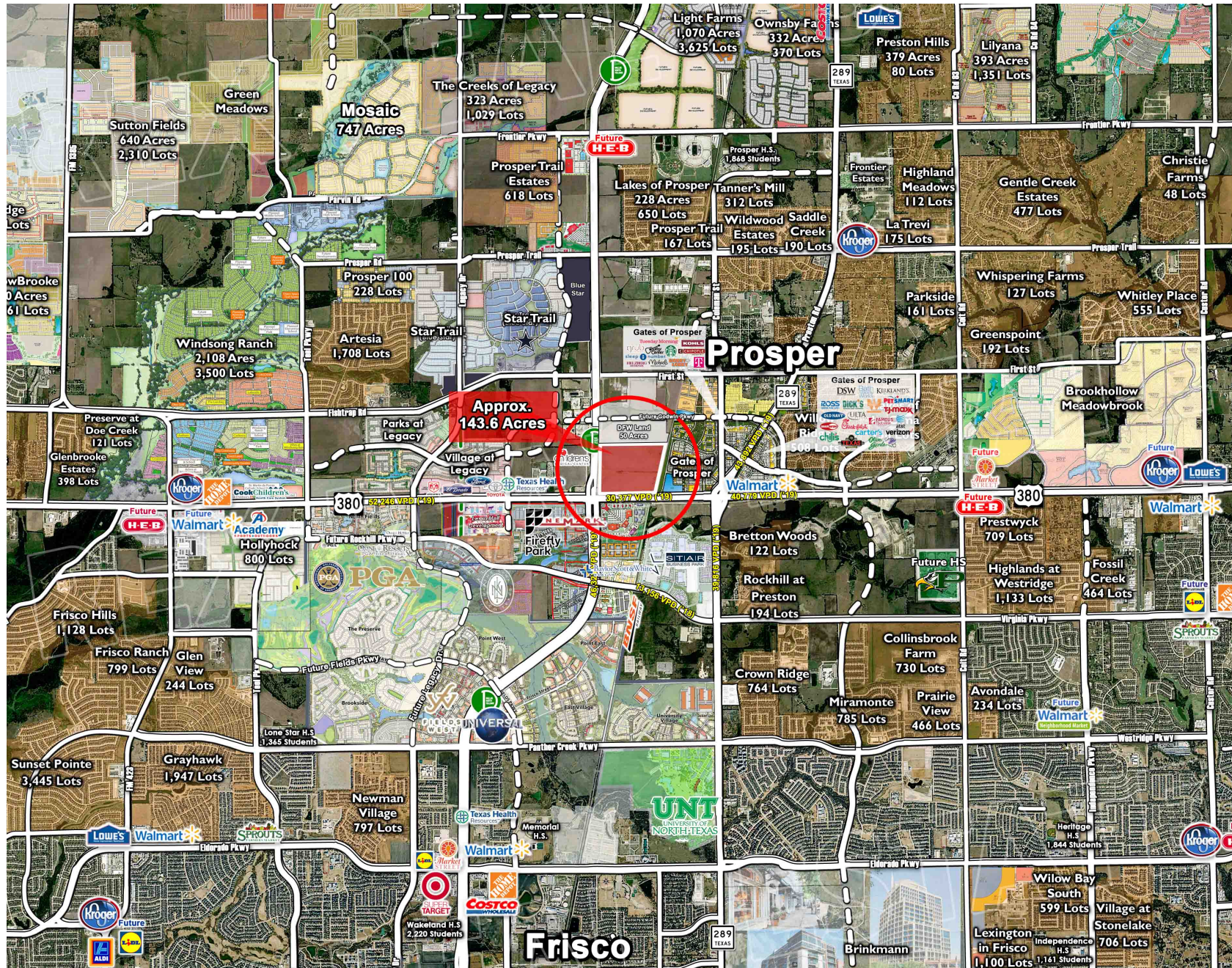




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PROPERTY OVERVIEW



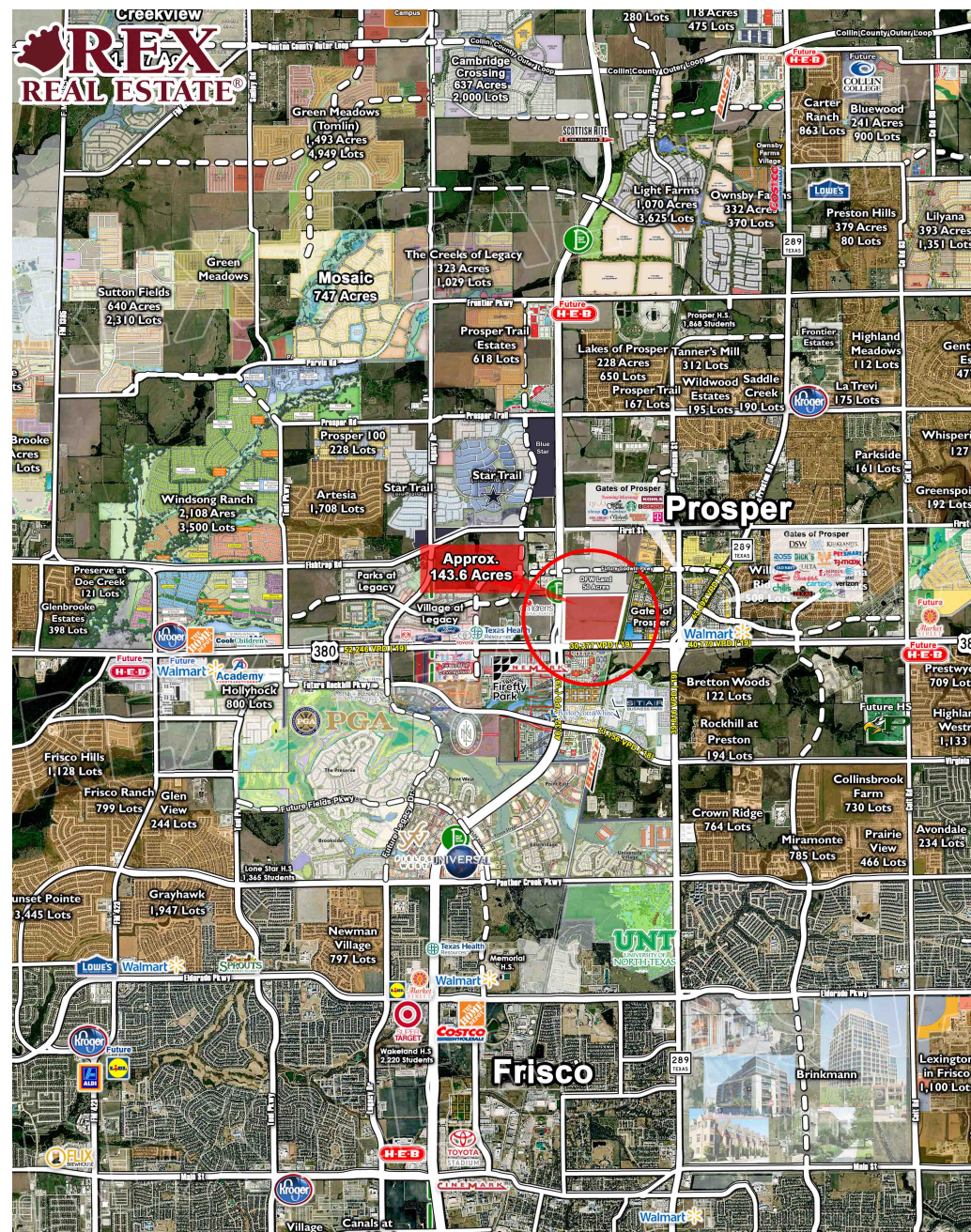
LOCATION

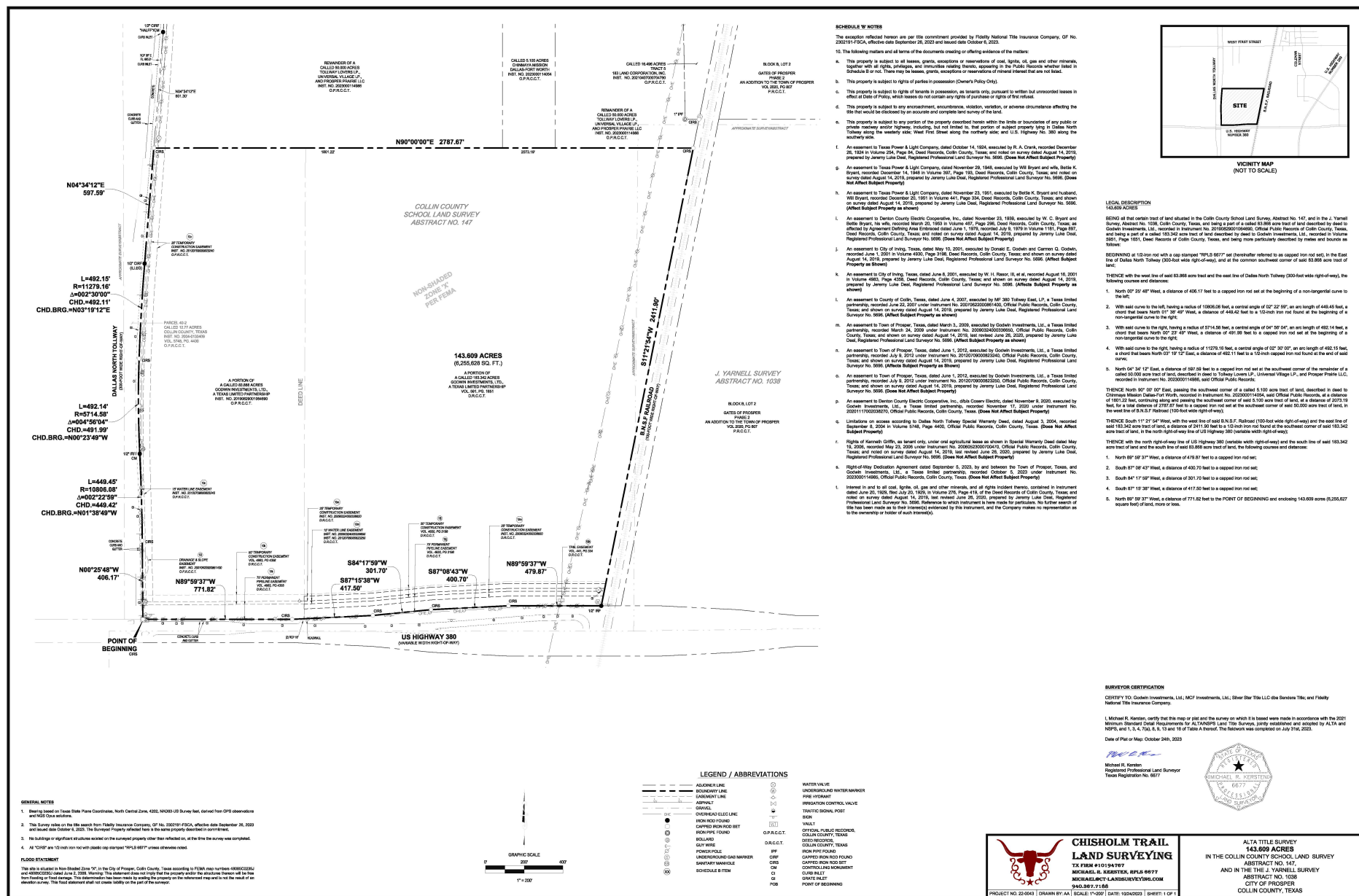
Northeast corner of the Dallas North Tollway and U.S. 380 in Prosper



HIGHLIGHTS

- Road frontage along the Dallas North Tollway and U.S. 380
- Utilities available in close proximity to the property
- Prosper Independent School District; Collin County
- Surrounded by residential developments, including Legacy Hills (3,200 AC, 7,200 lots), North Preston Lake Estates (453 AC, 97 Lots), and North Sky (370 acres)
- Over 7,000 Single Family Lots are currently under development in Legacy Hills as well as a Del Webb community with a \$30,000,000 amenity center





PRELIMINARY CONCEPTUAL MASTERPLAN



CELINA HIGHLIGHTS

CITY FEATURES

- #1 fastest growing city in North Texas by the Dallas Business Journal in 2019 and 2020
- Celina's maximum projected buildout population is approximately 350,000
- Celina is actively planning, zoning, and incentivizing major employers to locate in the area. Celina plans on continuing to be an attractive place to live and work by providing a vibrant downtown, walkable, urban development, and great quality of life
- Retail and commercial businesses are moving into Celina, creating expansion and development which are keeping a rapid pace throughout the city



ADJACENT ATTRACTIONS

- Multiple wineries and vineyards
- Celina Balloon Festival
- Lewisville Lake
- Ray Roberts Lake & State Park
- Just a 24 minute drive to the bustling city and employment hub of Frisco

DFW METROPLEX HIGHLIGHTS

Dallas/Fort Worth is home to more than 10,000 corporate headquarters, the largest concentration in the U.S. As a leading business and financial center, the DFW metro boasts an excellent quality of life with amenities including the arts, professional sports organizations and a wide array of entertainment destinations. According to the Dallas Regional Chamber, Dallas/Fort Worth is regularly identified as one of the nation's top markets for new and expanded corporate facilities. DFW has attracted an impressive list of expansions or relocations that spans several diverse industries, maintaining a "Top 5" position for such investments across the United States.

MORE THAN
10,000
CORPORATE
HEADQUARTERS

1ST FASTEST GROWING METRO IN THE U.S.

3400 NEW RESIDENTS EACH DAY MORE THAN 1.3 MILLION RESIDENTS WERE ADDED FROM 2010 TO 2020 AND OVER 10.6 MILLION PEOPLE ARE EXPECTED TO LIVE IN DFW IN 2040

HIGHLY DESIRABLE CENTRAL U.S.
LOCATION WITH THE **WORLD'S**

3RD-BUSIEST AIRPORT

2ND IN REVENUE

GENERATED FROM
FORTUNE 500
COMPANIES

PRO-BUSINESS
ENVIRONMENT WITH
LOW COST OF LIVING
& DOING BUSINESS

3RD HIGHEST PROJECTED GROWTH

AMONG MAJOR U.S.
MARKETS IN 2021
(OVER 196,000 NET
JOBS ADDED)



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Celina leads U.S. in population growth — how it got there and challenges ahead

Latest Census Bureau data suggests the population tide is shifting to the north

Celina recently topped a list of the fastest-growing cities in the nation, reaffirming North Texas' growth and the hold its northern suburbs have on the region and country.

A new population estimate for 2023 says that Celina has 43,717 residents — an eye-popping 26.6% increase from July 2022 to July 2023, according to data released May 16 from the U.S. Census Bureau.

Several of Celina's neighbors were close behind, including Princeton at No. 3, Anna at No. 4 and Prosper at No. 9.

Historically, cities in Central Texas have topped this list. The Austin area, which lays claim to high-growth cities like Georgetown and Kyle, toppled from its position among the top 10 largest U.S. cities. It is now No. 11 behind Jacksonville in North Florida.

But the latest data from the U.S. Census Bureau suggests the population tide is shifting to the north. Cities at the top of the list like Celina, Anna, Prosper and Princeton are getting new shopping centers, residential neighborhoods, grocery stores and schools at a faster and faster pace.

This comes on the heels of data showing that Collin County experienced the second largest population increase in the country, according to census data released in March. Celina is on the northern outskirts of Dallas-Fort Worth and straddles Collin and Denton counties.

The new statistic naming Celina No. 1 in population growth doesn't necessarily come as a surprise, Celina Mayor Ryan Tubbs said. The town is an increasingly desirable place for families to put down roots in part due to good schools and quality city services.

"I believe people want to move to Celina because they're excited to be a part of the growth," Tubbs said.



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Celina leads U.S. in population growth — how it got there and challenges ahead

(cont.)

Huge retailers including Costco, Lowe's and Walmart have recently announced plans to open in Celina, which will boost employment numbers in the growing town. Additionally, Methodist Health System is working on a \$237 million medical center in Celina that is slated to open in mid 2025. The campus is expected to hire more than 200 locals once open.

Moreover, H E B recently acquired a 21-acre tract in Celina, according to The Dallas Morning News. This purchase is a testament to the city's ability to attract big-name grocers and popular retailers. H E B tends to follow the growth of the region, as evidenced by its latest openings.

The story of growth in Celina is also closely linked to a rise in home starts in DFW and Celina, said Ted Wilson, principal of Dallas-based Residential Strategies. The city of Celina generated 3,127 starts in the first quarter of 2024 compared to the fourth quarter, which produced 1,841 starts.

"You can kind of describe it as like rungs on a ladder," Wilson said. "It was North Dallas, and then it was Plano and then it was Frisco and Prosper and now it's Celina's turn."

Celina's mayor said that single-family home permits in the town are projected to reach 3,000 by the end of the year, with projects like NorthSky, Legacy Hills and Parks at Wilson Creek coming on line soon or already open. As a result of these developments, Celina plans to add anywhere from 10,000 to 12,000 people by the end of 2024.

"We have a lot of activity going on to be able to accommodate the demand for all of these single family housing permits," Tubbs said.

Celina also boasts an impressive school system, Wilson said. Public schools in Celina are a part of the Prosper and Celina school districts, which are highly rated and thereby coveted districts in North Texas.

"There's a motivation for people to buy houses there because the school district is very well rated and perceived," he said.

Celina ISD plans on building at least one new elementary per year over the next decade. With more families to serve in the future, the district will likely triple in size over the next six years, Tubbs said.

People also live in Celina to be close to the amenities of downtown Dallas, according to the town's chamber of commerce website.

"Life in this small town is relaxed, with an emphasis on family, community and sports," its website reads, adding local restaurants and small businesses are downtown Celina's bread and butter.

(Source: Dallas Business Journal; Noor Adatia; May 2024)



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 act for 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.

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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date