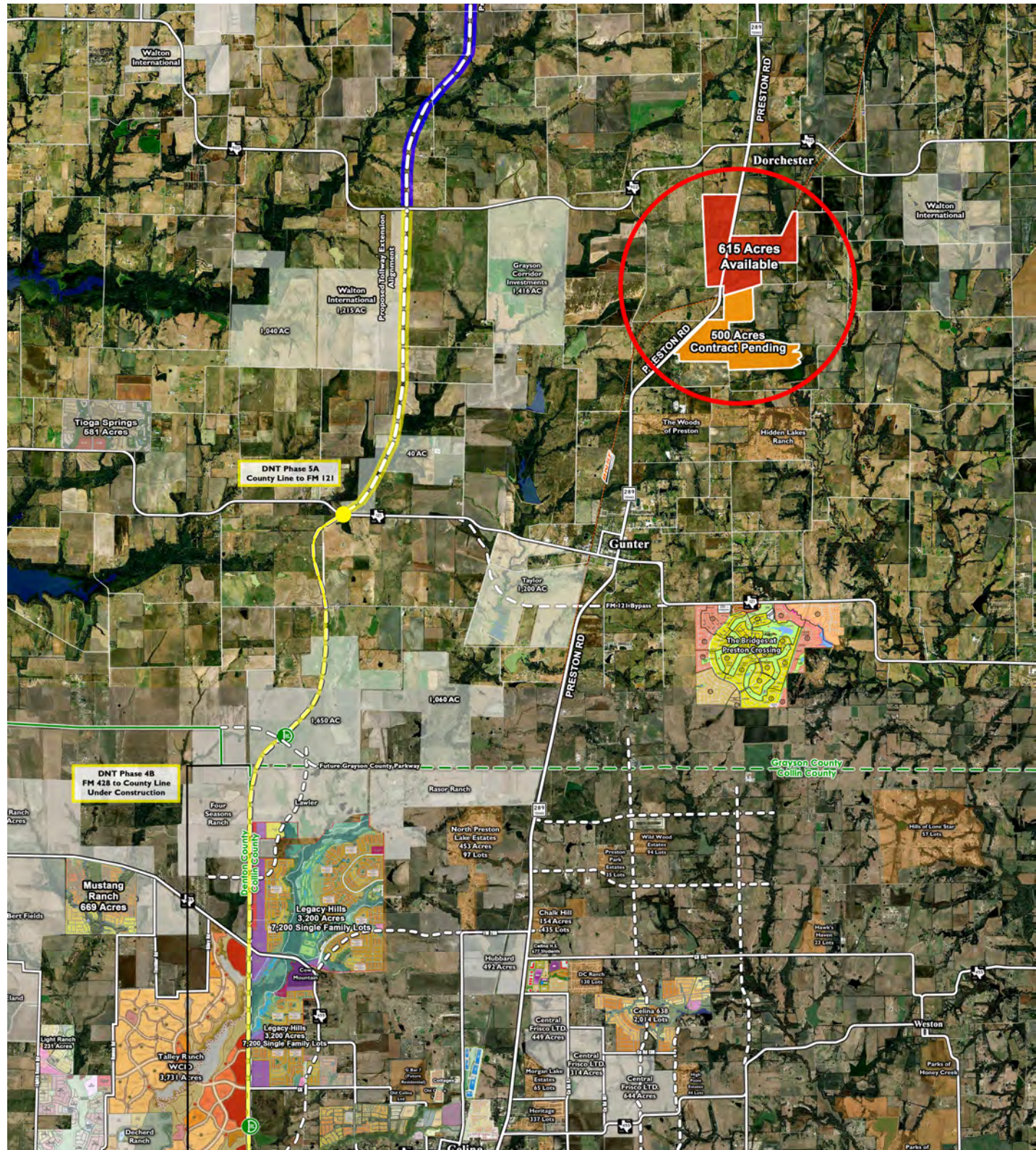


# Preston Bend

## 1,115 Acres - Gunter, TX - Investment Opportunity



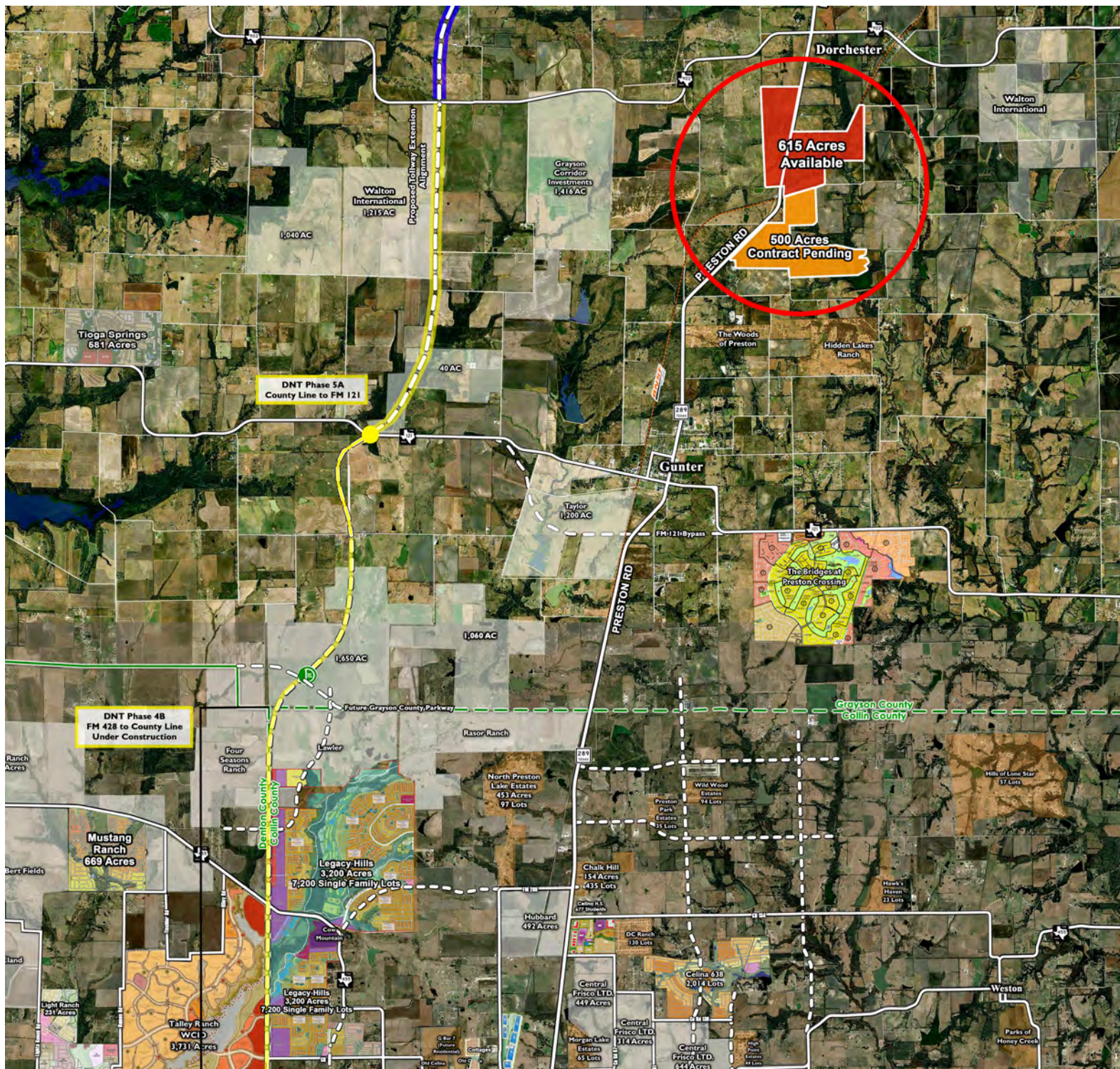
 **REX REAL ESTATE®**

(972) 250 - 1263

[rexrealestate.com](http://rexrealestate.com)

Since 1987





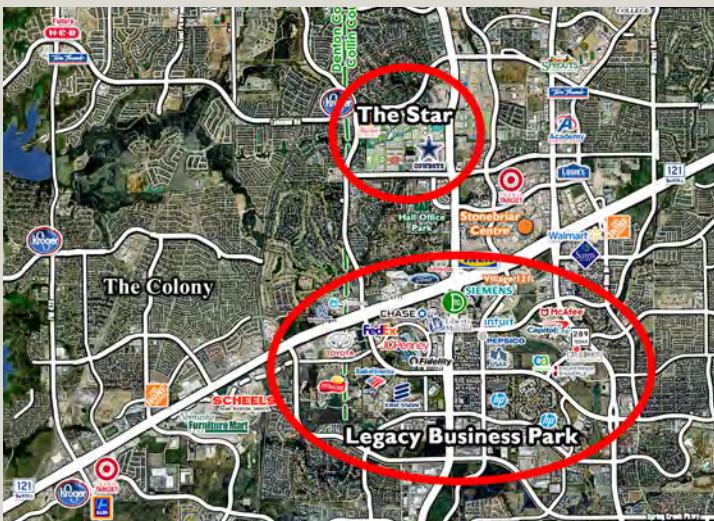
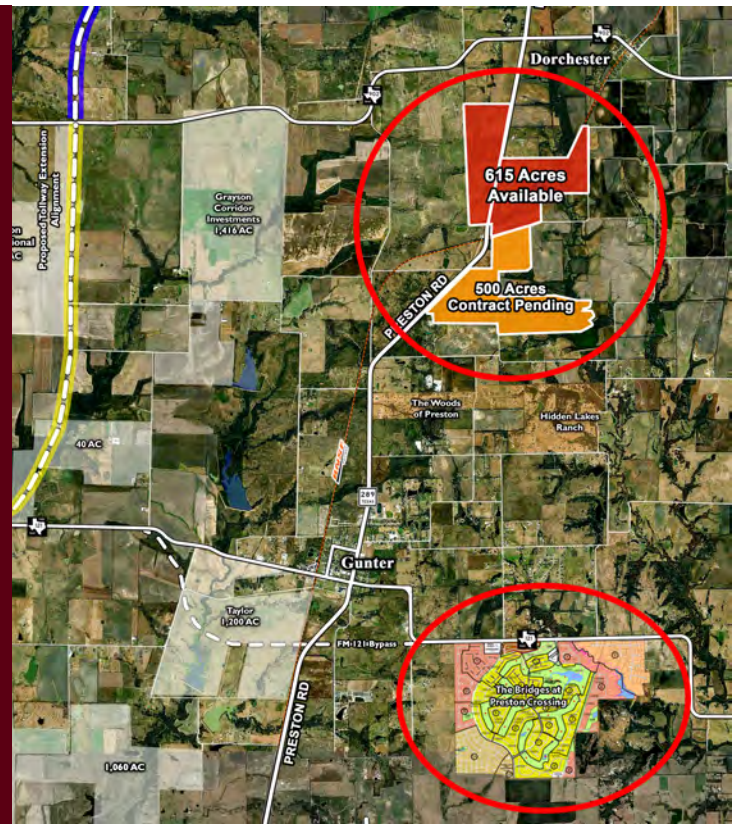
## Property Description

- The property has a fully vested Municipal Utility District (MUD)
- Zoning: Retail/Commercial, Single Family and Multifamily Development
- The property is located along Preston Road inbetween Gunter and Dorchester.
- Approximately 2.5+/- miles of road frontage along Preston Road
- Gunter Independent School District & Howe Independent School District
- The property is located in Grayson County



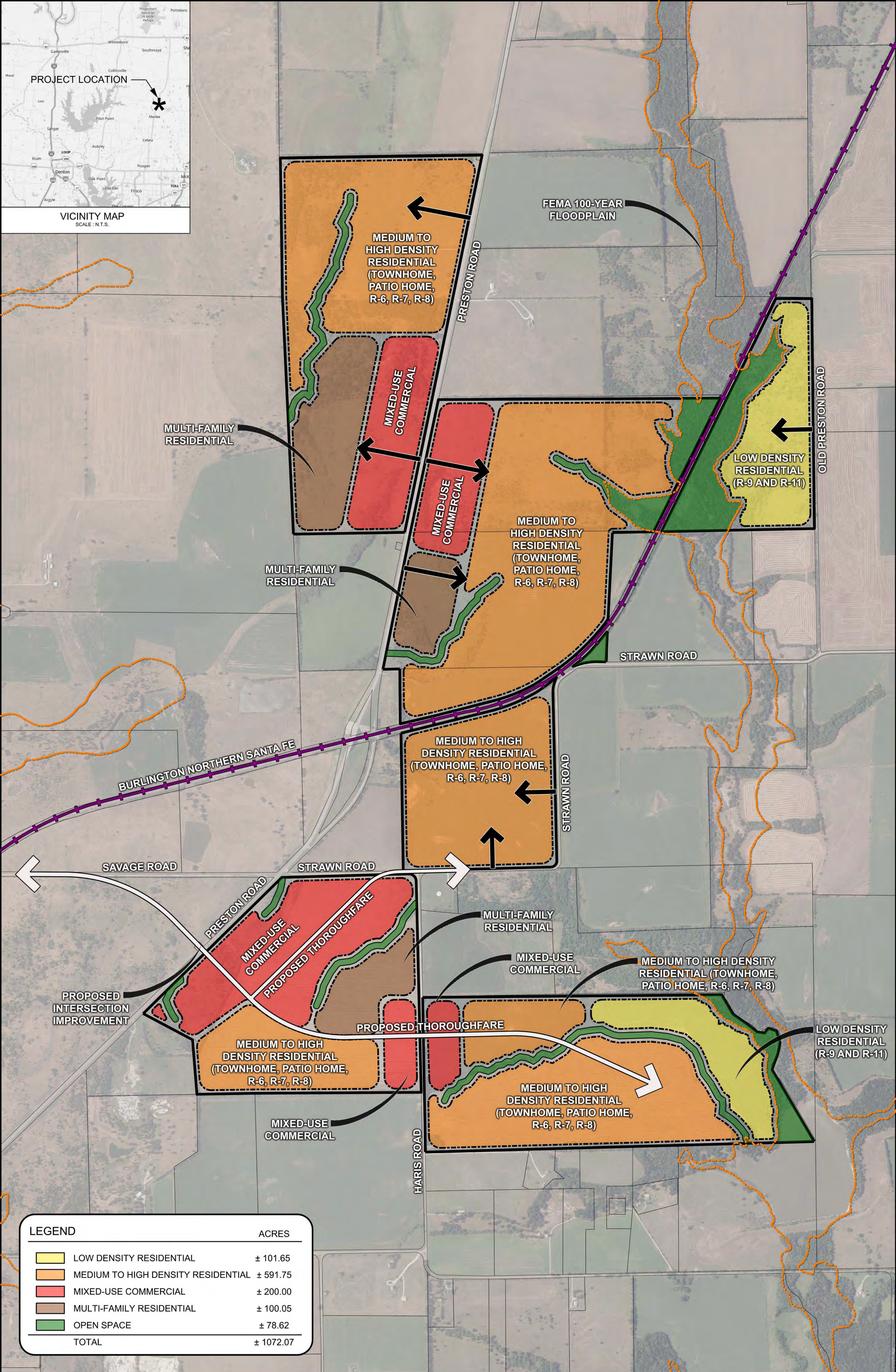
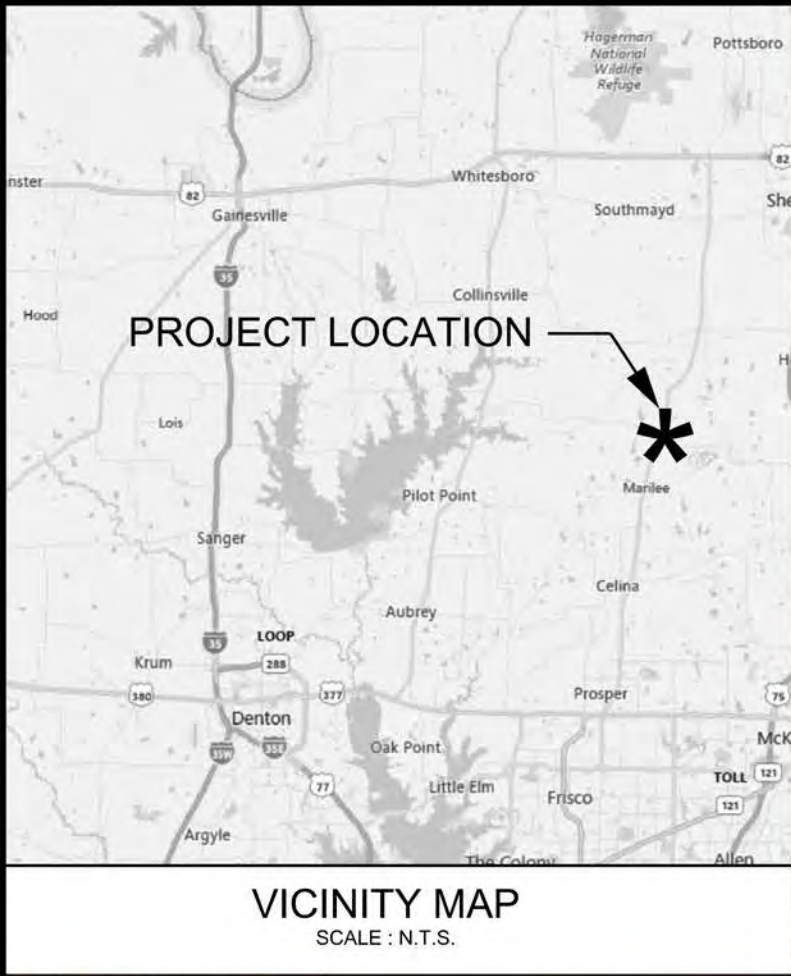
# Area Highlights

- DNT Phase 4B construction has begun. This phase extends from FM 428 to the Grayson County Line.
- The Bridges at Preston Crossing, a master planned golf community is located ten miles south.
- Three master planned subdivisions are located fifteen miles south of the property; Green Meadows, Cambridge Crossing, and Light Farms
- The new PGA Headquarters and surrounding Fields Ranch is located twenty miles south.
- Approximately twenty-three miles north of the future UNT Campus.
- Approximately thirty miles north of The Star
- Approximately thirty-five 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







# - Construction Underway -

## PROGRESS REPORT

# Dallas North Tollway Phase 4

FALL 2020

The Dallas North Tollway (DNT) Phase 4 project will extend the tollway 13.7 miles north of US 380. When this extension is complete, it will provide a direct link between downtown Dallas and growing areas in Collin, Denton and Grayson counties.

Opening date: To be determined

PROJECT SECTIONS ON DNT	LIMITS	SEE PROJECT MAP
Phase 4A	US 380 to FM 428, including the DNT extension over US 380	
Phase 4B Frontage Road	Two-lane road from FM 428 to the Grayson County line	
Phase 4B Main Lanes	FM 428 to the Grayson County line	
Proposed Grayson County Tollway	A Grayson County Regional Mobility Authority project that could extend the toll road into Grayson County (not an NTTA project)	

### WHAT HAPPENED BETWEEN JULY AND OCT. 2020?

- Beams and deck work continued for the northbound DNT extension over US 380. Column and cap construction also continued.
- Environmental engineering work on the DNT 4A project continued.
- In September, the NTTA Board of Directors selected Mario Sinacola and Sons Excavating, Inc. for construction and CONSOR Engineers, LLC for construction management for the DNT frontage road between FM 428 and the Grayson County line. This frontage road will initially be built as a two-lane road, allowing travel in both directions.

### WHAT'S NEXT?

- Coordination with stakeholders and partners will continue.
- Crews will continue work on the DNT extension over US 380.
- Environmental engineering work on the DNT 4A project will continue.
- Construction of the frontage road between FM 428 and the Grayson County line will begin.

### PROJECT UPDATES IN PICTURES



Placing beams at Parvin Branch Creek

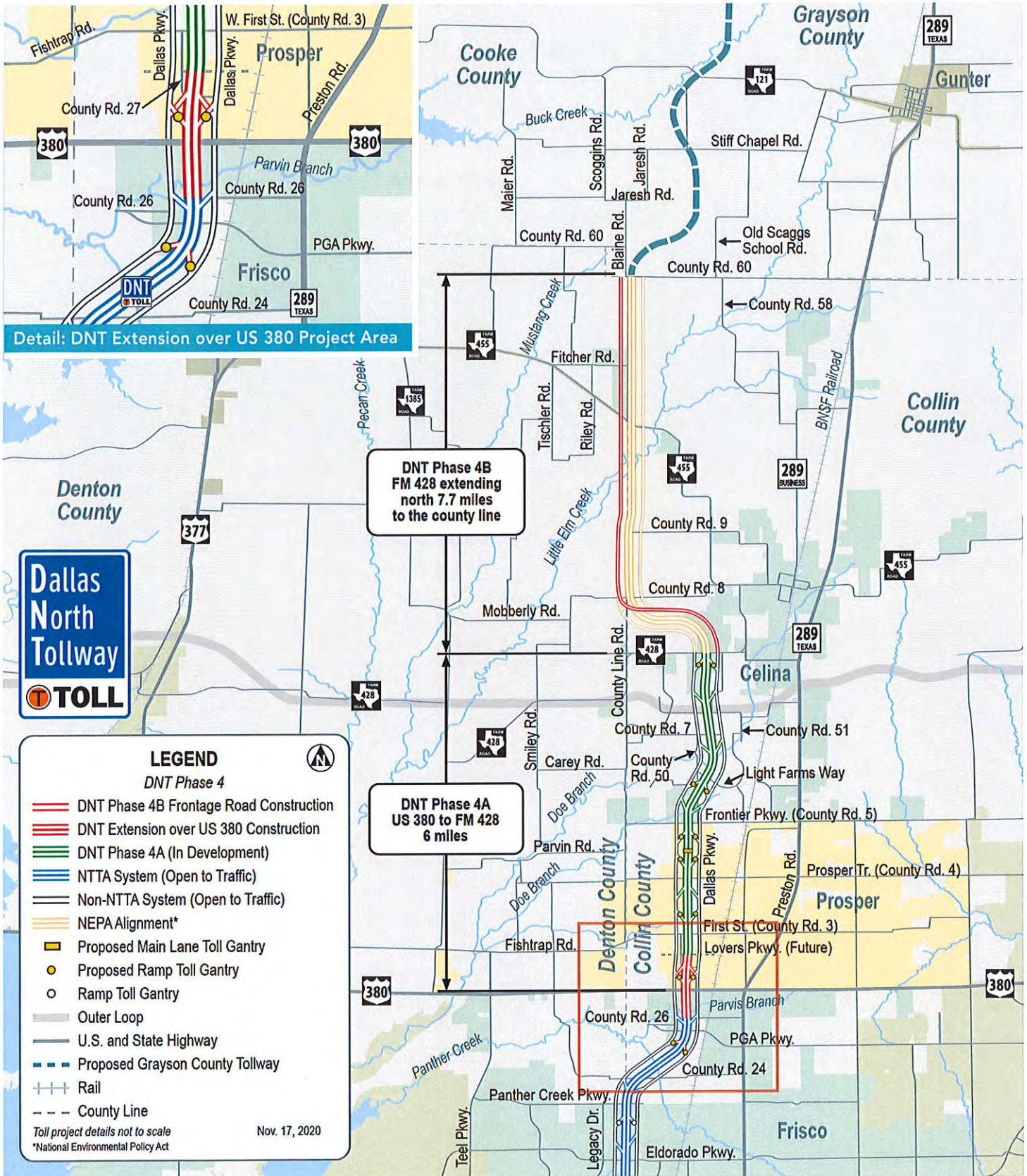


Looking south at the bridge being constructed near US 380

1











## 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 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:
  - 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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date