



BROWN & GRIFFIN
— Real Estate Advisors, LP —

Contents

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Information is furnished by broker to the best of his knowledge, but is subject to verification. Broker assumes no responsibility for the correctness. Sale offering is made subject to errors, omission, change in price prior sale or withdrawal without notice. This property is offered without respect to race, color, creed or national origin.

Offered by:

Teague Griffin
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Luke Brown
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BROWN & GRIFFIN
— Real Estate Advisors, LP —



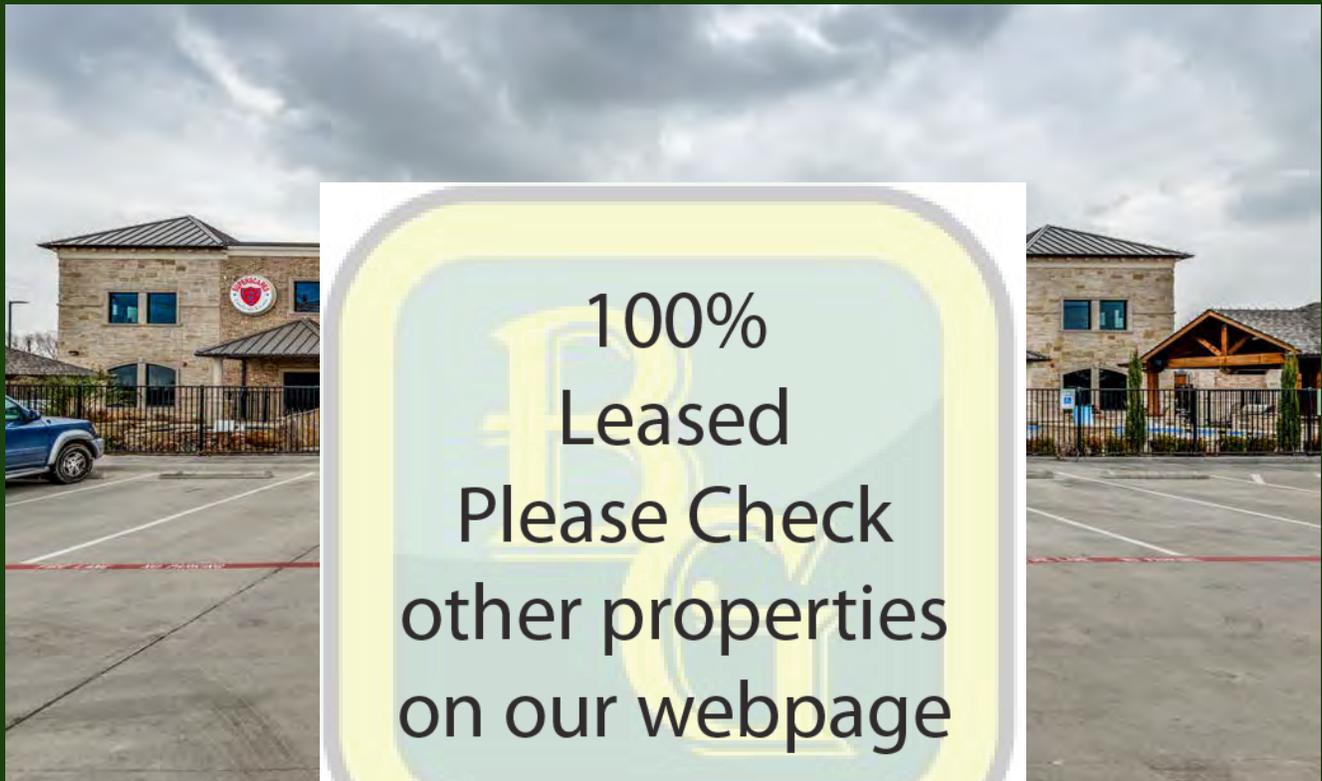
BROWN & GRIFFIN
— Real Estate Advisors, LP —

**15550 Preston
Frisco, TX**

Single or Multiple Office Spaces for Rent

LEASING NOW

**Office Space Available
To
2,006 Square Feet
Available Now**



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FRISCO, TX

**Single Executive Suites up to 2,006 Square Feet
6 office Pod available**

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BROWN & GRIFFIN

Real Estate Advisors, LP

15550 Preston

Frisco, TX

Single or Multiple Office Spaces for Rent



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FOR LEASE

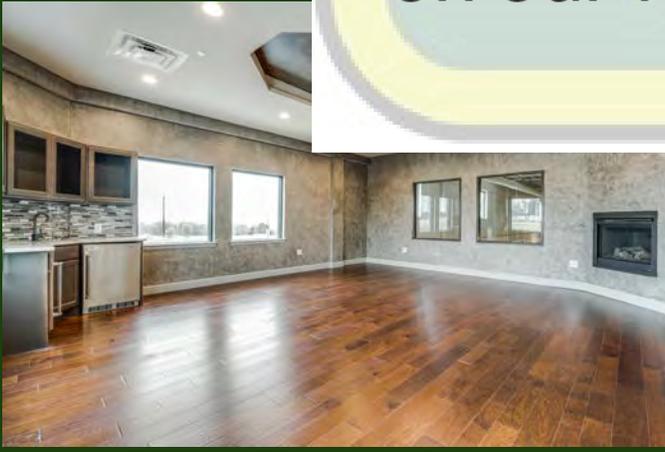
- High Traffic Location
- 2nd Floor Space available
- 2,006 Square Feet Available
- 6 Office Space Pod Available
- Conference Room Fully Finished

LEASE TERMS

1-5 Year Lease Agreement
\$4,500.00

LOCATION

North Frisco
Preston Road - 289



Exclusively offered by:

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BROWN & GRIFFIN

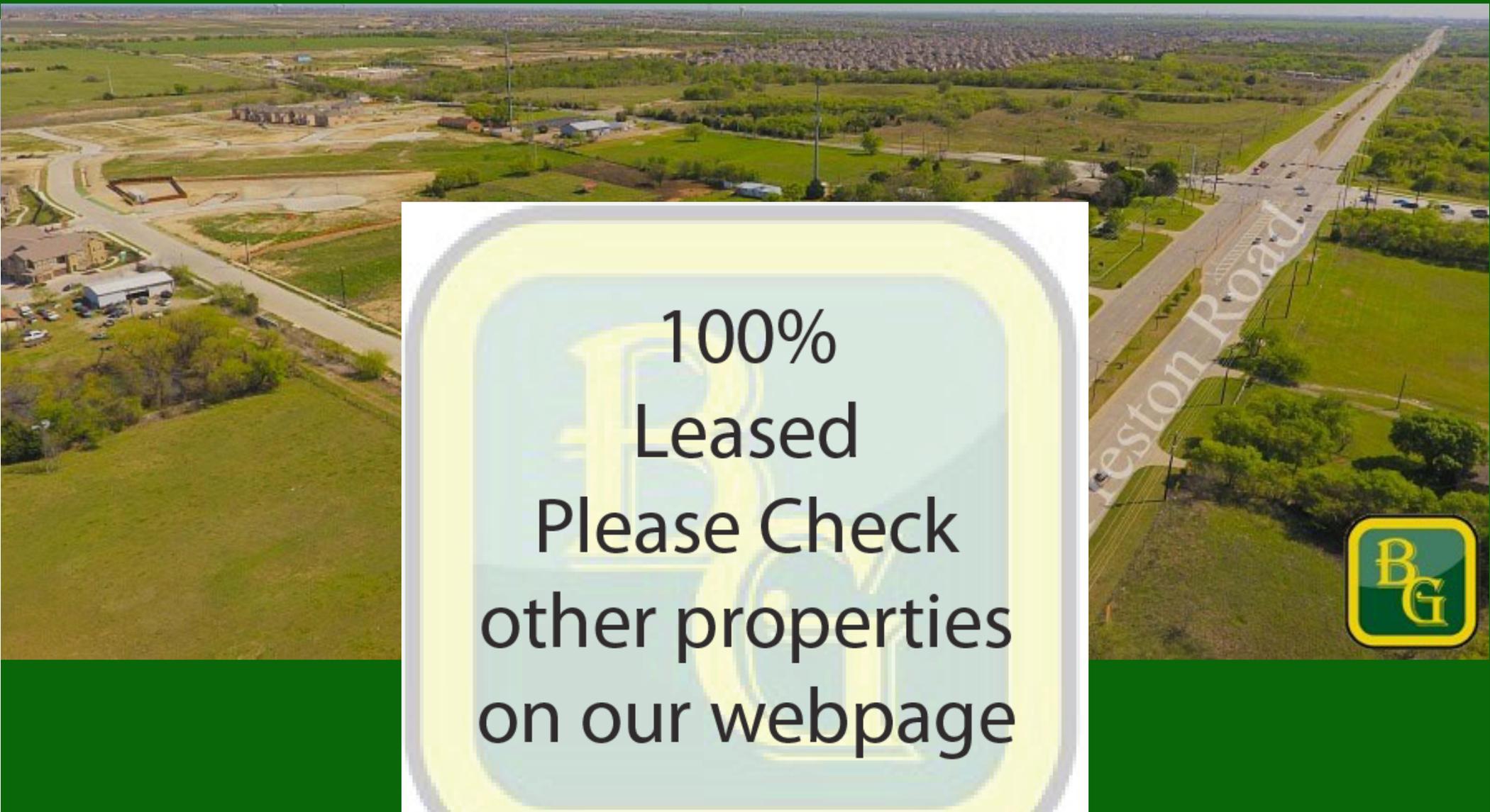
Real Estate Advisors, LP

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An aerial photograph of a residential development. In the center, a semi-transparent white box with rounded corners contains the text "100% Leased Please Check other properties on our webpage". The background shows a mix of green fields, paved roads, and several multi-story apartment buildings. A large, faint "B&G" logo is visible behind the text box. In the bottom right corner, there is a small, solid-colored logo with the letters "B" and "G" stacked vertically.

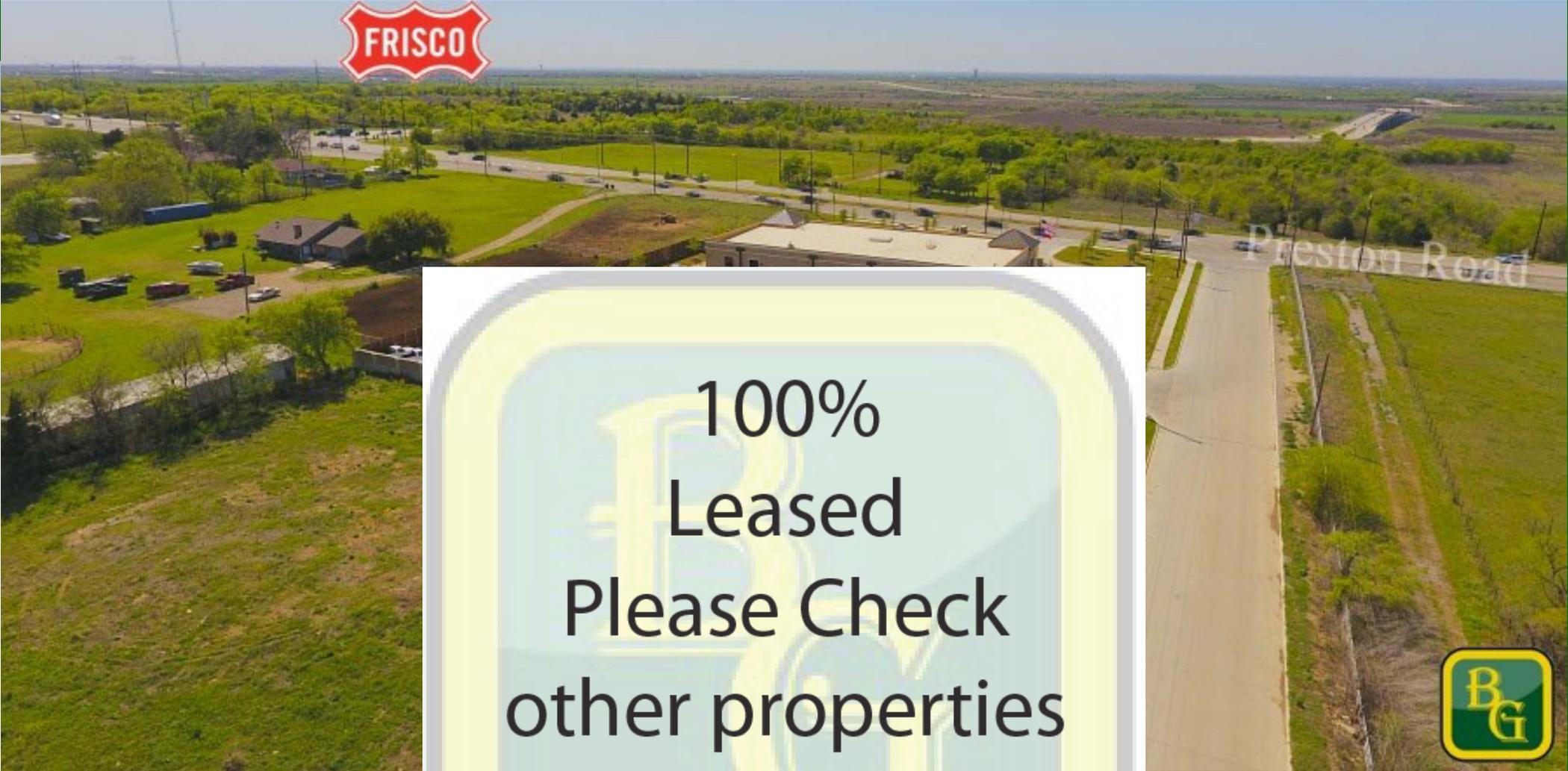
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- News

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We Are Prosper

Prosper Magazine | The Prosper Times News

Dick's – Field and Stream First to Open in Gates Of Prosper

Posted on [August 1, 2017](#) by [Joyce Godwin](#) [Leave a comment](#)



It has finally happened. The long-awaited retail stores for Gates of Prosper are beginning to open. Dick's and Field and Stream are the first to open at the corner of U.S. Highway 380 and State Highway 289 in Prosper known as Gates of Prosper. Construction has been ongoing for more than a year.

It's actually one store, said store manager Robert Gribbon as the doors opened to the public for the first time Tuesday morning. "It looks like two stores from the outside, but we own Field and Stream and it's all one store inside," Gribbon said. "On the Dick's side is mostly sports equipment and clothing while the Field and Stream side is hunting and fishing equipment and accessories."

When the store is fully staffed, Gribbon estimates the number of jobs will be approximately 125.

Prosper's Chamber of Commerce ambassadors had a large group to provide a ribbon-cutting ceremony officially welcoming the new business to Prosper.

Tuesday's event was what is termed a soft opening. Although the store is open for business now, the grand opening will be Friday. Gribbon said there will be all kinds of fun activities at the store throughout the day that customers won't want to miss.

“This is tremendous,” said Prosper’s Mayor Ray Smith. “Looking around this store, it’s obvious it was built and put together with excellence and that is what we love in Prosper.”

-Joyce Godwin
Joyce@CedarbrookMedia.Com



(https://weareprosper.com/aa_dicksfieldandstream6/)



(https://weareprosper.com/aa_dicksfieldandstream7/)



(https://weareprosper.com/aa_dicksfieldandstream8/)



(https://weareprosper.com/aa_dicksfieldandstream3/)



(https://weareprosper.com/aa_dicksfieldandstream2/)

tagged with Construction Updates, Featured, The Gates of Prosper

- Featured Stories
- The Prosper Times New
- Uncategorized



The \$5 Billion Mile

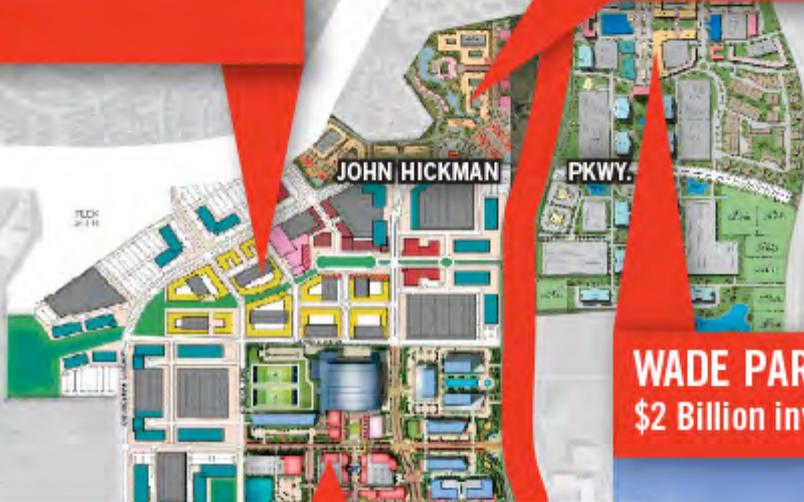
\$5 BILLION MILE 1 Mile. 4 Mixed-use Developments. More than \$5 Billion in Capital Investment.



FRISCO STATION
\$1.8 Billion investment



THE GATE
\$1 Billion investment



WADE PARK
\$2 Billion investment

THE STAR IN FRISCO
DALLAS COWBOYS
WORLD CORPORATE HEADQUARTERS
\$1.5 Billion investment



DALLAS NORTH TOLLWAY

HWY. 121 SAM RAYBURN TOLLWAY

FRISCO STATION

\$1.8 Billion investment
242 acres, mixed-use

THE GATE

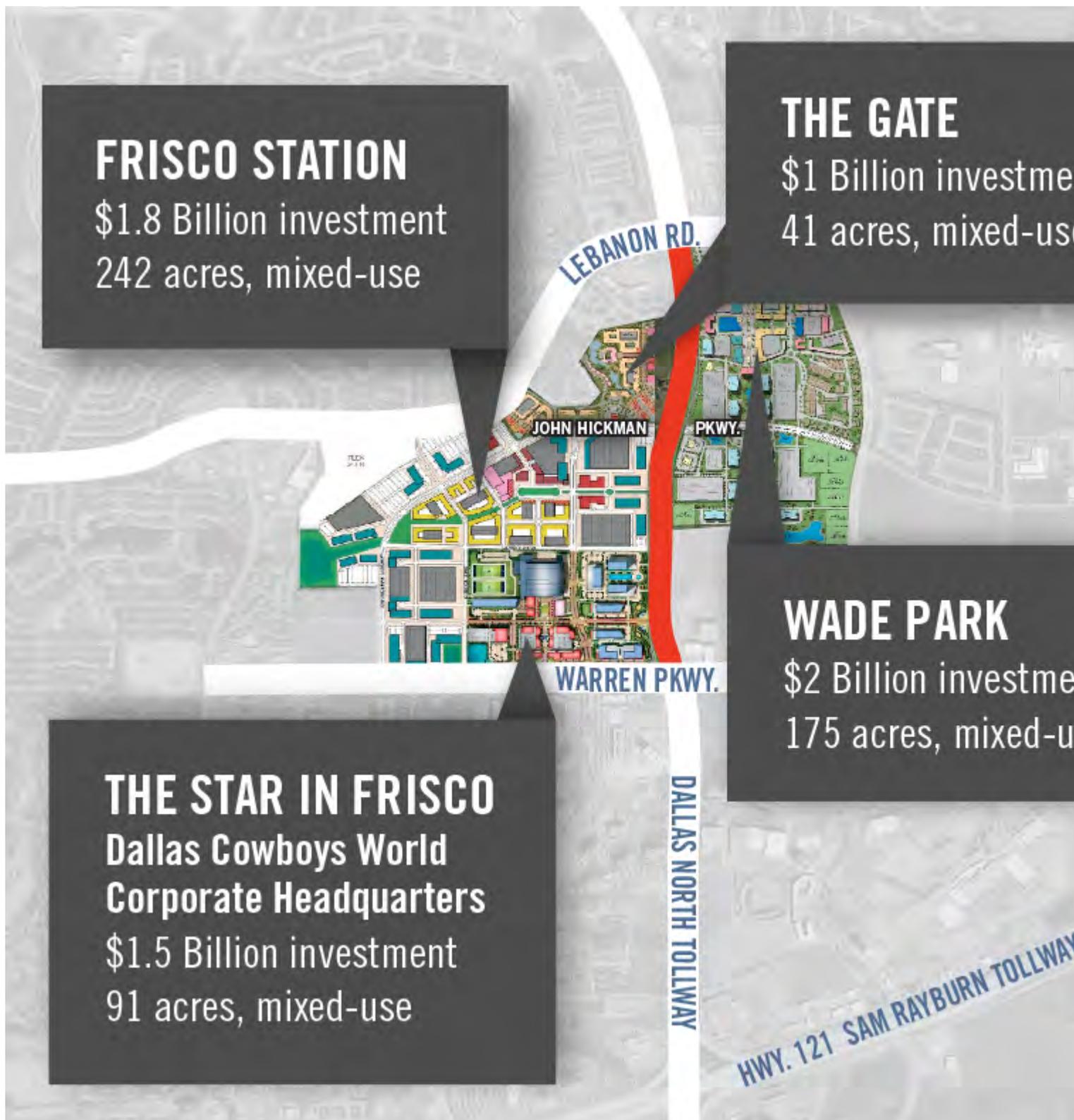
\$1 Billion investment
41 acres, mixed-use

THE STAR IN FRISCO

Dallas Cowboys World
Corporate Headquarters
\$1.5 Billion investment
91 acres, mixed-use

WADE PARK

\$2 Billion investment
175 acres, mixed-use



Frisco, Texas, is known for exemplary schools, pristine parks and destination dining, retail, sports and entertainment. The city is also a magnet for a skilled workforce who are contributing to Frisco's rapid annual residential growth-rate of more than five percent.

The next chapter in Frisco's success story is the \$5 Billion Mile. Frisco now claims one of the most dynamic development concentrations in America with more than \$5 billion in capital investment, either announced or under construction, within a one-mile stretch of road along the Dallas North Tollway from Warren Parkway north to Lebanon Road.

Videos

- [Animated Fly Through of Wade Park](#)
-

- Frisco's Thriving Business Climate and Quality of Life
- What is the \$5B Mile?

Four Developments Make up the \$5 Billion Mile



The Star In Frisco



Frisco Station



The Gate



Wade Park

THE STAR IN FRISCO

Dallas Cowboys World Corporate Headquarters and Multi-use Event Center



91-acre, mixed-use

- 66 acres retail, privately developed
- 5-acre headquarters, privately developed
- 20 acre multi-use event center, publicly developed
- Potential development impact: 1,708,000 SF
- Two hotels with 480 rooms
- Potential 4,500 new jobs at full development
- Multi-use indoor stadium 12,000 seats
- The Ford Center at The Star: HQ and MUEC opening late summer 2016



[The Star in Frisco website](#)

Press

Dallas Cowboys and Omni Hotels & Resorts partner to build hotel at Frisco, TX Headquarters

Frisco, TX 10/30/2014 ??? The Dallas Cowboys and Omni Hotels & Resorts are partnering to develop a new hotel at the future site of the Cowboys World Headquarters in Frisco, Texas... [Read More](#)

Dallas Cowboys team with Frisco ISD, City of Frisco to build multi-use, special events and sports facility

Frisco, TX 08/13/2013 ??? The City of Frisco, Texas and the Frisco Independent School District announced a partnership today with the Dallas Cowboys establishing Frisco as the future home of the Cowboys world corporate headquarters and training location... [Read More](#)

Multimedia

[The Star in Frisco](#)

FRISCO STATION

Developers: Rudman Partnership, Hillwood Properties, ValTrust Real Estate



242 acres, Mixed-use development

- Office: 6M SF
- Medical office: 990K SF
- Retail: 200K SF
- Restaurants: 75K SF
- Hotel: 200 rooms
- Residential: 2,400 MF units



Press

The Rudman Partnership to launch Frisco Station with Hillwood Properties and VanTrust Real Estate

Frisco, TX 12/10/2014 – The Rudman Partnership, Hillwood Properties and VanTrust Real Estate have entered into a partnership for the development of Frisco Station, a 242-acre mixed-use development in Frisco, Texas...[Read More](#)

Multimedia

THE GATE

Developer: [Invest Group Overseas \(IGO\)](#)



- Office space: 4 Million SF
- Hotel rooms: 250
- Multi-family units: 2,400
- Single family units: 73
- Retail space: 122,000 SF
- Restaurants: 75,000 SF
- Medical offices: 415,000 SF



Press

How a Dubai-based investor will develop a \$700M project in Frisco, TX

Dallas Business Journal, 01/29/2015 â?? If Dubai-based Invest Group Overseas CEO Anas Kozbari could sum up his \$700 million, 41-acre project in Frisco into one word, he'd use the word: Niche... [Read More](#)

Dubai-based Invest Group Overseas announces plans for The Gate in Frisco, TX

Frisco, TX 09/22/2014 â?? Dubai-based development company, Invest Group Overseas, has announced plans for the company's first development project in the State of Texas... [Read More](#)

Multimedia

The Gate Development from IGO Why IGO CEO chose Frisco

WADE PARK

Developer: Thomas Land & Development



- 175 acre, mixed-use
- Retail: 600,000 SF
- Office: 6,000,000 SF
- Hotels: 500 + rooms
- Residential: 1,300 units
- Whole Foods
- iPic Theatre
- Pinstripes
- Hotel Za Za
- Lagham Hotels & Resorts
- The Rustic
- Groundbreaking: August 6, 2014



Press

Wade Park groundbreaking marks start of major Frisco mixed-use center by Thomas Land Development

Frisco, TX 08/06/2014 ??? Today marks the beginning of Wade park, a major mixed-use destination center in Frisco... [Read More](#)

The Rustic and Arhaus among many high-end tenants announced for Wade Park in Frisco

Frisco, TX 07/08/2015 ??? The Rustic, Thirteen Pies, Steel City Pops and other highly popular dining and entertainment venues are set to join Frisco's Wade Park alongside a variety of premier retailers including Arhaus, MiniLuxe, The Lash Lounge and more... [Read More](#)

Wade Park in Frisco signs iPic Theaters and Pinstripes Bowling, Bocce, Bistro

Frisco, TX 08/27/2014 ??? iPic Theaters and Pinstripes, Inc. will headline entertainment at the Wade Park development in fast-growing Frisco, Texas, announces developer Thomas Land & Development... [Read More](#)

Hotel ZaZa plans second DFW location for Wade Park in Frisco

Frisco, TX 12/04/2014 ??? Hotel ZaZa, a collection of premier luxury lifestyle hotels, is planning its second Dallas-area location for Wade Park in fast-growing Frisco... [Read More](#)

Multimedia

[Wade Park Website](#) [Wade Park Images](#) [Wade Park's ties to founding Frisco family](#)

The almost 12-acre project would be on the vacant southwest corner of the tollway and U.S. Highway 380.

Cinemark plans to build a 10-screen theater and two retail buildings with 13,000 square feet in the development, according to plans filed with the city.

It would be the first Frisco construction at the busy intersection of U.S. 380 and the tollway. With growth pushing north along the tollway corridor, several new retail projects are in the works along U.S. 380.

"We are happy to see plans are moving forward for Cinemark to develop a new 10-screen theater in Frisco," Jim Gandy, who heads the Frisco Economic Development Corp., said in an email.

Cinemark representatives did not respond to requests for more details.

Cinemark has 29 theaters in North Texas, including a Frisco location and three in Plano. The company, which has its headquarters in Plano, has 337 theaters and 4,544 screens in 41 states.

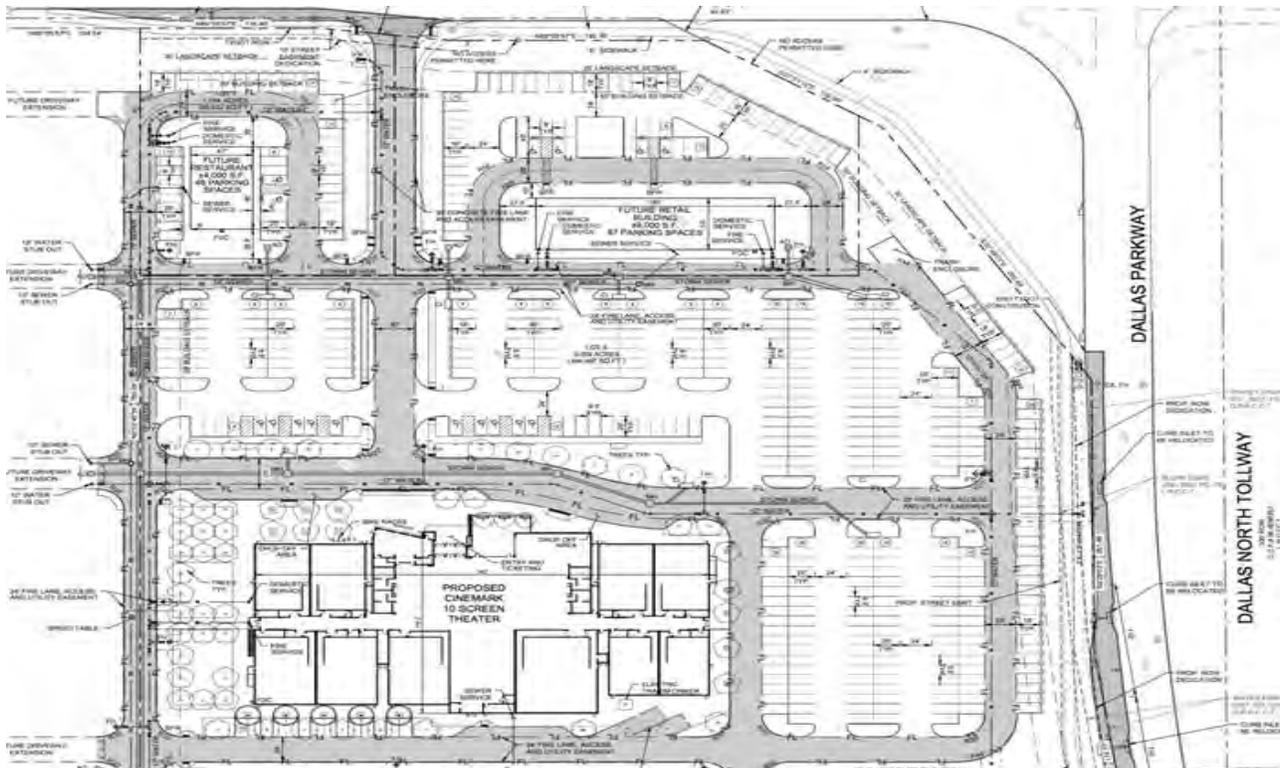
[Back in 2013 when Cinemark announced plans](#) for the Frisco theater, the area was still largely undeveloped.

The Cinemark theater complex was planned as the first phase of a 320-acre mixed-use development by Cleveland-based Forest City Enterprises called Frisco North.

The planned development – which never moved forward – was to include significant retail, commercial and residential building.



Cinemark's theater will be at the southwest corner of Dallas North Tollway and U.S. Highway 380, in the lot on the lower left. (Smiley N. Pool/Staff Photographer)



The theater and shopping center are on 12 acres. (City of Frisco)

Information About Brokerage Services

Texas law requires all real estate licensees 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 c)

- 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 coincidental 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>Brown & Griffin Real Estate Advisors LP</u>	<u>9004057</u>	<u>Teague@bgrea.com</u>	<u>(972)347-9900</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone

Brown & Griffin Real Estate Advisors LP
Primary Assumed Business Name

Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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<u>Teague Griffin</u>	<u>0482884</u>	<u>teague@bgrea.com</u>	<u>972-347-9900</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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