



**BROWN & GRIFFIN**  
— Real Estate Advisors, LP —

2,432 square feet of Office available for lease

**FULLY LEASED**

Contents

- Intro, Aerials & Maps
- Executive Summary
- Tapestry
- Retail Gap
- News

Information is furnished by broker to the best of his knowledge, but is subject to v  
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Offered by:

Luke Brown  
972-658-0769  
luke@bgrea.com

Teague Griffin  
214-912-6156  
teague@bgrea.com



**BROWN & GRIFFIN**  
— Real Estate Advisors, LP —



**BROWN & GRIFFIN**  
Real Estate Advisors, LP

161 W. Third St, Prosper, TX 75078

2,432 SF & 2,422 SF Professional Office Spaces



## FOR LEASE

- Professional Office
- Suite #1 Total SF = 2,432
- Suite #2 Total SF = 2,422
- Fully Finished Out
- 7 Large Offices in Each Suite
- 6 Exterior Wall Offices With Windows in Each Suite
- Full Breakroom/Kitchen
- Conference Room
- Large Reception Area
- Copy/Mail Room
- 2 Restrooms
- Frameless Glass
- Reception/Conference Divider

### LEASE TERMS

- \$19 PSF + NNN (\$5.69)
- Landlord pays all other
- No finish-out required
- 3 Year Lease Minimum

### LOCATION

- Downtown Prosper
- Southeast Corner of Main St & 3rd St.

Exclusively offered by:

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214-912-6156  
Teague@BGrea.com

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Luke@BGrea.com

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**BROWN & GRIFFIN**  
Real Estate Advisors, LP

1061 N. COLEMAN  
SUITE 90  
P.O. Box 129, PROSPER, TX 75078  
972-347-9900  
WWW.BGREA.COM



**Subject Property**

**PROSPER**



**380**

**380**

W VIRGINIA PKWY/CR 25

FAIRWAYS

CREEKS OF LEGACY

FRONTIER PKWY (CO. RD 5)

LEGACY CROSSING 482 LOTS

LAKES OF PROSPER NORTH 500 LOTS

VILLAGE AT PROSPER TRAIL 244 LOTS

TANNER'S MILL 557 LOTS

WILDWOOD ESTATES 266 LOTS

SWAMY

SADDLE CREEK 89 LOTS

TRAILS OF PROSPER 137 LOTS

PRESTON CREEK 100 LOTS

STONE CREEK 87 LOTS

FRONTIER

PRESTON HILLS ESTATES

HIGHLAND MEADOWS 765 LOTS

WHISPERING MEADOWS 75 LOTS

OTTER RUN 95 LOTS

BLUE STAR

LAKEWOOD 158 LOTS

LAKES OF LA CIMA 965 LOTS

LA CIMA BLVD

US-380

7

LA CIMA PLAZA

LA CIMA

W VIRGINIA PKWY/CR 25

COLLIN CO.

FRONTIER PKWY (FM 1461)

GENTLE CREEK ESTATES 457 LOTS

GENTLE CREEK G.C.

WHISPERING FARMS 129 LOTS

GREENSPPOINT 188 LOTS

FIRST ST (CO. RD 78)

MEADOWBROOK

MARKET STREET

PRESTWYCK

PRESTWYCK

PRESTWYCK

W VIRGINIA PKWY/CR 25

MUSTANG RANCH

TWELVE OAKS 67 LOTS

TWIN CREEK ESTATES

AMBERWOOD FARMS 49 LOTS

PROSPER TRAIL (CO. RD 123)

WHISPERING FARMS 129 LOTS

GREENSPPOINT 188 LOTS

FIRST ST (CO. RD 79)

MEADOWBROOK

MARKET STREET

PRESTWYCK

PRESTWYCK

PRESTWYCK

W VIRGINIA PKWY/CR 25

BRINKER 650 ACRES

CHRISTIE FARMS 48 LOTS

TKA

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FM 24

FM 1461

CO. RD 123

CO. RD 78

CO. RD 79

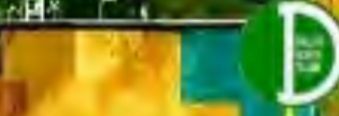
CO. RD 74

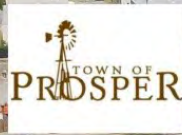
FM 2478

FM 2478

FM 2478

FM 2478





Main Street

Third Street

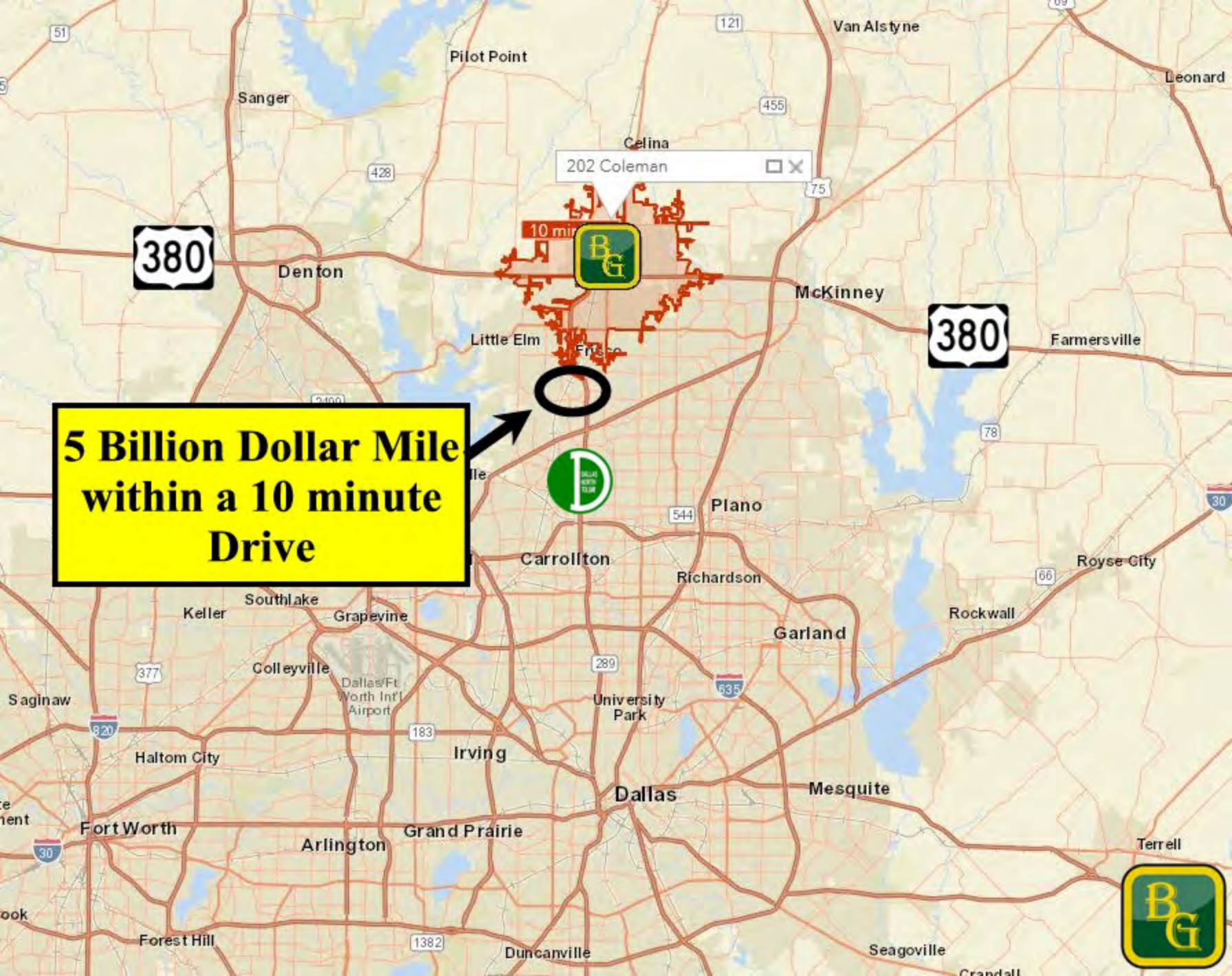


Coleman St



**5 Billion Dollar Mile  
within a 10 minute  
Drive**

202 Coleman



eling

Apple  
Community Computing

RESERVED  
PARKING  
VAS

Suite 110 at 161 Third Street

TEXAS  
BTG-9739

COOPER





Suite 110 at 161 Third Street





Main Lobby and Conference Room





Entrance to office hallway





Typical Office





Office



[Click here for a video walkthrough of the building](#)



Hallway



- Executive Summary

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# Executive Summary

161 Third  
202 S Coleman St, Prosper, Texas, 75078  
Drive Time: 10 minute radii

Prepared by Esri  
Latitude: 33.23499  
Longitude: -96.80193

10 minutes

## Population

2000 Population	7,766
2010 Population	40,644
2017 Population	71,270
2022 Population	93,987
2000-2010 Annual Rate	18.00%
2010-2017 Annual Rate	8.05%
2017-2022 Annual Rate	5.69%
2017 Male Population	49.4%
2017 Female Population	50.6%
2017 Median Age	33.6

In the identified area, the current year population is 71,270. In 2010, the Census count in the area was 40,644. The rate of change since 2010 was 8.05% annually. The five-year projection for the population in the area is 93,987 representing a change of 5.69% annually from 2017 to 2022. Currently, the population is 49.4% male and 50.6% female.

## Median Age

The median age in this area is 33.6, compared to U.S. median age of 38.2.

## Race and Ethnicity

2017 White Alone	73.2%
2017 Black Alone	10.8%
2017 American Indian/Alaska Native Alone	0.6%
2017 Asian Alone	8.0%
2017 Pacific Islander Alone	0.1%
2017 Other Race	3.8%
2017 Two or More Races	3.5%
2017 Hispanic Origin (Any Race)	14.2%

Persons of Hispanic origin represent 14.2% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.1 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	2,563
2010 Households	13,201
2017 Total Households	22,664
2022 Total Households	29,819
2000-2010 Annual Rate	17.81%
2010-2017 Annual Rate	7.74%
2017-2022 Annual Rate	5.64%
2017 Average Household Size	3.14

The household count in this area has changed from 13,201 in 2010 to 22,664 in the current year, a change of 7.74% annually. The five-year projection of households is 29,819, a change of 5.64% annually from the current year total. Average household size is currently 3.14, compared to 3.08 in the year 2010. The number of families in the current year is 18,583 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

September 18, 2017



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10 minutes

## Median Household Income

2017 Median Household Income	\$102,909
2022 Median Household Income	\$106,452
2017-2022 Annual Rate	0.68%

## Average Household Income

2017 Average Household Income	\$125,429
2022 Average Household Income	\$137,643
2017-2022 Annual Rate	1.88%

## Per Capita Income

2017 Per Capita Income	\$39,824
2022 Per Capita Income	\$43,620
2017-2022 Annual Rate	1.84%

## Households by Income

Current median household income is \$102,909 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$106,452 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$125,429 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$137,643 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$39,824 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$43,620 in five years, compared to \$34,828 for all U.S. households

## Housing

2000 Total Housing Units	2,713
2000 Owner Occupied Housing Units	2,139
2000 Renter Occupied Housing Units	424
2000 Vacant Housing Units	150
2010 Total Housing Units	14,466
2010 Owner Occupied Housing Units	10,663
2010 Renter Occupied Housing Units	2,538
2010 Vacant Housing Units	1,265
2017 Total Housing Units	24,719
2017 Owner Occupied Housing Units	18,320
2017 Renter Occupied Housing Units	4,344
2017 Vacant Housing Units	2,055
2022 Total Housing Units	32,418
2022 Owner Occupied Housing Units	24,081
2022 Renter Occupied Housing Units	5,738
2022 Vacant Housing Units	2,599

Currently, 74.1% of the 24,719 housing units in the area are owner occupied; 17.6%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 14,466 housing units in the area - 73.7% owner occupied, 17.5% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2010 is 26.89%. Median home value in the area is \$287,036, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.73% annually to \$312,734.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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- Tapestry

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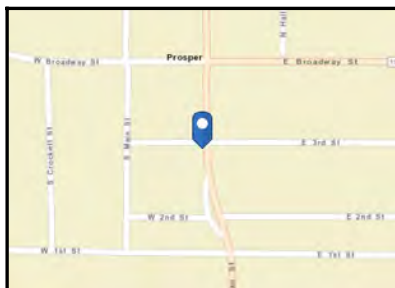
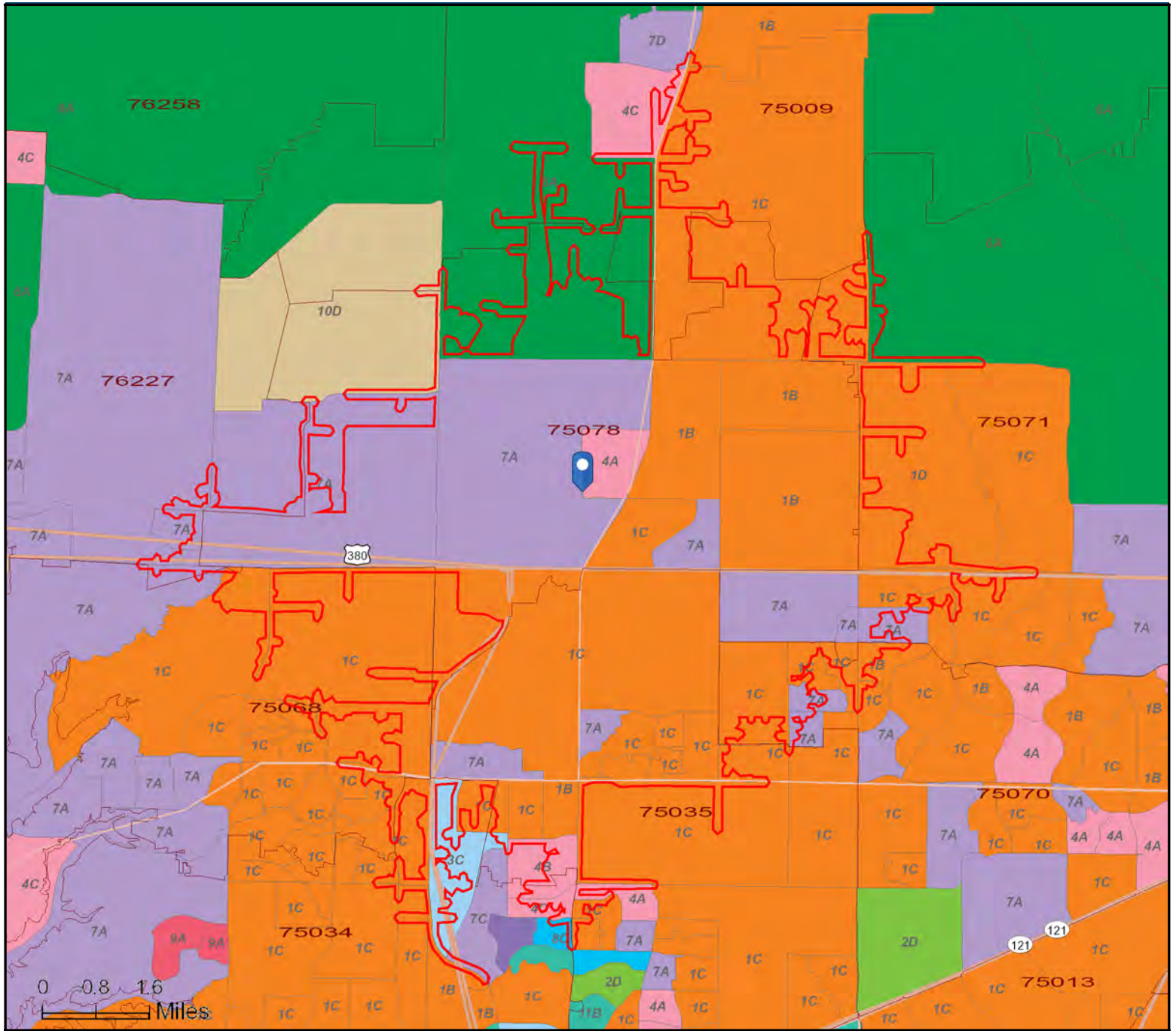
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# Dominant Tapestry Map

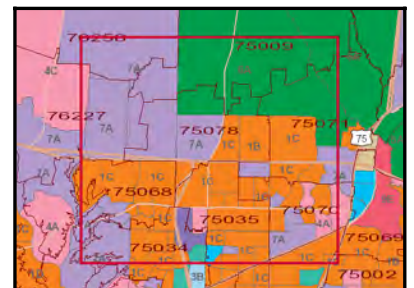
161 Third  
202 S Coleman St, Prosper, Texas, 75078  
Drive Time: 10 minute radii

Prepared by Esri  
Latitude: 33.23499  
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## Tapestry LifeMode

- L1: Affluent Estates
- L2: Upscale Avenues
- L3: Uptown Individuals
- L4: Family Landscapes
- L5: GenXurban
- L6: Cozy Country
- L7: Ethnic Enclaves
- L8: Middle Ground
- L9: Senior Styles
- L10: Rustic Outposts
- L11: Midtown Singles
- L12: Hometown
- L13: Next Wave
- L14: Scholars and Patriots



Source: Esri

September 18, 2017



# Dominant Tapestry Map

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## Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

- Retail Gap

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# Retail MarketPlace Profile

161 Third  
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Latitude: 33.23499  
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## Summary Demographics

2017 Population	71,270
2017 Households	22,664
2017 Median Disposable Income	\$77,411
2017 Per Capita Income	\$39,824

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,308,272,282	\$498,875,855	\$809,396,427	44.8	226
Total Retail Trade	44-45	\$1,172,504,674	\$441,736,032	\$730,768,642	45.3	145
Total Food & Drink	722	\$135,767,608	\$57,139,824	\$78,627,784	40.8	81

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$252,886,297	\$21,300,959	\$231,585,338	84.5	15
Automobile Dealers	4411	\$203,001,907	\$4,600,052	\$198,401,855	95.6	3
Other Motor Vehicle Dealers	4412	\$27,717,900	\$10,145,953	\$17,571,947	46.4	7
Auto Parts, Accessories & Tire Stores	4413	\$22,166,490	\$6,554,954	\$15,611,536	54.4	5
Furniture & Home Furnishings Stores	442	\$43,073,697	\$5,580,065	\$37,493,632	77.1	9
Furniture Stores	4421	\$24,844,294	\$1,523,046	\$23,321,248	88.4	2
Home Furnishings Stores	4422	\$18,229,403	\$4,057,019	\$14,172,384	63.6	7
Electronics & Appliance Stores	443	\$44,293,096	\$28,845,208	\$15,447,888	21.1	13
Bldg Materials, Garden Equip. & Supply Stores	444	\$79,534,452	\$54,921,838	\$24,612,614	18.3	27
Bldg Material & Supplies Dealers	4441	\$75,265,539	\$49,408,544	\$25,856,995	20.7	18
Lawn & Garden Equip & Supply Stores	4442	\$4,268,913	\$5,513,294	-\$1,244,381	-12.7	8
Food & Beverage Stores	445	\$206,940,725	\$68,580,810	\$138,359,915	50.2	15
Grocery Stores	4451	\$187,262,139	\$65,059,794	\$122,202,345	48.4	10
Specialty Food Stores	4452	\$8,765,020	\$1,660,354	\$7,104,666	68.1	3
Beer, Wine & Liquor Stores	4453	\$10,913,566	\$1,860,662	\$9,052,904	70.9	1
Health & Personal Care Stores	446,4461	\$64,164,115	\$44,827,133	\$19,336,982	17.7	13
Gasoline Stations	447,4471	\$113,424,734	\$24,415,426	\$89,009,308	64.6	8
Clothing & Clothing Accessories Stores	448	\$55,976,981	\$5,636,659	\$50,340,322	81.7	11
Clothing Stores	4481	\$36,749,821	\$4,711,434	\$32,038,387	77.3	9
Shoe Stores	4482	\$7,958,683	\$179,549	\$7,779,134	95.6	1
Jewelry, Luggage & Leather Goods Stores	4483	\$11,268,476	\$745,675	\$10,522,801	87.6	1
Sporting Goods, Hobby, Book & Music Stores	451	\$42,097,031	\$15,035,980	\$27,061,051	47.4	9
Sporting Goods/Hobby/Musical Instr Stores	4511	\$37,628,147	\$14,896,381	\$22,731,766	43.3	8
Book, Periodical & Music Stores	4512	\$4,468,884	\$0	\$4,468,884	100.0	0
General Merchandise Stores	452	\$207,372,623	\$159,848,643	\$47,523,980	12.9	7
Department Stores Excluding Leased Depts.	4521	\$146,182,148	\$101,920,231	\$44,261,917	17.8	2
Other General Merchandise Stores	4529	\$61,190,475	\$57,928,412	\$3,262,063	2.7	6
Miscellaneous Store Retailers	453	\$45,700,242	\$11,182,800	\$34,517,442	60.7	15
Florists	4531	\$2,010,683	\$252,671	\$1,758,012	77.7	2
Office Supplies, Stationery & Gift Stores	4532	\$10,218,790	\$533,766	\$9,685,024	90.1	1
Used Merchandise Stores	4533	\$8,148,079	\$1,392,401	\$6,755,678	70.8	3
Other Miscellaneous Store Retailers	4539	\$25,322,689	\$9,003,961	\$16,318,728	47.5	9
Nonstore Retailers	454	\$17,040,681	\$1,560,510	\$15,480,171	83.2	2
Electronic Shopping & Mail-Order Houses	4541	\$12,896,463	\$0	\$12,896,463	100.0	0
Vending Machine Operators	4542	\$1,027,690	\$0	\$1,027,690	100.0	0
Direct Selling Establishments	4543	\$3,116,528	\$1,410,029	\$1,706,499	37.7	2
Food Services & Drinking Places	722	\$135,767,608	\$57,139,824	\$78,627,784	40.8	81
Special Food Services	7223	\$1,667,095	\$147,823	\$1,519,272	83.7	1
Drinking Places - Alcoholic Beverages	7224	\$4,990,176	\$0	\$4,990,176	100.0	0
Restaurants/Other Eating Places	7225	\$129,110,337	\$56,992,000	\$72,118,337	38.8	79

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

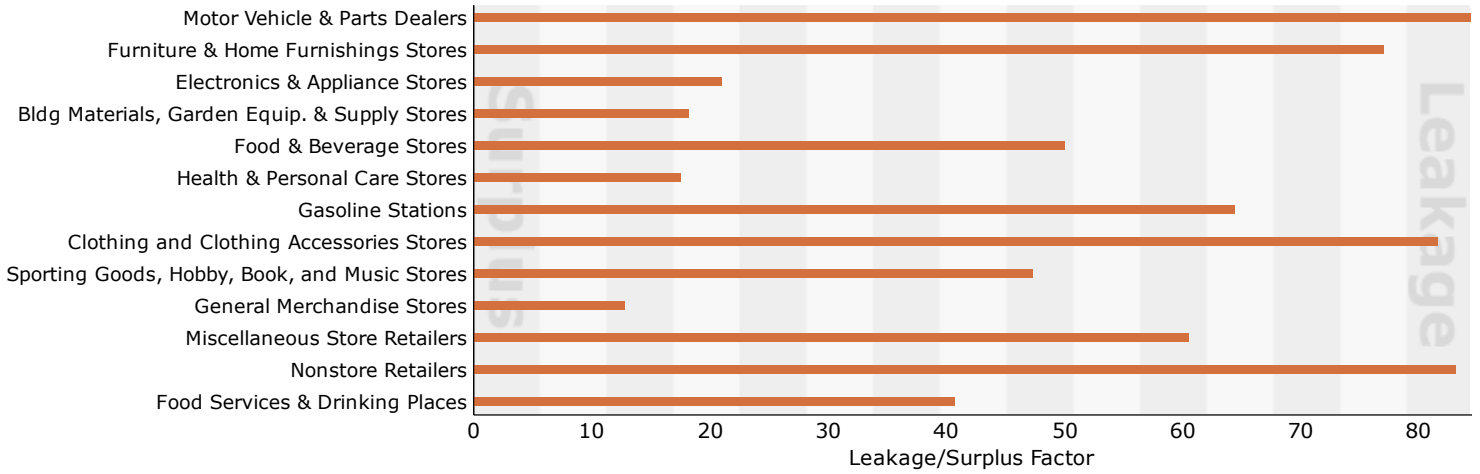


# Retail MarketPlace Profile

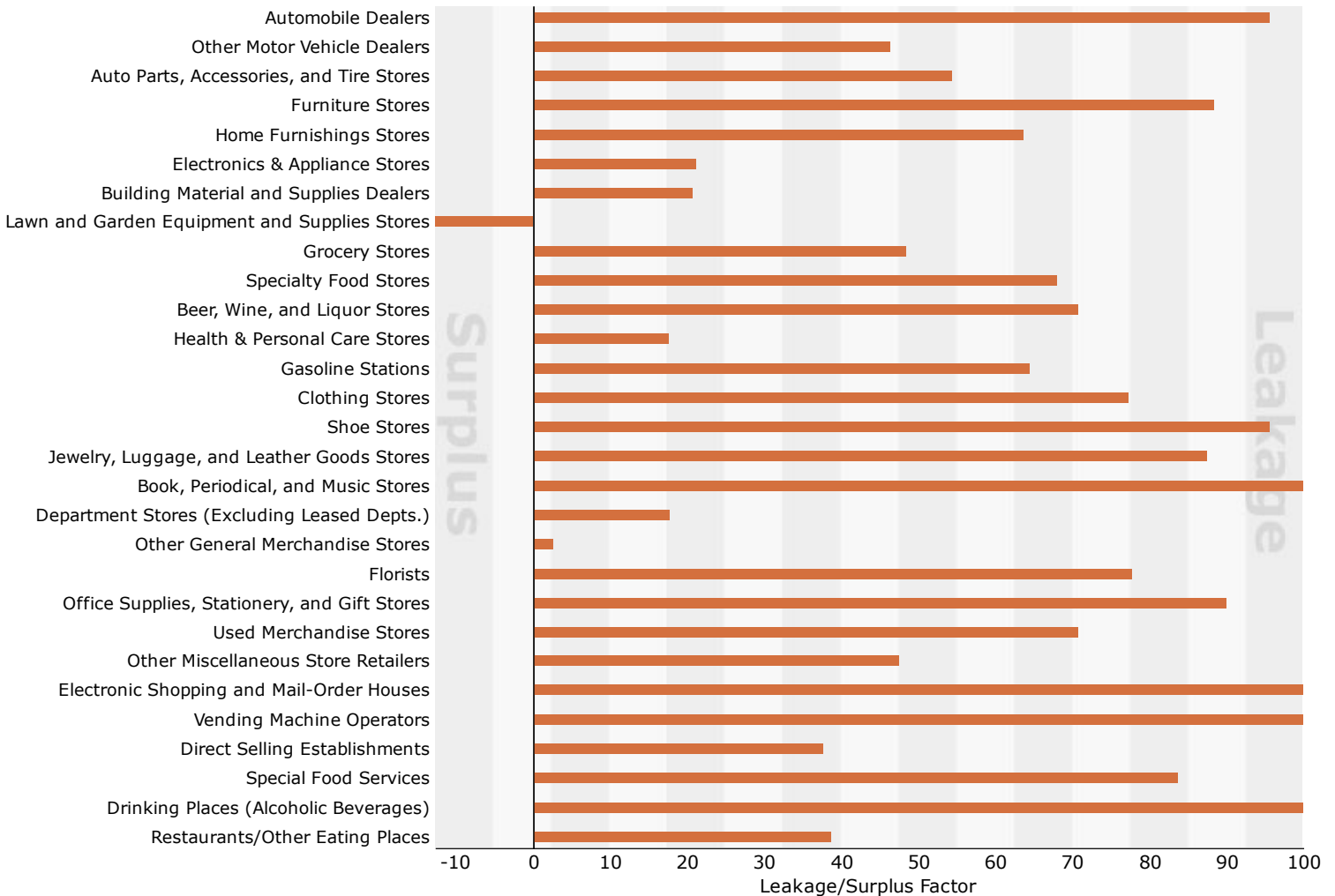
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## Leakage/Surplus Factor by Industry Subsector



## Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

- News

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**The \$5 Billion Mile**

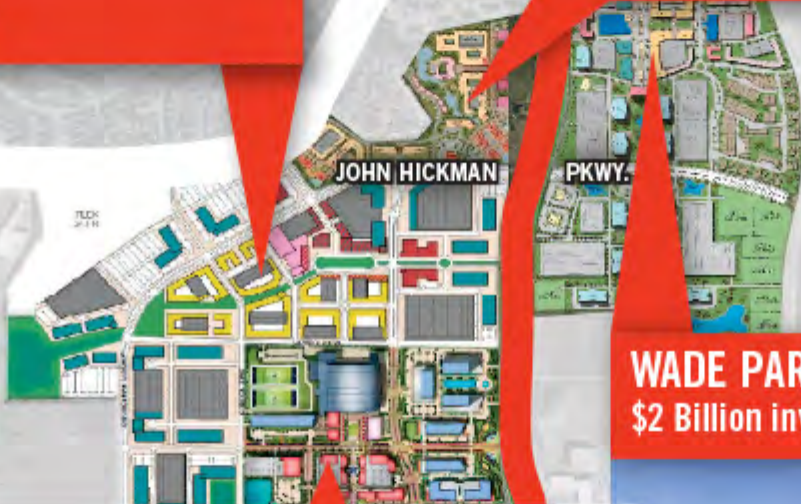
\$5 BILLION MILE 1 Mile. 4 Mixed-use Developments. More than \$5 Billion in Capital Investment.



**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

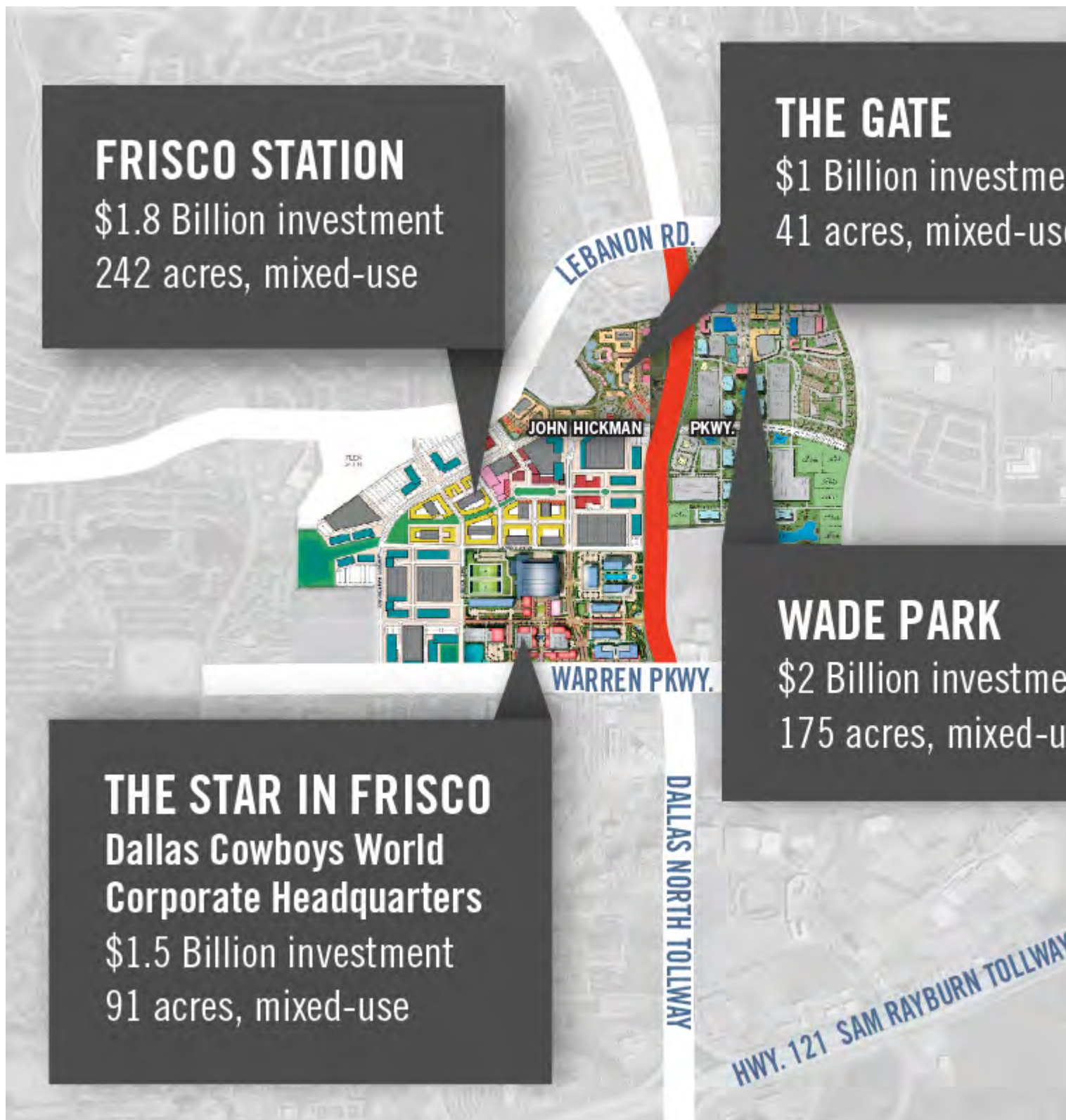
\$1 Billion investment  
41 acres, mixed-use

## 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](#)

September 08, 2017

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Toyota CEO Jim Lentz talks with the crowd at the grand opening ceremony of the Toyota headquarters in Plano, Texas, photographed on Thursday, July 6, 2017. (Louis DeLuca/The Dallas Morning News)

THE GRAND OPENING

## **Landing Amazon's 'HQ2' would be top corporate move in D-FW history**

By [Steve Brown](#) | Real Estate Editor

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In 1978, American Airlines landed in Dallas-Fort Worth.

When the country's leading airline announced it was moving its headquarters from New York to North Texas, it turned the town on its ear.

It was arguably the biggest corporate win in this region's history. American's 1,300-employee relocation put D-FW on the map for relocations.

In 1987, the Dallas area landed another New York firm when J.C. Penney shifted its 3,800-person head office to Plano.

And in 1989, Exxon left the Big Apple to settle in Irving with 300 of its top executives.

AT&T's 2008 move from San Antonio to downtown Dallas brought almost 1,000 people. The telecom giant's central business district campus now houses about 5,700 workers.

The last few years have seen huge employment gains in Collin County with Toyota's 4,000-employee headquarters move to Plano.

State Farm Insurance has hired or relocated close to 10,000 people in its corporate campus in Richardson.

And Liberty Mutual Insurance's new regional office in Plano will open later this year with almost 5,000 workers.

All of those huge corporate office deals don't come close to what Amazon is talking about.

The Seattle-based digital retailer wants to set up a second headquarters that will eventually generate 50,000 jobs and cost \$5 billion to build. The employment gain from Amazon alone would equal about half of North Texas' recent annual job growth.

Real estate developers and economic development officers around the country were in a swoon when word came out Thursday morning about Amazon's plans. The number of people with Texas accents walking through Seattle's airport is about to surge as communities and property brokers make their pitches.

"It would go down as the biggest deal ever in our market," said Colliers International's David Wetherington. "It's going to create a major frenzy."

The last time there was such a public competition for a big business move was in 2001, when Boeing — also from Seattle — announced it wanted to move its head office. Dallas competed head to head with Denver and Chicago for the prize.

A \$60 million check from the state of Illinois — almost \$120,000 for every Boeing job making the move — helped land the deal for Chicago.

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This time around, North Texas executives think they've got a better shot at Amazon.

"I don't think lightning strikes twice in the same location, meaning we won't lose a Seattle-based headquarters competition to Chicago like we did with Boeing," said Bill Sproull, president and CEO of the Richardson Chamber of Commerce.

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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_dicksfieldandstream6/))



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tagged with Construction Updates, Featured, The Gates of Prosper

- Featured Stories
- The Prosper Times New
- Uncategorized



## 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.

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