



BROWN & GRIFFIN
— Real Estate Advisors, LP —

Sold

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
214-912-6156
teague@bgrea.com

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



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Real Estate Advisors, LP



TOWN OF
PROSPER



6th Street

301 N. Coleman

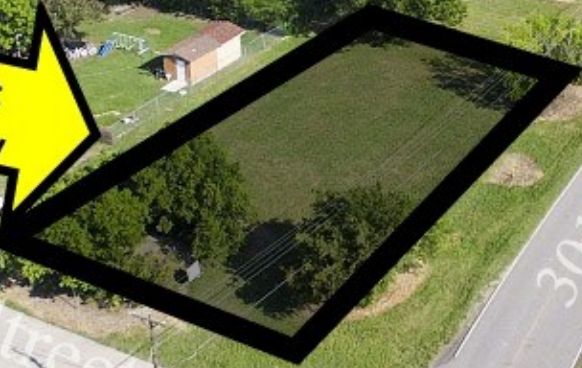




Prosper Business Park



NDRS.COM BEST PUBLIC SCHOOLS IN TEXAS	
REYNOLDS MIDDLE SCHOOL	
PROSPER ISD INDEPENDENT SCHOOLS DISTRICT	
MATH/READING PROFICIENCIES	90%/90%
NUMBER OF STUDENTS	1,048
STUDENT-TEACHER RATIO	18:1
STATE RANKING	44
INDEPENDENT PUBLIC SCHOOLS	



6th Street

301 N. Coleman



FRISCO

380

TOWN OF PROSPER



South Street
30th Street
Coleman

Subject



7th Street

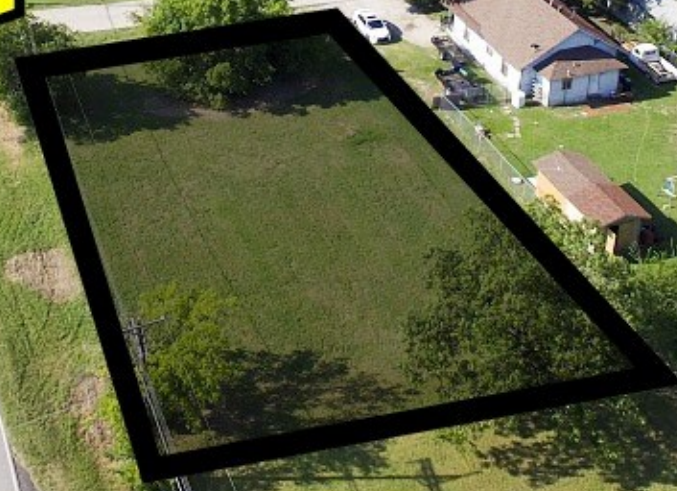


380

380



TOWN OF PROSPER



Old Town Transportation Plan

Section A: Four lane divided roadway with a landscaped median and a landscaped parkway separating pedestrians from traffic. This section serves as a major entrance into Old Town from the east. No on-street parking.

Section B: Two lane divided boulevard with a large center median containing landscaping. Wide travel lanes allow for bicycle accommodation and a landscaped parkway separates pedestrians from traffic. No on-street parking.

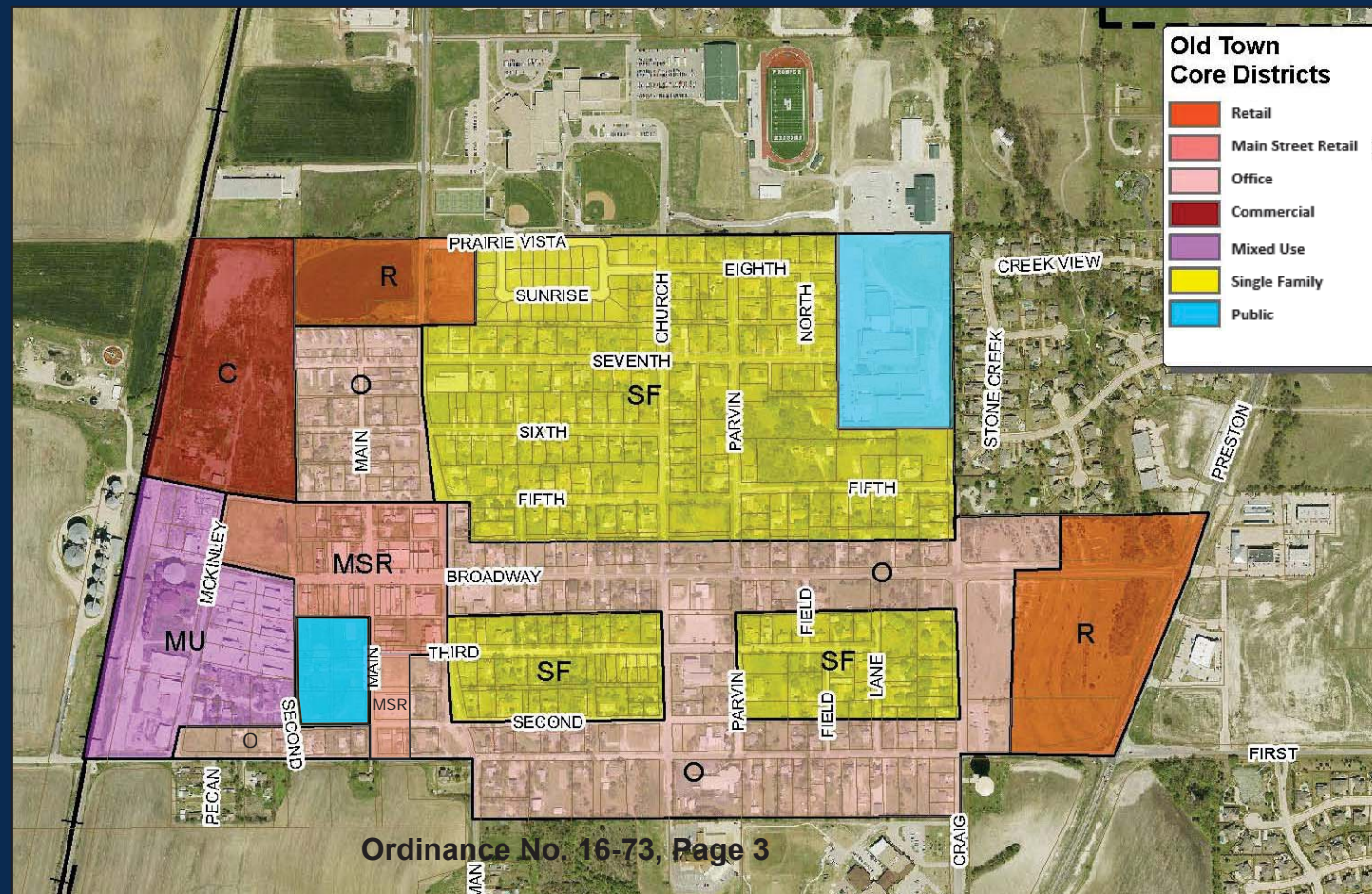
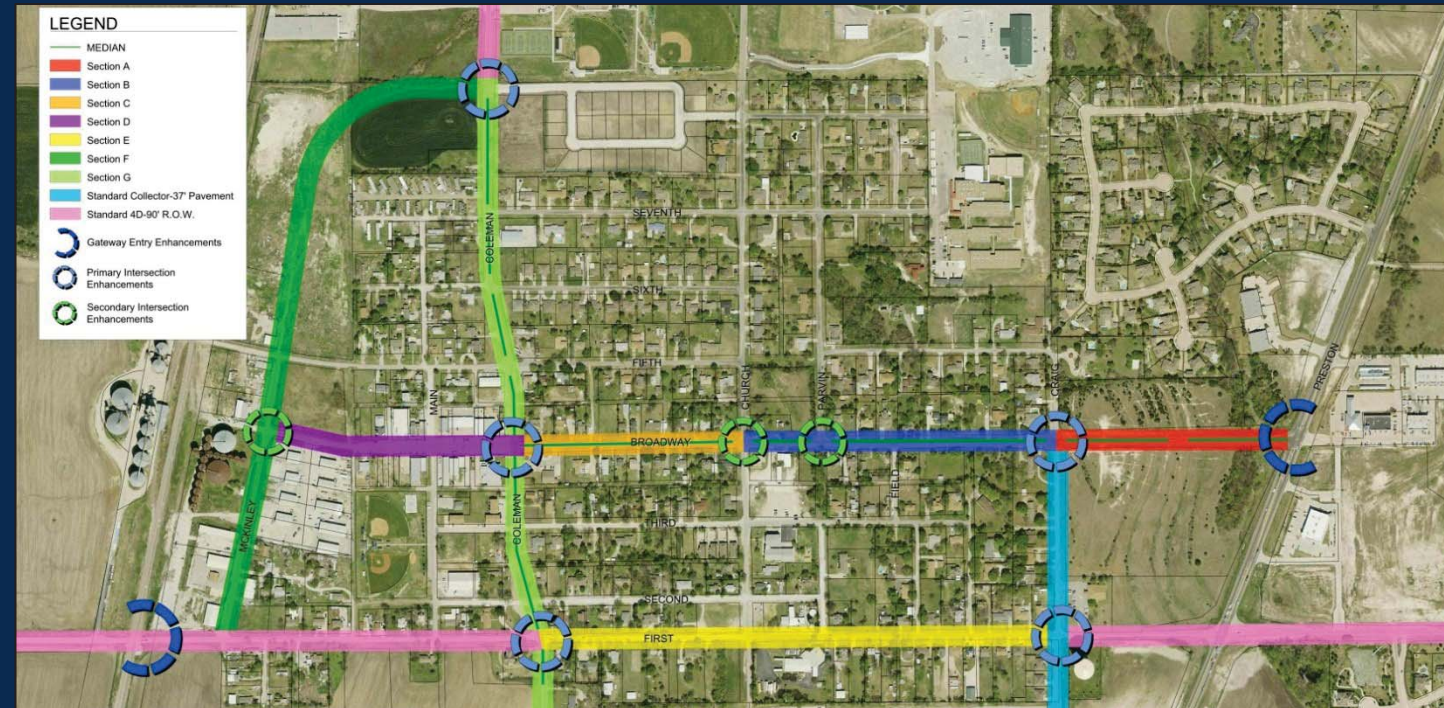
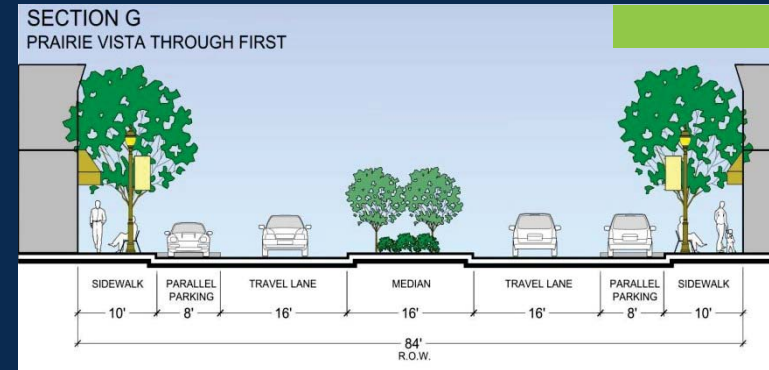
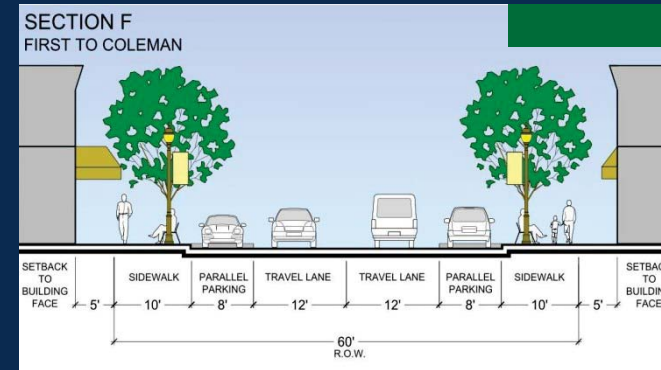
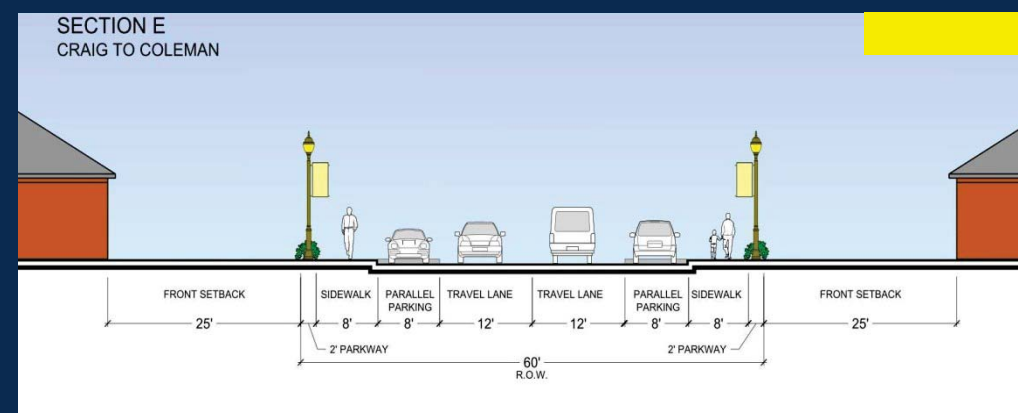
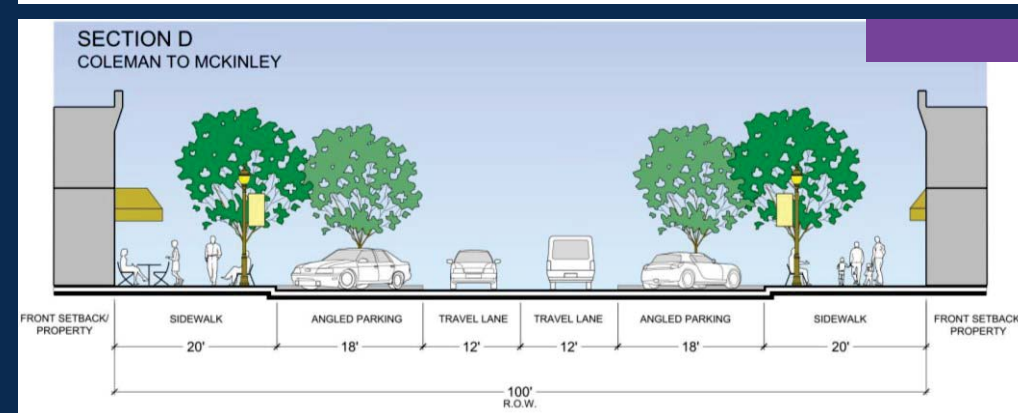
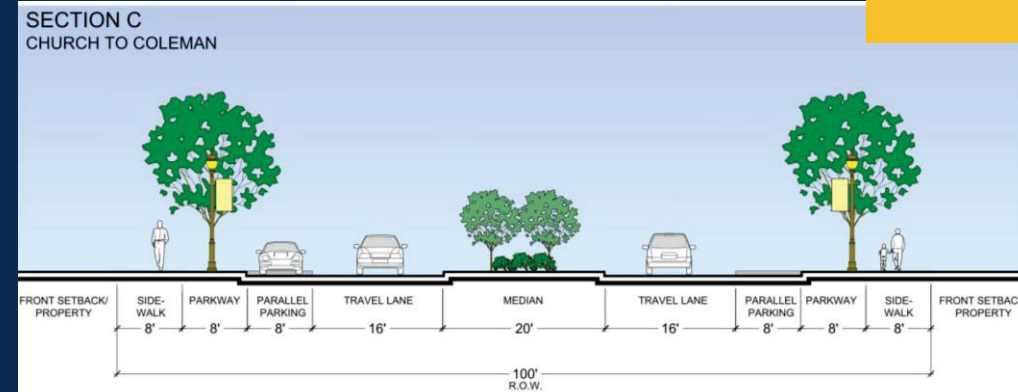
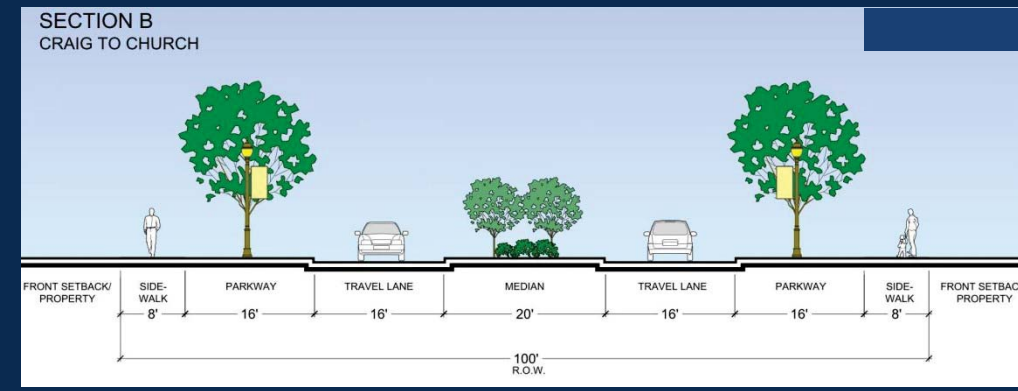
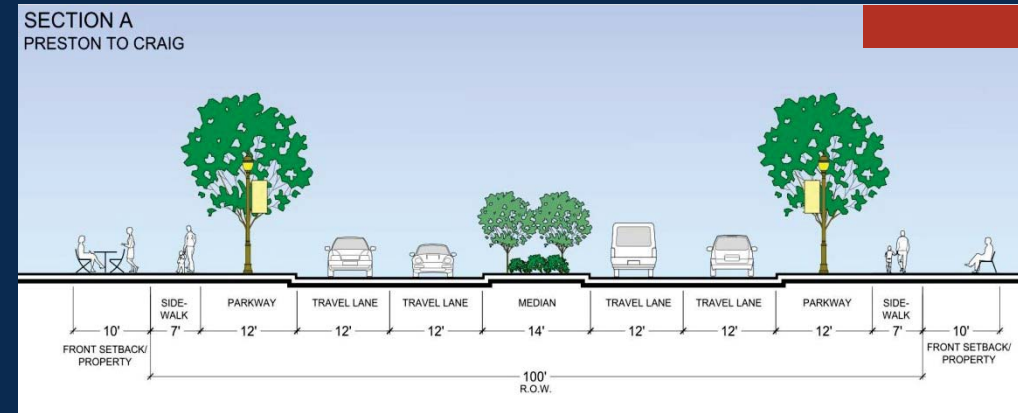
Section C: Two lane divided boulevard with a large center median containing landscaping. On-street parallel parking is permitted and a landscaped parkway separates pedestrians from traffic.

Section D: Two lane undivided urban roadway. Wide 20' sidewalks accommodate patio seating, pedestrian traffic and street trees. On-street angled parking is permitted and bulb-outs are located at intersections to enhance pedestrian visibility at crosswalks.

Section E: Two lane undivided roadway with on-street parallel parking and an immediately adjacent 8' sidewalk. A large private setback of 25' is included.

Section F: Two lane undivided roadway with on-street parallel parking and a 15' sidewalk. 10' of the sidewalk will be located within the right-of-way and the additional 5 feet will be a 5' setback to building face.

Section G: Two lane divided roadway with a center median containing landscaping. On-street parallel parking and a 10' sidewalk are included.



Land Use
The predominant land use within Old Town will be **single-family residential**. All infill development within such areas should conform to the architectural guidelines established for the Old Town district. Such guidelines are created to protect the continuity of look and feel within Old Town.

Along Broadway and First Street, single-family uses will gradually transition to boutique, cottage-style **office** and/or specialty retail uses. Broadway west of Coleman, will be the retail core of the downtown.

Shops, restaurants, and small office uses may be located within the **main street retail** area. This area is intended to be the heart and main activity center of the Old Town Area. As redevelopment occurs, building frontages should be brought to the property line to be consistent with ultimate streetscape improvements.

Adjacent to the retail core, a **mixed-use** district incorporating mixed use lofts/apartments will serve as a buffer between the Business Park and the core of Old Town. This area will also provide rooftops that service adjacent retail establishments.

Niche retail is recommended along Preston Road and at the northern end of Coleman. Retail development within these areas should fit within the architectural framework of the Old Town area. Setbacks should be reduced, when possible, along Coleman and Broadway to frame the roadways.

- Executive Summary

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Executive Summary

Templin
301 N Coleman St, Prosper, Texas, 75078
Drive Time: 10 minute radii

Prepared by Esri
Latitude: 33.23846
Longitude: -96.80230

10 minutes

Population

2000 Population	6,712
2010 Population	31,715
2017 Population	57,243
2022 Population	76,158
2000-2010 Annual Rate	16.80%
2010-2017 Annual Rate	8.49%
2017-2022 Annual Rate	5.88%
2017 Male Population	49.5%
2017 Female Population	50.5%
2017 Median Age	33.8

In the identified area, the current year population is 57,243. In 2010, the Census count in the area was 31,715. The rate of change since 2010 was 8.49% annually. The five-year projection for the population in the area is 76,158 representing a change of 5.88% annually from 2017 to 2022. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	74.5%
2017 Black Alone	10.2%
2017 American Indian/Alaska Native Alone	0.6%
2017 Asian Alone	7.3%
2017 Pacific Islander Alone	0.1%
2017 Other Race	3.9%
2017 Two or More Races	3.4%
2017 Hispanic Origin (Any Race)	14.3%

Persons of Hispanic origin represent 14.3% 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 56.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,204
2010 Households	10,126
2017 Total Households	17,913
2022 Total Households	23,781
2000-2010 Annual Rate	16.47%
2010-2017 Annual Rate	8.19%
2017-2022 Annual Rate	5.83%
2017 Average Household Size	3.20

The household count in this area has changed from 10,126 in 2010 to 17,913 in the current year, a change of 8.19% annually. The five-year projection of households is 23,781, a change of 5.83% annually from the current year total. Average household size is currently 3.20, compared to 3.13 in the year 2010. The number of families in the current year is 14,769 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.

August 29, 2017



Executive Summary

Templin
301 N Coleman St, Prosper, Texas, 75078
Drive Time: 10 minute radii

Prepared by Esri
Latitude: 33.23846
Longitude: -96.80230

10 minutes

Median Household Income

2017 Median Household Income	\$103,513
2022 Median Household Income	\$106,635
2017-2022 Annual Rate	0.60%

Average Household Income

2017 Average Household Income	\$127,383
2022 Average Household Income	\$139,029
2017-2022 Annual Rate	1.77%

Per Capita Income

2017 Per Capita Income	\$40,099
2022 Per Capita Income	\$43,708
2017-2022 Annual Rate	1.74%

Households by Income

Current median household income is \$103,513 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$106,635 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$127,383 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$139,029 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$40,099 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$43,708 in five years, compared to \$34,828 for all U.S. households

Housing

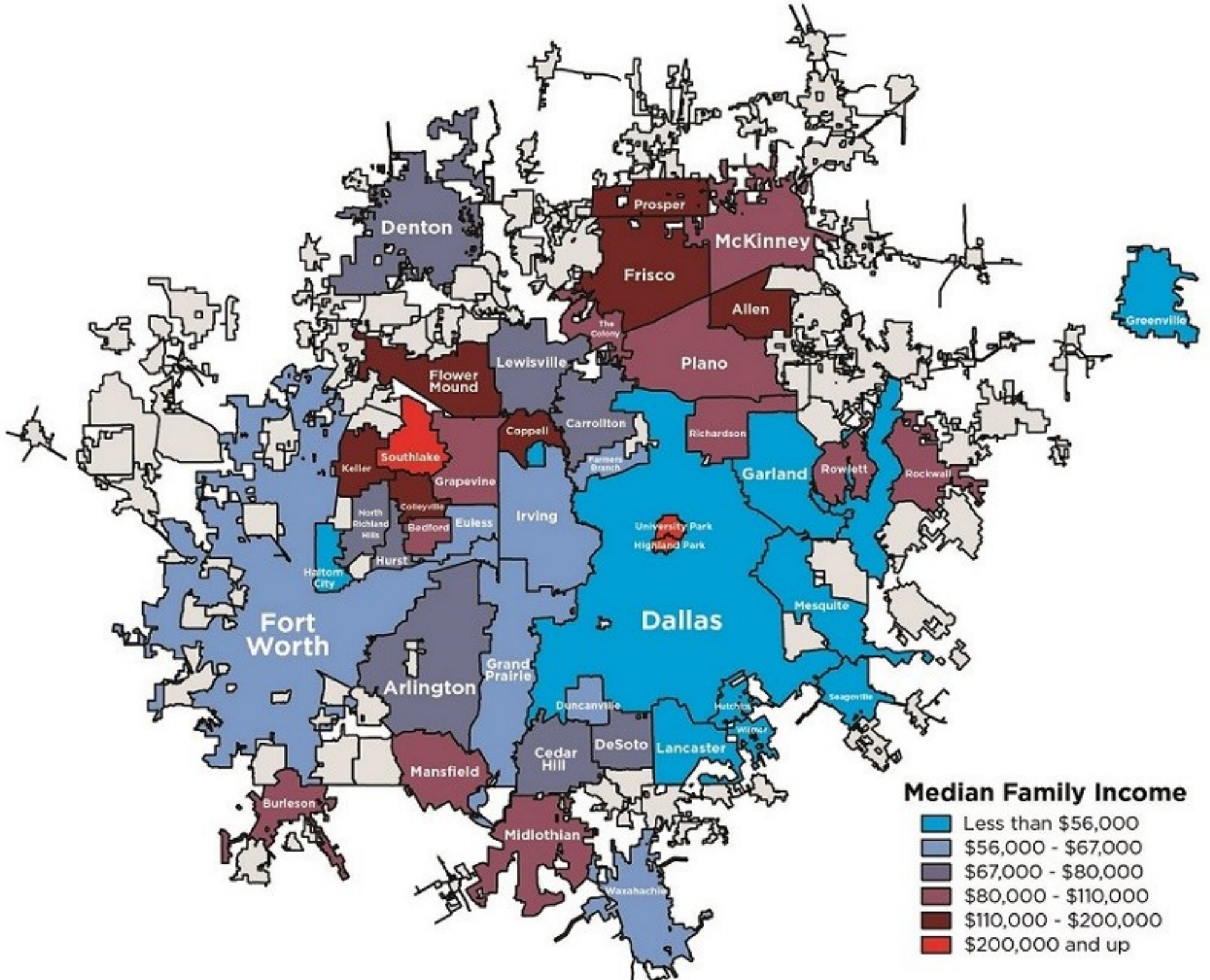
2000 Total Housing Units	2,329
2000 Owner Occupied Housing Units	1,856
2000 Renter Occupied Housing Units	348
2000 Vacant Housing Units	125
2010 Total Housing Units	11,100
2010 Owner Occupied Housing Units	8,188
2010 Renter Occupied Housing Units	1,938
2010 Vacant Housing Units	974
2017 Total Housing Units	19,603
2017 Owner Occupied Housing Units	14,550
2017 Renter Occupied Housing Units	3,363
2017 Vacant Housing Units	1,690
2022 Total Housing Units	25,927
2022 Owner Occupied Housing Units	19,321
2022 Renter Occupied Housing Units	4,460
2022 Vacant Housing Units	2,146

Currently, 74.2% of the 19,603 housing units in the area are owner occupied; 17.2%, renter occupied; and 8.6% 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 11,100 housing units in the area - 73.8% owner occupied, 17.5% renter occupied, and 8.8% vacant. The annual rate of change in housing units since 2010 is 28.76%. Median home value in the area is \$304,414, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.80% annually to \$332,785.

Data Note: Income is expressed in current dollars

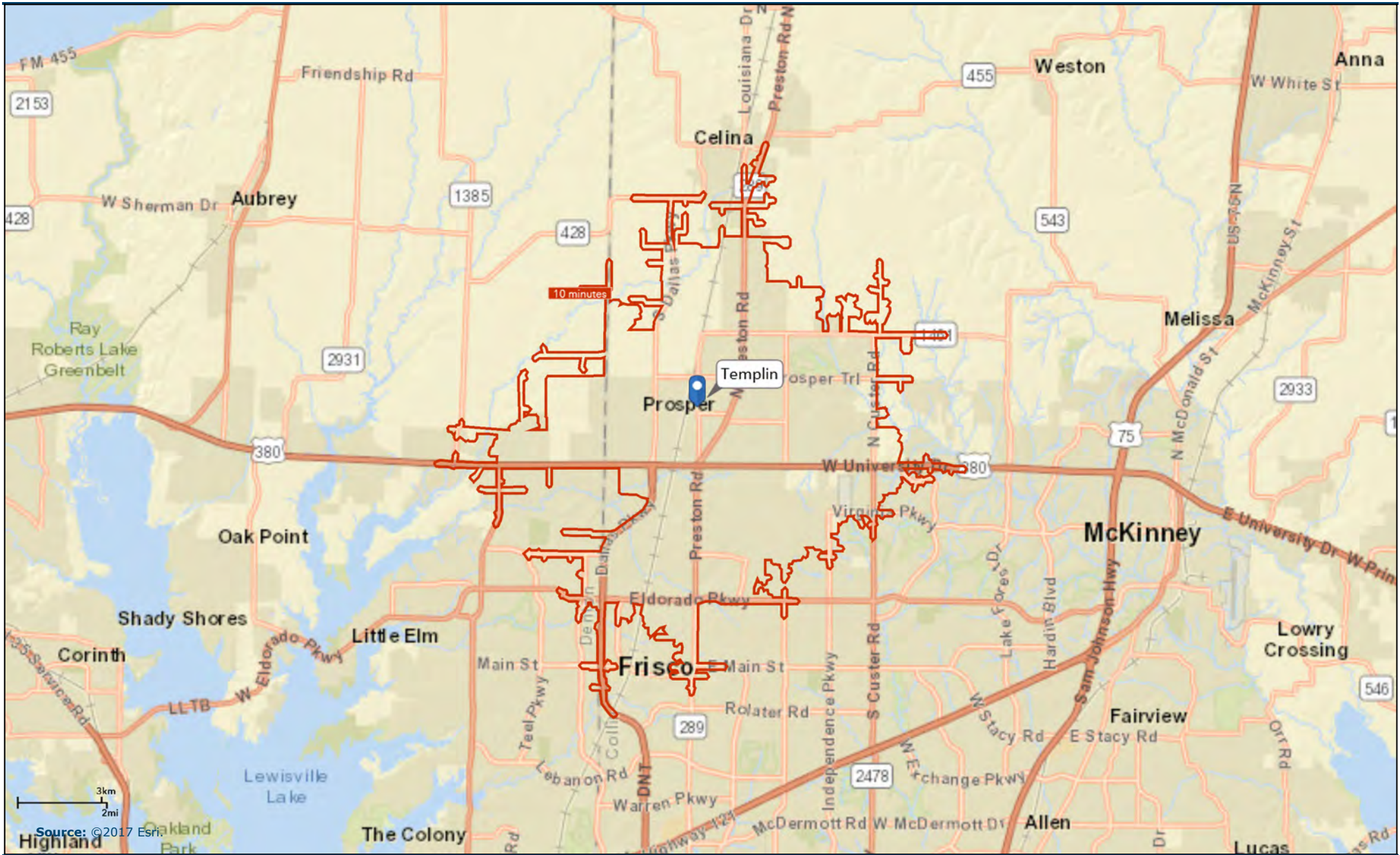
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

August 29, 2017





10 minute drive time within red boundary



- Retail Leakage

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Retail MarketPlace Profile

Templin
 301 N Coleman St, Prosper, Texas, 75078
 Drive Time: 10 minute radius

Prepared by Esri
 Latitude: 33.23846
 Longitude: -96.80230

Summary Demographics

2017 Population	57,243
2017 Households	17,913
2017 Median Disposable Income	\$77,951
2017 Per Capita Income	\$40,099

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	\$1,048,631,376	\$360,851,653	\$687,779,723	48.8	168
Total Retail Trade	44-45	\$939,875,291	\$324,462,792	\$615,412,499	48.7	110
Total Food & Drink	722	\$108,756,085	\$36,388,861	\$72,367,224	49.9	57

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$202,752,919	\$19,534,827	\$183,218,092	82.4	13
Automobile Dealers	4411	\$162,745,199	\$4,305,766	\$158,439,433	94.8	3
Other Motor Vehicle Dealers	4412	\$22,228,096	\$9,690,967	\$12,537,129	39.3	6
Auto Parts, Accessories & Tire Stores	4413	\$17,779,624	\$5,538,093	\$12,241,531	52.5	4
Furniture & Home Furnishings Stores	442	\$34,544,666	\$3,036,209	\$31,508,457	83.8	4
Furniture Stores	4421	\$19,907,157	\$951,460	\$18,955,697	90.9	1
Home Furnishings Stores	4422	\$14,637,510	\$2,084,749	\$12,552,761	75.1	3
Electronics & Appliance Stores	443	\$35,468,624	\$14,981,606	\$20,487,018	40.6	9
Bldg Materials, Garden Equip. & Supply Stores	444	\$63,969,582	\$33,535,009	\$30,434,573	31.2	23
Bldg Material & Supplies Dealers	4441	\$60,506,368	\$28,269,460	\$32,236,908	36.3	15
Lawn & Garden Equip & Supply Stores	4442	\$3,463,215	\$5,265,549	-\$1,802,334	-20.6	8
Food & Beverage Stores	445	\$165,781,933	\$53,331,517	\$112,450,416	51.3	11
Grocery Stores	4451	\$150,003,487	\$50,426,176	\$99,577,311	49.7	7
Specialty Food Stores	4452	\$7,018,992	\$1,217,966	\$5,801,026	70.4	3
Beer, Wine & Liquor Stores	4453	\$8,759,455	\$1,687,375	\$7,072,080	67.7	1
Health & Personal Care Stores	446,4461	\$51,506,314	\$40,941,042	\$10,565,272	11.4	10
Gasoline Stations	447,4471	\$90,765,638	\$23,676,773	\$67,088,865	58.6	8
Clothing & Clothing Accessories Stores	448	\$44,862,690	\$3,723,052	\$41,139,638	84.7	8
Clothing Stores	4481	\$29,444,101	\$3,509,318	\$25,934,783	78.7	8
Shoe Stores	4482	\$6,371,344	\$0	\$6,371,344	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$9,047,245	\$0	\$9,047,245	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$33,731,841	\$12,052,272	\$21,679,569	47.4	7
Sporting Goods/Hobby/Musical Instr Stores	4511	\$30,153,175	\$11,981,047	\$18,172,128	43.1	7
Book, Periodical & Music Stores	4512	\$3,578,665	\$0	\$3,578,665	100.0	0
General Merchandise Stores	452	\$166,129,103	\$109,200,742	\$56,928,361	20.7	4
Department Stores Excluding Leased Depts.	4521	\$117,107,262	\$83,145,005	\$33,962,257	17.0	1
Other General Merchandise Stores	4529	\$49,021,841	\$26,055,738	\$22,966,103	30.6	3
Miscellaneous Store Retailers	453	\$36,648,696	\$8,757,565	\$27,891,131	61.4	10
Florists	4531	\$1,634,853	\$207,225	\$1,427,628	77.5	1
Office Supplies, Stationery & Gift Stores	4532	\$8,188,090	\$452,610	\$7,735,480	89.5	1
Used Merchandise Stores	4533	\$6,528,073	\$1,058,718	\$5,469,355	72.1	1
Other Miscellaneous Store Retailers	4539	\$20,297,679	\$7,039,011	\$13,258,668	48.5	6
Nonstore Retailers	454	\$13,713,284	\$1,692,180	\$12,021,104	78.0	2
Electronic Shopping & Mail-Order Houses	4541	\$10,341,167	\$0	\$10,341,167	100.0	0
Vending Machine Operators	4542	\$822,878	\$0	\$822,878	100.0	0
Direct Selling Establishments	4543	\$2,549,239	\$1,410,029	\$1,139,210	28.8	2
Food Services & Drinking Places	722	\$108,756,085	\$36,388,861	\$72,367,224	49.9	57
Special Food Services	7223	\$1,339,137	\$88,652	\$1,250,485	87.6	1
Drinking Places - Alcoholic Beverages	7224	\$4,006,575	\$0	\$4,006,575	100.0	0
Restaurants/Other Eating Places	7225	\$103,410,373	\$36,300,209	\$67,110,164	48.0	56

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.

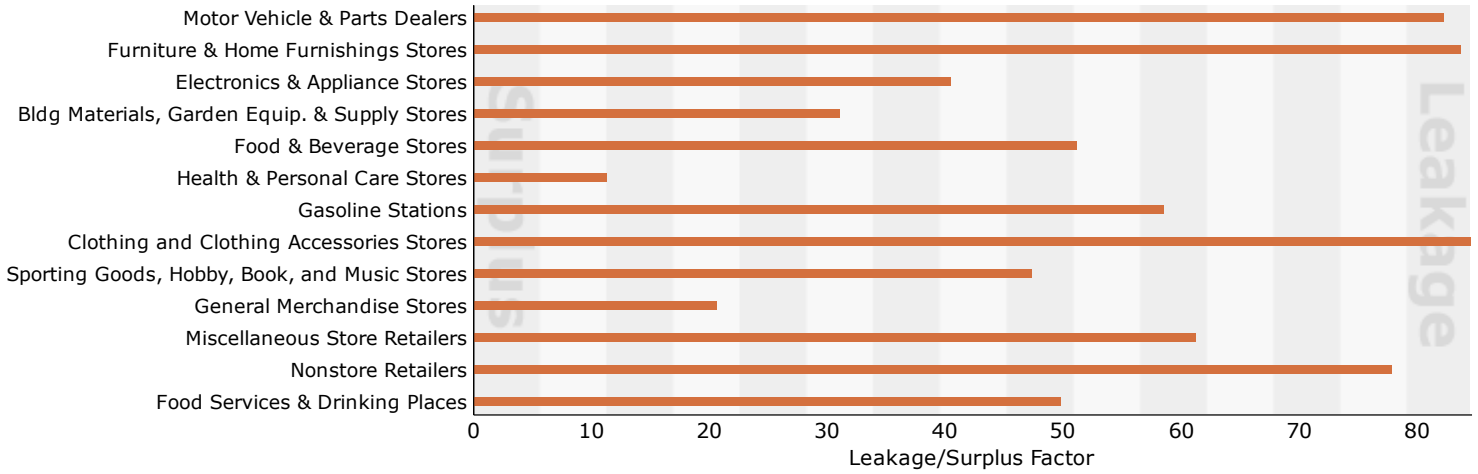


Retail MarketPlace Profile

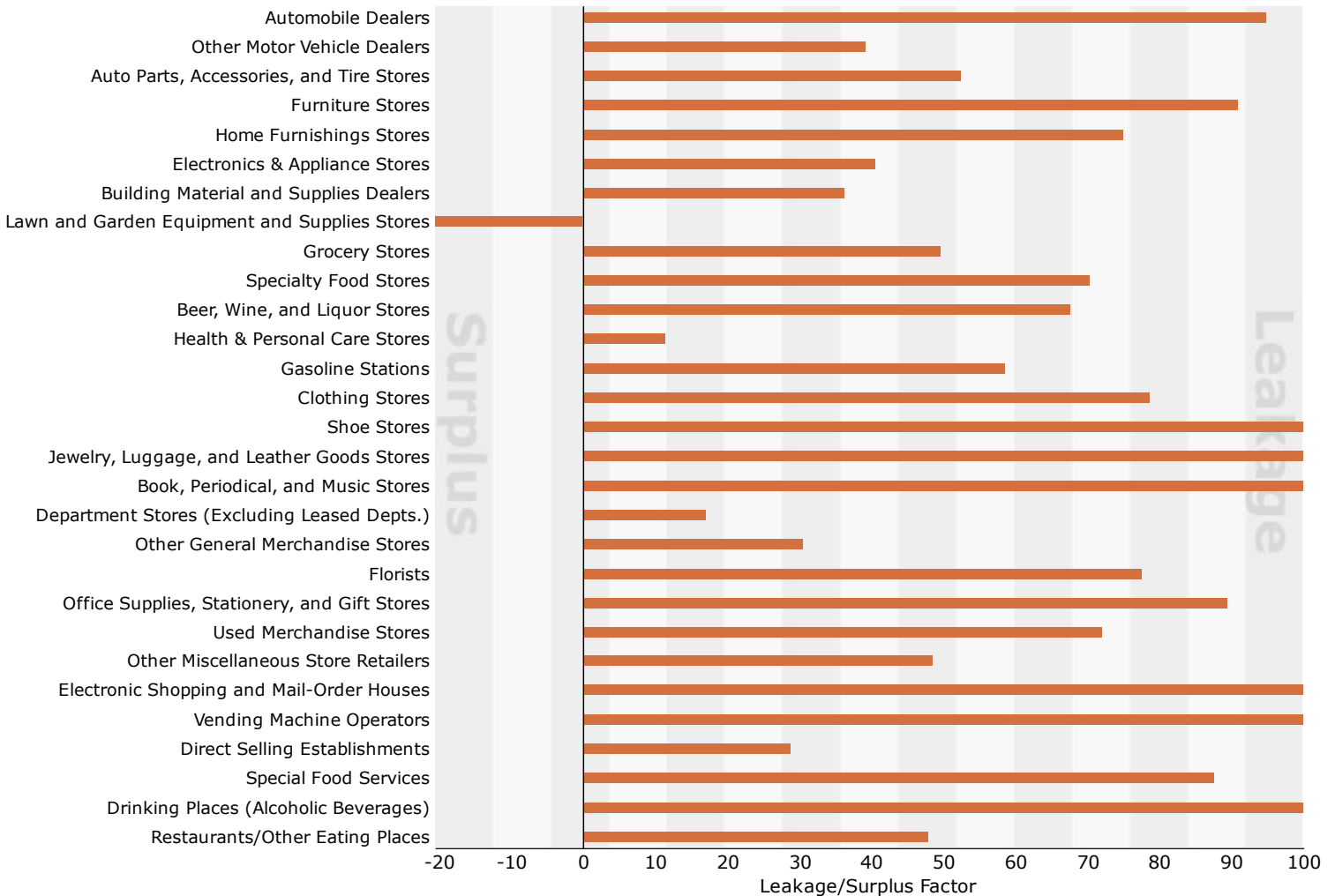
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Leakage/Surplus Factor by Industry Subsector



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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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



Prosper Press

Market Street and several drive-thru restaurants coming to Prosper in 2018

By Madison Wilson, Prosper Press

Posted Jan 16, 2017 at 3:16 PM

Updated Jan 16, 2017 at 3:31 PM

The Prosper Town Council approved an ordinance allowing a maximum of three drive-thru restaurants and one quick-service restaurant in the development of the northeast corner of Coit Road and U.S. 380 on Jan. 10 at the town council meeting. This development plot will include an 80,000 square-foot Market Street.

Several council members expressed apprehension for allowing three drive-thru restaurants with a possible fourth restaurant offering drive-thru services. The council stipulated that the quick-service restaurant must be 5,000 square feet exclusive of a playground. In addition, the drive-thrus must be on non-contiguous lots.

“I’m excited about Market Street,” Councilman Curry Vogelslang said. “What I’m not excited about is fast-food restaurants because I really believe that — at least the constituents that talk to me — don’t want fast food. They want Prosper to be a differentiator from other communities.”

President of Shop Development Daniel Fuller said it would be difficult to fill the lots adjacent to the lot of Market Street with much else besides drive-thru restaurants due to the size of the lots.

“If we’re not able to have some restaurants with drive-thrus, it severely limits our ability to develop out those other pads,” Fuller said. “The tenants that we’re sort of trying to attract with this (3,500) square foot minimum size would be a different class of users than what you think of with traditional fast food.”

The development for the smaller lots won’t begin until the Market Street development starts. Fuller said that construction on Market Street will begin in 2018. Town Manager Harlan Jefferson said the council believes Prosper residents

prefer the development of sit-down restaurants as opposed to fast-food restaurants.

“(The council) recognizes that it’s one of the main entryways into the community, and they think sit-down restaurants would be better suited for appearance, and they know residents have an idea the type of amenity they want for the town ... so (the council) wants to have the development zoned for more of the types of things residents want,” Jefferson said.

Councilmen Michael Korbuly and Curry Vogelslang opposed the approval for the amendment to the planned development ordinance.

diversifying its interests amid challenging conditions in China with plans to open more locations in North America, the Middle East and Asia.

Two years ago, China Lesso Group made its move in America, launching its U.S. pipe production in Corona, California.

DFW's rapidly growing population along the U.S. 380 corridor could make this an ideal launch site for this type of retail concept in Texas, said Ken Reimer, partner and co-founder of Dallas-based Venture Commercial.

"There's no doubt there's a growing population in this part of the region that could handle a store like this," said Reimer, who works with numerous retailers searching for land sites for storefronts along the corridor.

Reimer, who did not know about Lesso Group's plans, said with few retail competitors along the growing U.S. 380 corridor and a building boom, he could see why a retail company like Lesso would be attracted to the site.

Plus, Frisco has received international attention with its rapid population growth, which has attracted global companies and investors to the city, he added.

"Collin County and Frisco have done a good job of attracting companies from throughout the world," he added.

An affiliated entity of China Lesso Group, called Lesso Mall Development (Frisco) Ltd., acquired the land last summer. Officials with the **Frisco Economic Development** Corp. have declined to comment on the project.

Candace Carlisle
Senior Reporter
Dallas Business Journal





Four years after [announcing the project](#), Cinemark is moving forward with plans for a big movie theater and retail complex on the Dallas North Tollway in Frisco.

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.

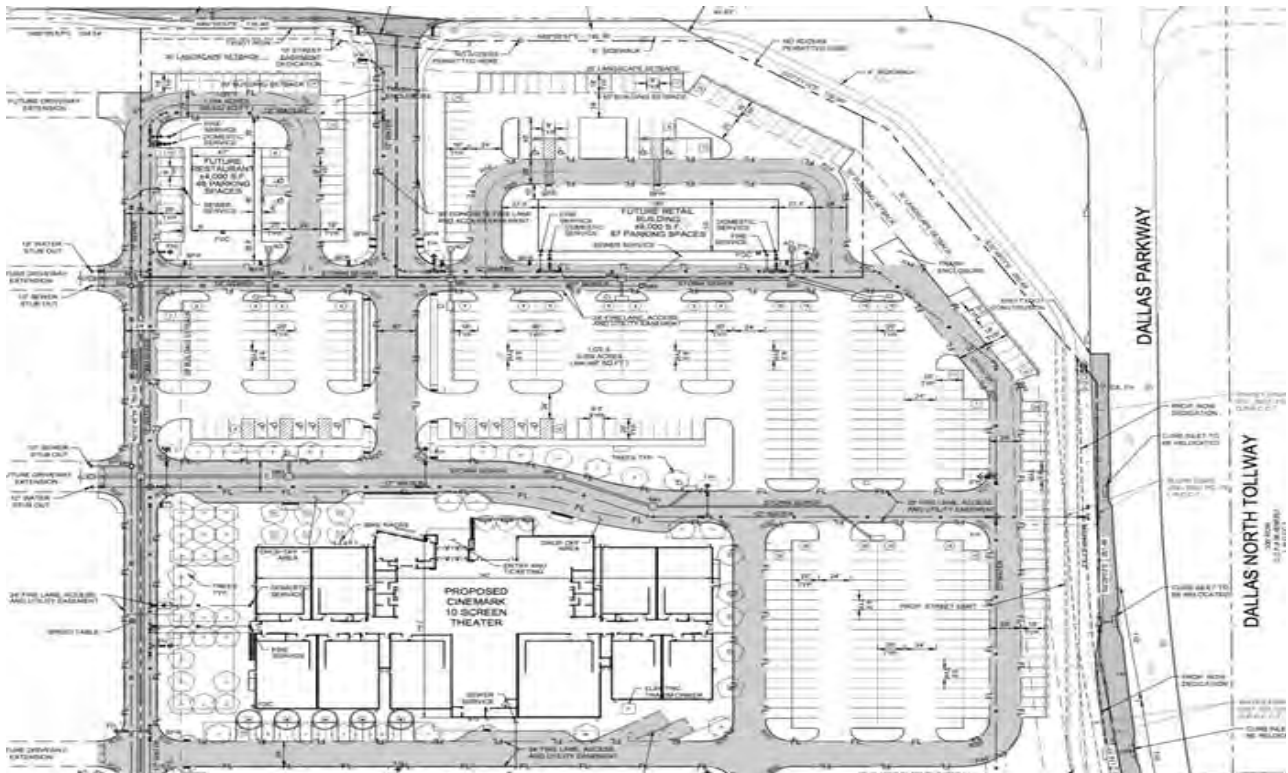
[Back in 2013 when Cinemark announced plans](#) for the Frisco theater, the area was still largely undeveloped.

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)



[Enlarge](#)



By [Candace Carlisle](#)
— Senior Reporter, Dallas Business Journal
6 hours ago

Dallas-based [Woodbine Development Corp.](#) — the developer behind Dallas' Reunion Tower and Hunt Oil's corporate headquarters — has joined forces with The Estate of [Bert Fields Jr.](#) to begin early planning on a new 2,800-acre master-planned development in Frisco.

Fields, a prominent banker and oil man, [died in 2015](#) leaving thousands of acres in the fast-growing city of Frisco to his estate, which ultimately put it on the market by a team from [JLL](#).

Woodbine Development, which has a [history of developing big projects throughout the country](#), confirmed the deal, but declined to offer specific details on the potential project.

"Woodbine has been hired as a consultant to help the family explore a potential masterplan for the project with the intent of continuing the ranching operations as long as feasible," [Dupree Scovell](#), the firm's managing partner and chief investment officer, told the *Dallas Business Journal*.

He declined to comment further on the would-be massive Frisco development.

Woodbine is representing its own interests in the deal. JLL's [Michael Swaldi](#), [Larry McCorkle](#) and [Nick Hayden](#) have been representing the seller, the Estate of [Bert Fields Jr.](#)

Woodbine recently hired land development manager [Darrel Amen](#) from [Forestar Group Inc.](#), which is in the process of being acquired by Arlington-based [D.R. Horton Inc.](#) (NYSE: DHI). The \$560 million acquisition is [slated to close by the end of the year](#).

Real estate sources say Amen could help Woodbine as it moves forward with potential development plans in Frisco.

Meanwhile, Plano-based [Green Brick Partners Inc.](#) (Nasdaq: GRBK) has two tracts under contract from The Estate of [Bert Fields Jr.](#) for an undisclosed sum. The homebuilder could build single-family homes on the properties.

"We still feel like Frisco is one of the stronger submarkets in Dallas-Fort Worth," said [Jed Dolson](#), the head of acquisitions for Green Brick.

The two parcels total about 88 acres in Frisco, including nearly 58 acres in Panther Creek Parkway and 30.5 acres at the corner of Teel and Panther Creek parkways. David Davidson and Edward Bogel of Dallas-based Davidson & Bogel Real Estate is representing Green Brick in the deal.

Houston-based [Hines](#) also has a 151-acre parcel along FM 423 between Panther Creek Parkway and Gibbs Road in Frisco under contract, real estate sources say. A Hines spokesman declined to comment on the deal.

In 2015, [Hines](#) and joint venture partner Canadian-based Trez Capital Limited Partnership [acquired 311 acres previously owned by Fields' estate](#) for a new single-family, master-planned community.

At the time of his death, Fields — the son of the late Dallas oilman Bert Fields Sr. — owned more than 7,000 acres in Collin County and Denton County, which was estimated to be worth millions.



BROWN & GRIFFIN
— Real Estate Advisors, LP —

- Tapestry

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
214-912-6156
teague@bgrea.com

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



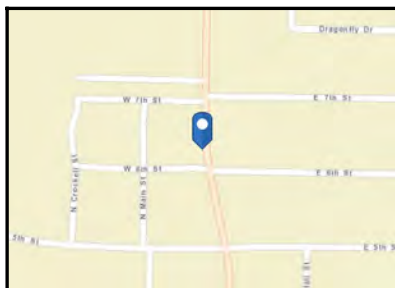
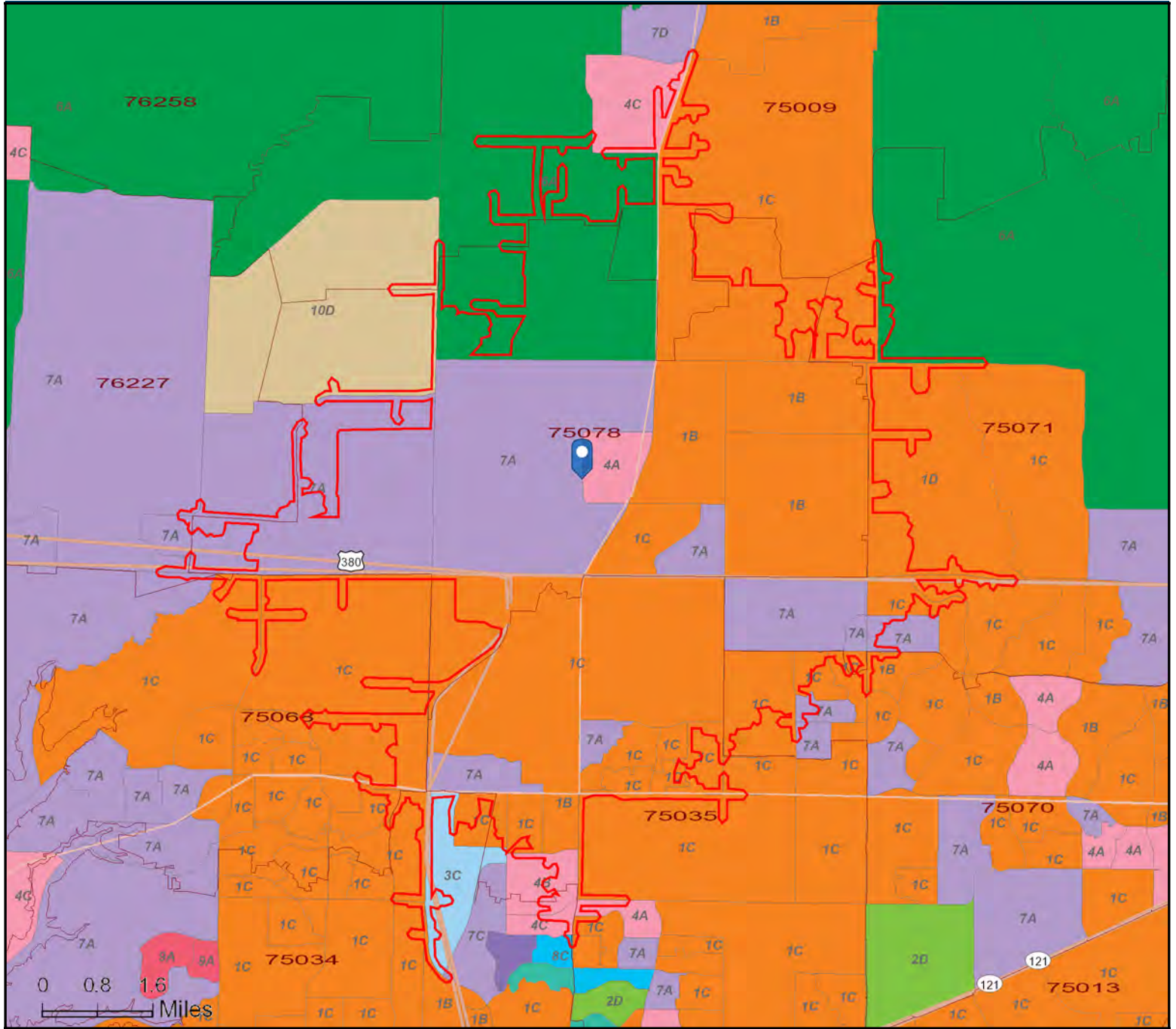
BROWN & GRIFFIN
— Real Estate Advisors, LP —



Dominant Tapestry Map

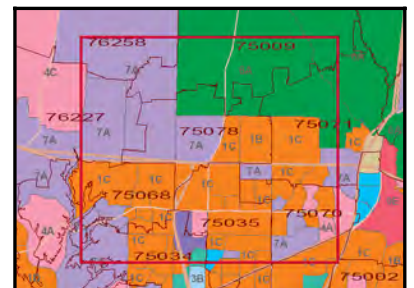
Templin
301 N Coleman St, Prosper, Texas, 75078
Drive Time: 10 minute radii

Prepared by Esri
Latitude: 33.23846
Longitude: -96.80230



Tapestry LifeMode

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



Source: Esri

August 29, 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)

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

<u>Luke Brown</u>	<u>0505697</u>	<u>luke@bgrea.com</u>	<u>972-347-9900</u>
Sales Agent/Associate's Name	License No.	Email	Phone