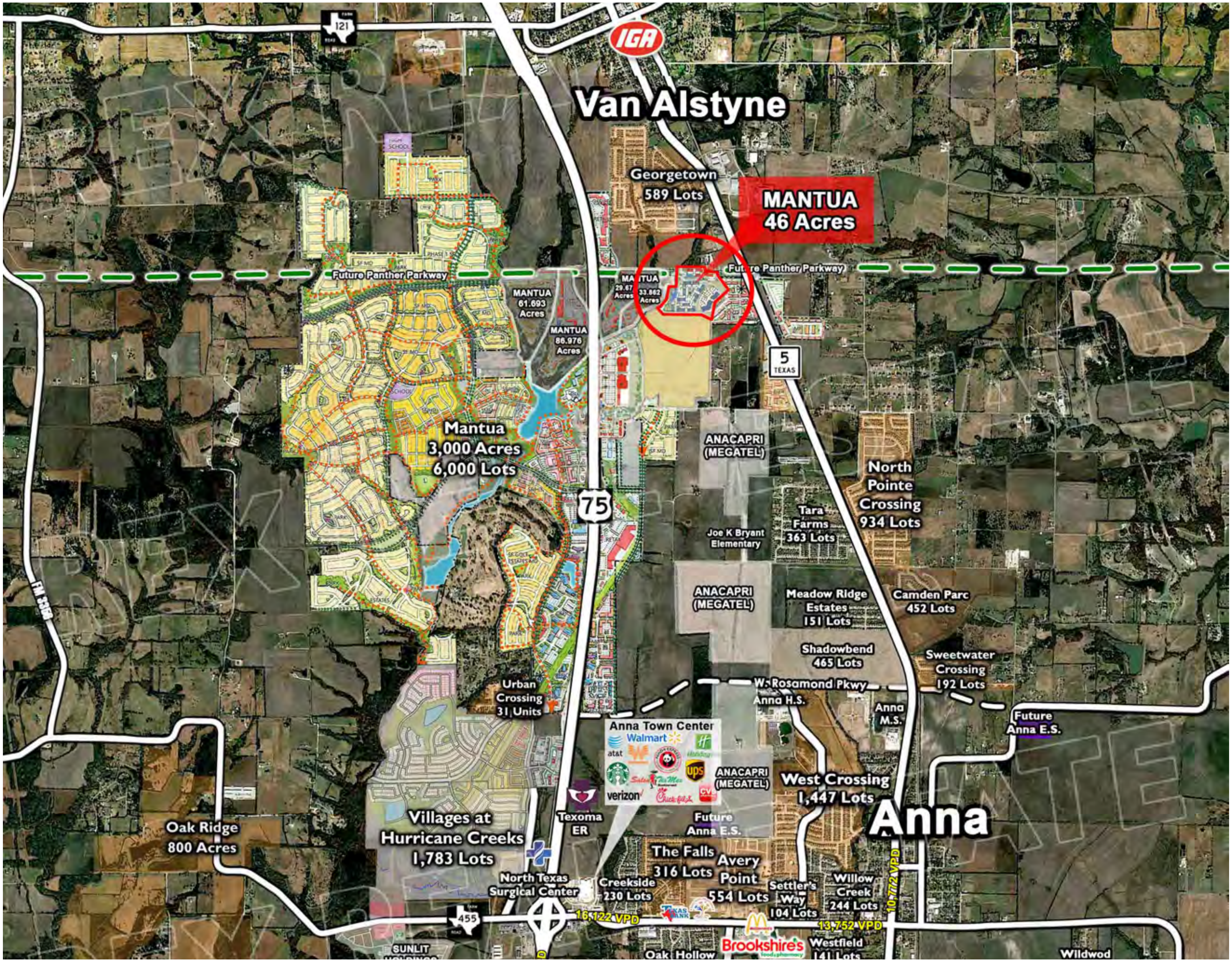
# 46 ACRES • VAN ALSTYNE, TX • MULTIFAMILY

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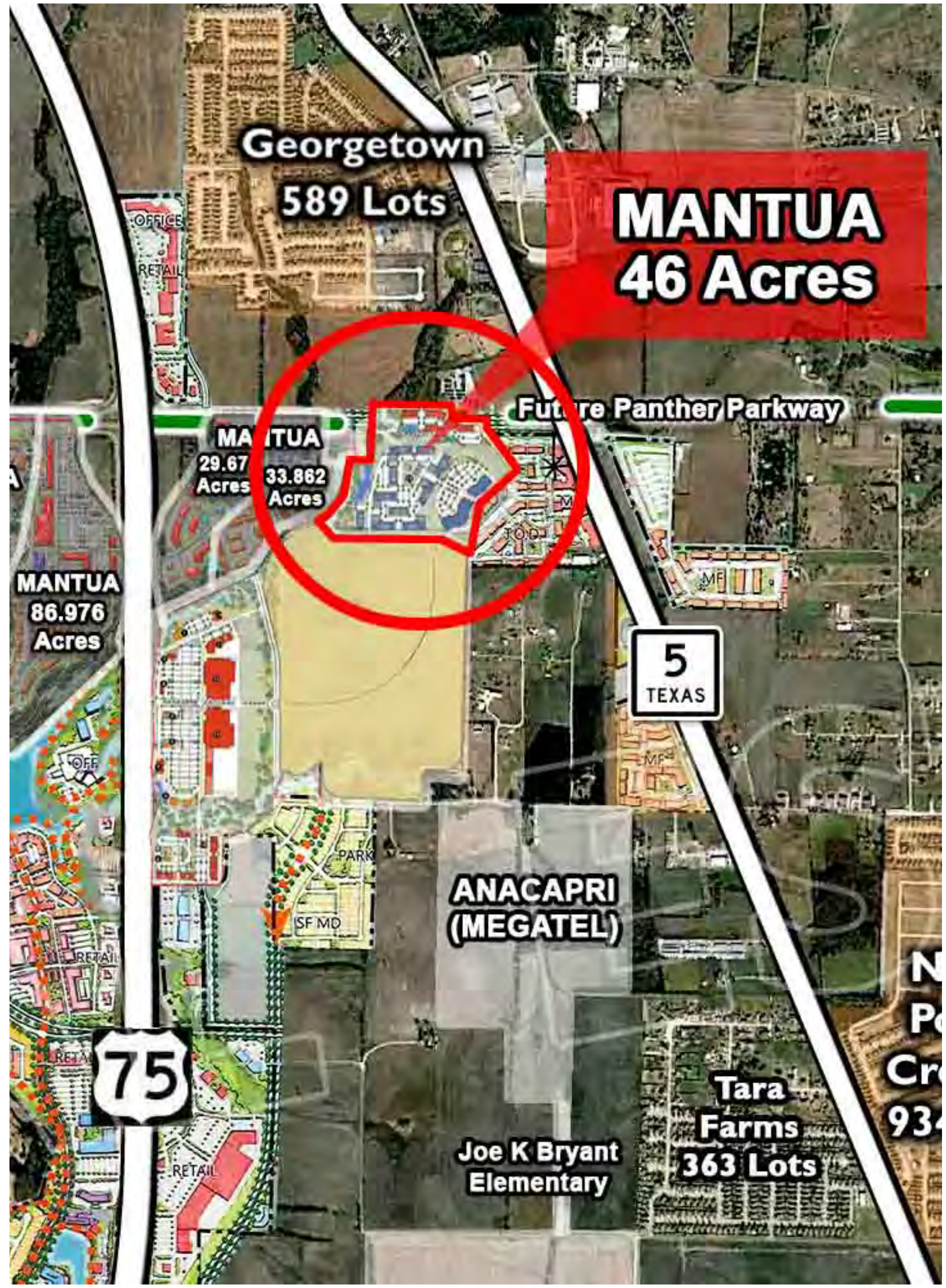
# PROPERTY OVERVIEW

## LOCATION

Southeast Quadrant of U.S. 75 (Central Expressway) and future Panther Parkway (County Road 375) in Van Alstyne, Texas

## HIGHLIGHTS

- Located on future Panther Parkway
- The property is approved for retail commercial office and medical office uses as well as 400 units of multifamily apartment products.
- Sanitary Sewer trunk line planned to be extended to property to serve the tract, and others around it.
- Located in a MUD District which allows the landowners to be reimbursed for off site cost of utilities.

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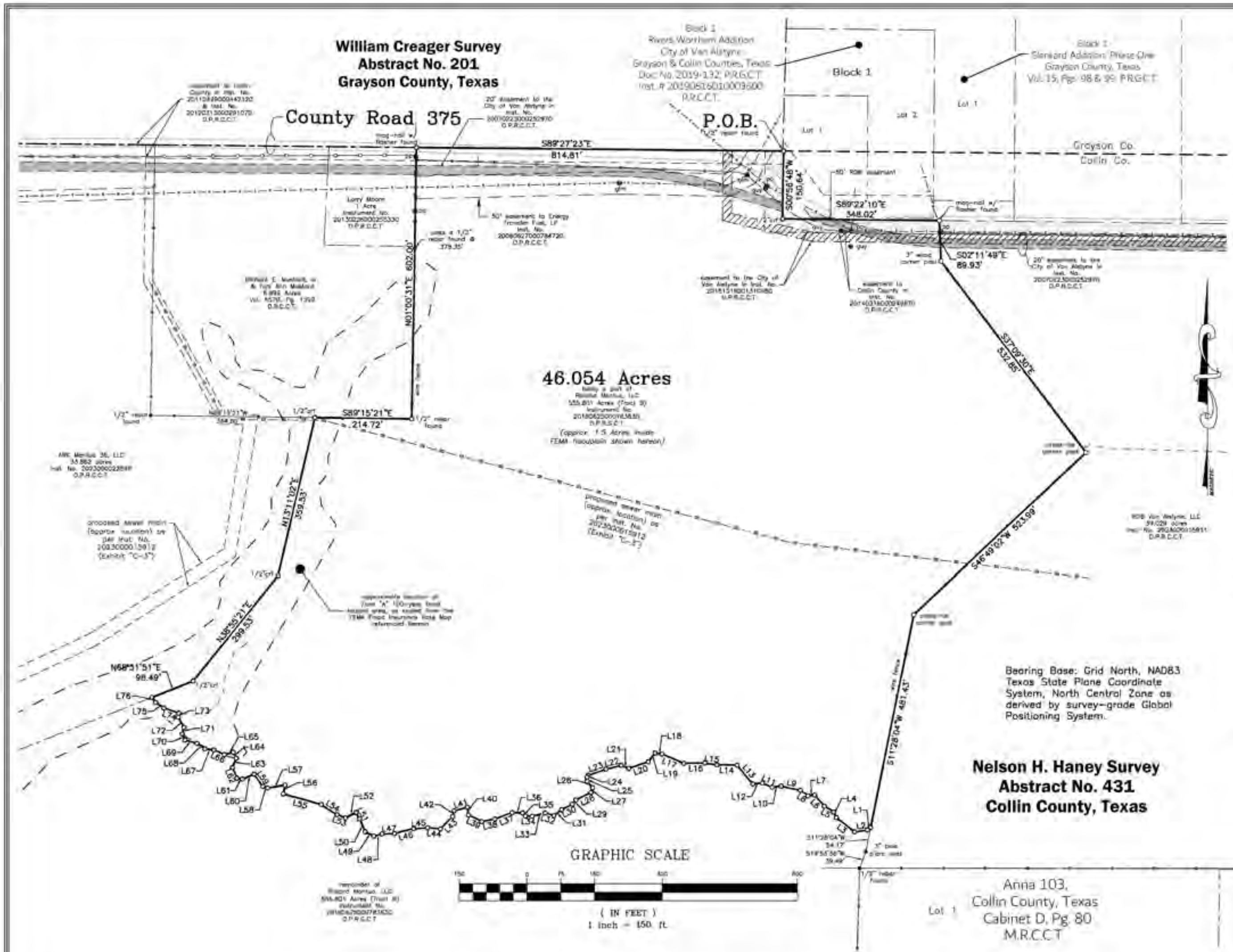
# PROPERTY SURVEY




| Line Table | | |
|---|---|---|
| Line # | Length | Bearing |
| L1 | 8.82' | S52°46'44"W |
| L2 | 28.94' | S81°26'18"W |
| L3 | 51.48' | N51°53'18"W |
| L4 | 13.87' | N26°00'05"W |
| L5 | 24.49' | N57°30'38"W |
| L6 | 32.12' | N41°31'10"W |
| L7 | 14.66' | S84°31'09"W |
| L8 | 21.24' | N54°56'52"W |
| L9 | 43.29' | N77°33'45"W |
| L10 | 20.61' | S83°34'42"W |
| L11 | 22.91' | N65°54'15"W |
| L12 | 21.69' | S84°16'00"W |
| L13 | 54.42' | N39°58'20"W |
| L14 | 44.62' | N89°07'37"W |
| L15 | 26.96' | N81°29'39"W |
| L16 | 47.15' | S89°08'05"W |
| L17 | 52.57' | N86°41'40"W |
| L18 | 15.16' | N81°28'58"W |
| L19 | 25.02' | S37°48'17"W |
| L20 | 45.70' | S71°14'10"W |
| L21 | 18.33' | N66°54'41"W |
| L22 | 35.15' | S75°48'05"W |
| L23 | 41.50' | S71°04'28"W |
| L24 | 4.85' | S26°13'57"W |
| L25 | 9.04' | S00°39'11"W |
| L26 | 18.77' | S39°57'46"E |
| L27 | 11.12' | S17°03'34"W |
| L28 | 37.57' | S63°52'37"W |
| L29 | 12.48' | S38°31'15"W |
| L30 | 26.76' | S63°40'17"W |
| L31 | 21.39' | S52°50'04"W |
| L32 | 20.32' | N73°26'40"W |
| L33 | 29.58' | S75°23'56"W |
| L34 | 15.34' | N88°06'09"W |
| L35 | 9.28' | N41°21'18"W |
| L36 | 23.14' | N87°56'58"W |
| L37 | 40.96' | S69°07'05"W |
| L38 | 29.33' | S79°39'02"W |

| Line Table | | |
|---|---|---|
| Line # | Length | Bearing |
| L39 | 32.79' | N63°52'05"W |
| L40 | 17.85' | N10°34'34"W |
| L41 | 30.20' | S74°14'55"W |
| L42 | 13.20' | S14°14'33"W |
| L43 | 38.44' | S44°16'10"W |
| L44 | 28.43' | N84°43'15"W |
| L45 | 31.32' | S86°22'37"W |
| L46 | 43.71' | S75°47'43"W |
| L47 | 27.84' | S87°43'31"W |
| L48 | 19.01' | S75°07'54"W |
| L49 | 21.33' | N62°35'38"W |
| L50 | 31.00' | N23°25'24"W |
| L51 | 18.31' | N28°58'35"W |
| L52 | 26.55' | S63°09'22"W |
| L53 | 19.79' | N69°04'16"W |
| L54 | 41.69' | N57°06'09"W |
| L55 | 87.61' | N74°24'19"W |
| L56 | 20.00' | N10°28'09"E |
| L57 | 39.00' | S80°22'33"W |
| L58 | 11.20' | N71°42'56"W |
| L59 | 33.49' | N35°10'15"W |
| L60 | 28.32' | S86°59'55"W |
| L61 | 12.10' | N81°15'07"W |
| L62 | 25.91' | N22°22'32"W |
| L63 | 22.08' | N21°53'40"E |
| L64 | 14.90' | N26°59'48"W |
| L65 | 19.99' | S74°41'54"W |
| L66 | 25.83' | N66°22'45"W |
| L67 | 20.08' | N82°31'32"W |
| L68 | 21.22' | N55°25'12"W |
| L69 | 27.70' | N74°11'09"W |
| L70 | 14.70' | N24°57'22"W |
| L71 | 14.90' | N15°48'16"E |
| L72 | 26.14' | N28°58'31"W |
| L73 | 8.96' | N08°36'40"E |
| L74 | 35.35' | N71°07'27"W |
| L75 | 22.15' | N55°01'42"W |
| L76 | 13.74' | N37°18'39"W |

Job No. BCVA080523

Helvey-Wagner Surveying, Inc.
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Phone (903) 463-8191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner: Risland Montua, LLC
Buyer: Capitalize Ventures, LLC

This survey is for the sole benefit of the transaction by and between the owner and buyer stated herein, Sendera Title/Fidelity National Title Insurance Company and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify to: Tollway Collin Partners, LLC (seller), Capitalize Ventures, LLC (purchaser), and Sendera Title and it's underwriter's, that a survey was performed on the ground of the property shown hereinabove and that this survey with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct to the best of my knowledge and belief as shown hereon. Field Notes attached hereto.

A portion of the subject property shown hereon lies within the limits of a Zone "A" 100-year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Collin County, Texas, Map No. 48085C0065 J, Effective Date: June 2, 2009.

STATE OF TEXAS REGISTERED KATE A. WAGNER 6578 PROFESSIONAL LAND SURVEYOR

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: May 2, 2023



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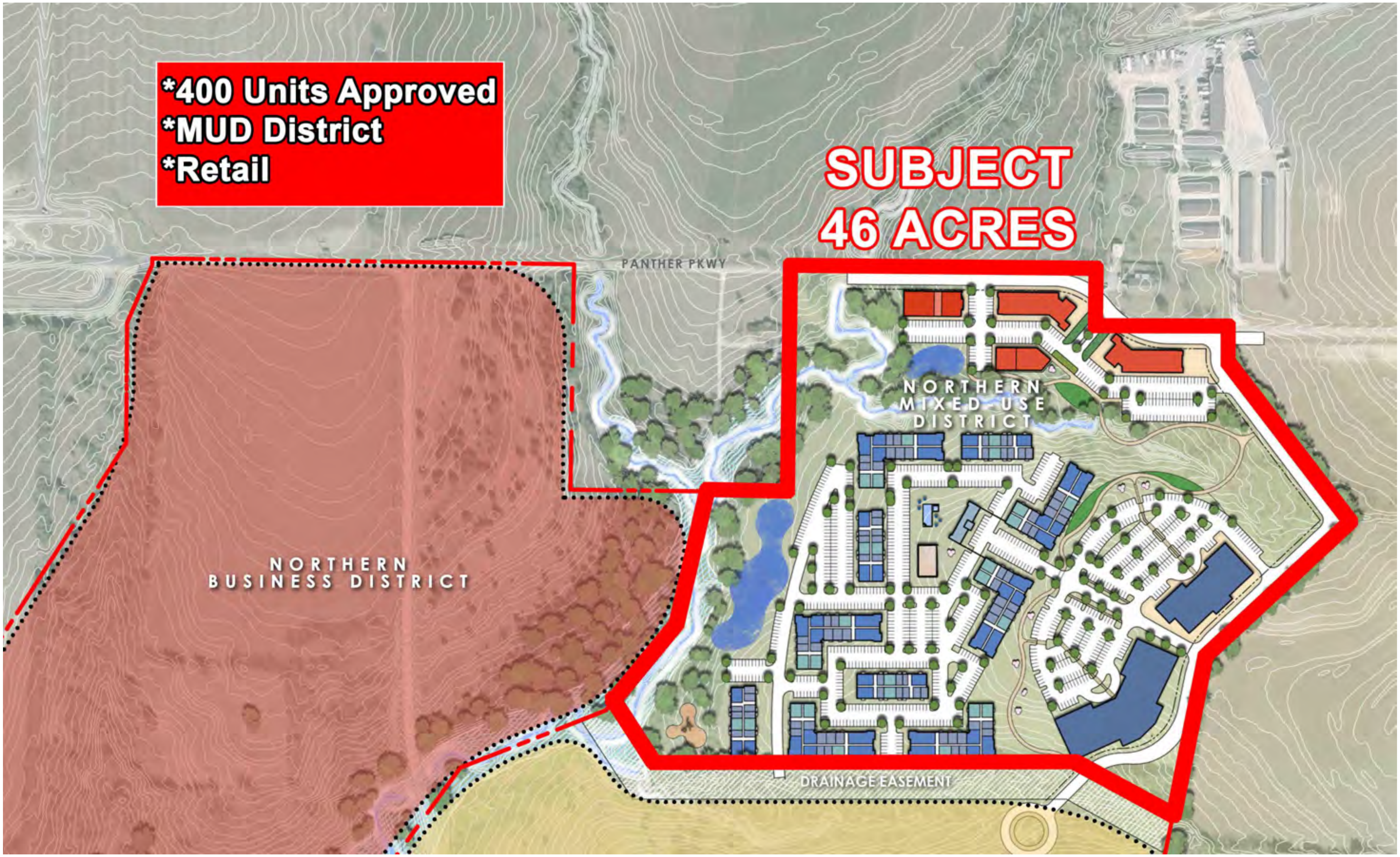
# PRELIMINARY CONCEPTUAL LAND PLAN

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REAL ESTATE

# D-FW among U.S. metros with biggest housing needs

## Supply of homes is lagging population growth, Bank of America study finds


**The D-FW — construction** in Garland is shown — Orlando and San Antonio areas had the nation's tightest housing stocks in the second quarter. (Liesbeth Powers/Special Contributor)

Staff Writer
mitchell.parton@dallasnews.com

The Dallas-Fort Worth, San Antonio and Orlando metropolitan areas had the nation's tightest housing supplies in the second quarter, according to a new analysis from the Bank of America Institute.

https://epaper.dallasnews.com/app/DAMONE/editionguid/d05a3168-f635-4a5d-9b3d-9a20475f66ae

The three metro areas have had rapid population growth with already- stretched housing supplies, the institute found. D-FW's population grew about 0.5% in the second quarter compared to a year before, and it had a lower-than-average ratio of housing units to population, according to the institute's report.

Tight supply has fueled above-average price appreciation in these markets since 2019, the institute reported. San Antonio was an exception, seeing softened prices in recent months that dropped it below the U.S. average.

Bank of America internal data showed year-over-year population growth in 13 of the 27 metro areas it tracked in the second quarter, led by Jacksonville, Fla.; Columbus, Ohio; Austin and San Antonio.

Detroit, Miami and St. Louis had the most ample housing stocks relative to their population. "Such variation across cities can shed light on longer-term supply-demand dynamics in local housing markets," the institute said.

The report is based on internal Bank of America migration data, U.S. census data and other sources, comparing population trends and the total number of housing units.

This is in place of the typical method of measuring housing inventory in months' supply — the number of months it will take for available housing inventory to run out at the current pace of sales. The institute said considering the total number of housing units may provide a longer-term view on housing supply.

The least-supplied metro areas have had a higher level of construction than others. In the first five months of 2023, these cities had more building permits relative to their populations than the national median, according to U.S. Census and Haver Analytics data cited in the report.

Bank of America researchers separate from the institute expect multifamily completions to hit a record high in the second quarter of 2024.

"The question is whether supply will continue to keep up if the inward migration trends are sustained in these growing parts of the country," the institute said. "If not, there will continue to be a strong housing need."

https://epaper.dallasnews.com/app/DAMONE/editionguid/d05a3168-f635-4a5d-9b3d-9a20475f66ae



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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the follow ing 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 w ith clients on behalf of the broker.

A BROKER'S M IN IM U M DUTIES REQU IRED 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 mate rial 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 dient; 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 prop rty or transciction know!') 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 represerltation 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 BOnt - NTERMEDIARY: 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;
- l\llay, 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 greatr 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 rep-resent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, A l AGREEMENTS BEIWEEN YOU AND A BROKER SHOULD BEN WRITING AND CLEARLY EsrABLISH:

- The broket's duties and fesponsibilities 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 INFORMA:rION: 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 rnpy for your records.

| | | | |
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Buyerr r enant/Seller/Landlord Initials      Date