WINDSONG RANCH MARKETPLACE

PADS AND RETAIL

PROSPER, TEXAS

NEC US 380 & FM 423

AMY PJETROVIC

KEN REIMER

KROENKE HOLDINGS UNITED COMMERCIA













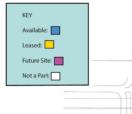


LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

WINDSONG RANCH MARKETPLACE

HIGHLIGHTS

- Zoning: MPD 40 Commercia Retail
- Anchored by 123.000 SF Kroger
- RSI estimates 70% growth in trade
- Property is situated in front of Terra Verde's 2,030 acre master planned Windsong Ranch which will include 3,500 single family homes, 300
- 300 multi-family units directly north of the center.
- FM 423 completed to 6 lanes from Little Elm Parkway to FM 423.





HOLDINGS

SITE SUIVIIVIARY	
90,874 SQ. FT.	
1. Chick Fil A	4,877 sq. ft
2. Panera	4,304 sq. ft
3. McDonalds	4,683 sq. ft
4. Taco Bell	2,595 sq. ft
5. Available	0.72 AC
6. Jack in the Box	2,669 sq. ft
7. Available	0.89 AC
8. Chase Bank	3,558 sq. ft
9. Available	3,600 sq. ft
10. Mod Pizza	2,800 sq. ft
11. Fuzzy's Tacos	3,929 sq. ft
12. Foot Palace	1,238 sq. ft
13. Menchies	1,500 sq. ft
14. Nails & Beyond	4,333 sq. ft
15. Rockstar Martial Arts	1,500 sq. ft
16. Gideon	1,525 sq. ft
17. Wingstop	1,550 sq. ft
18. Lapel's Dry Cleaners	1,194 sq. ft
19. Great Clips	1,114 sq. ft
20. Available	2,106 sq. ft
21. Papa Johns	1,706 sq. ft
22. The Joint	1,219 sq. ft
23. Jersey Mikes	1,575 sq. ft

24. Dreamworks Dental & Orthodontics

25. TCT Medical Center

26. Petco

27. Jo Ann's

28. Available

SITE SLIMMAARV

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION 2017 EST AVG HH INCOME	2,135 \$185,521	28,620 \$141,989	93,656 \$141,818

TRAFFIC COUNTS	
US 380	53,000 VPD
FM 423	24,000 VPD



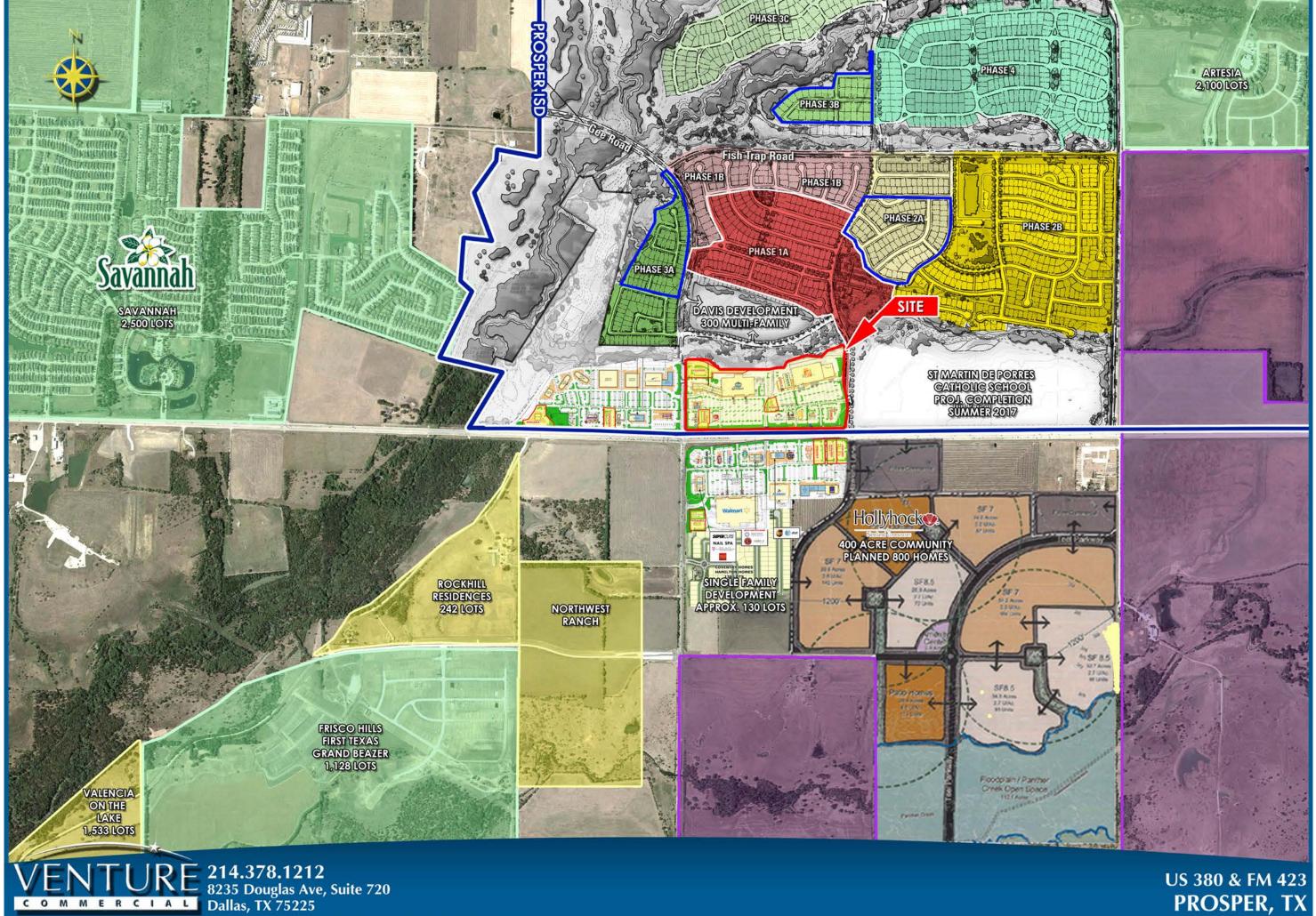
4,650 sq. ft.

2,149 sq. ft.

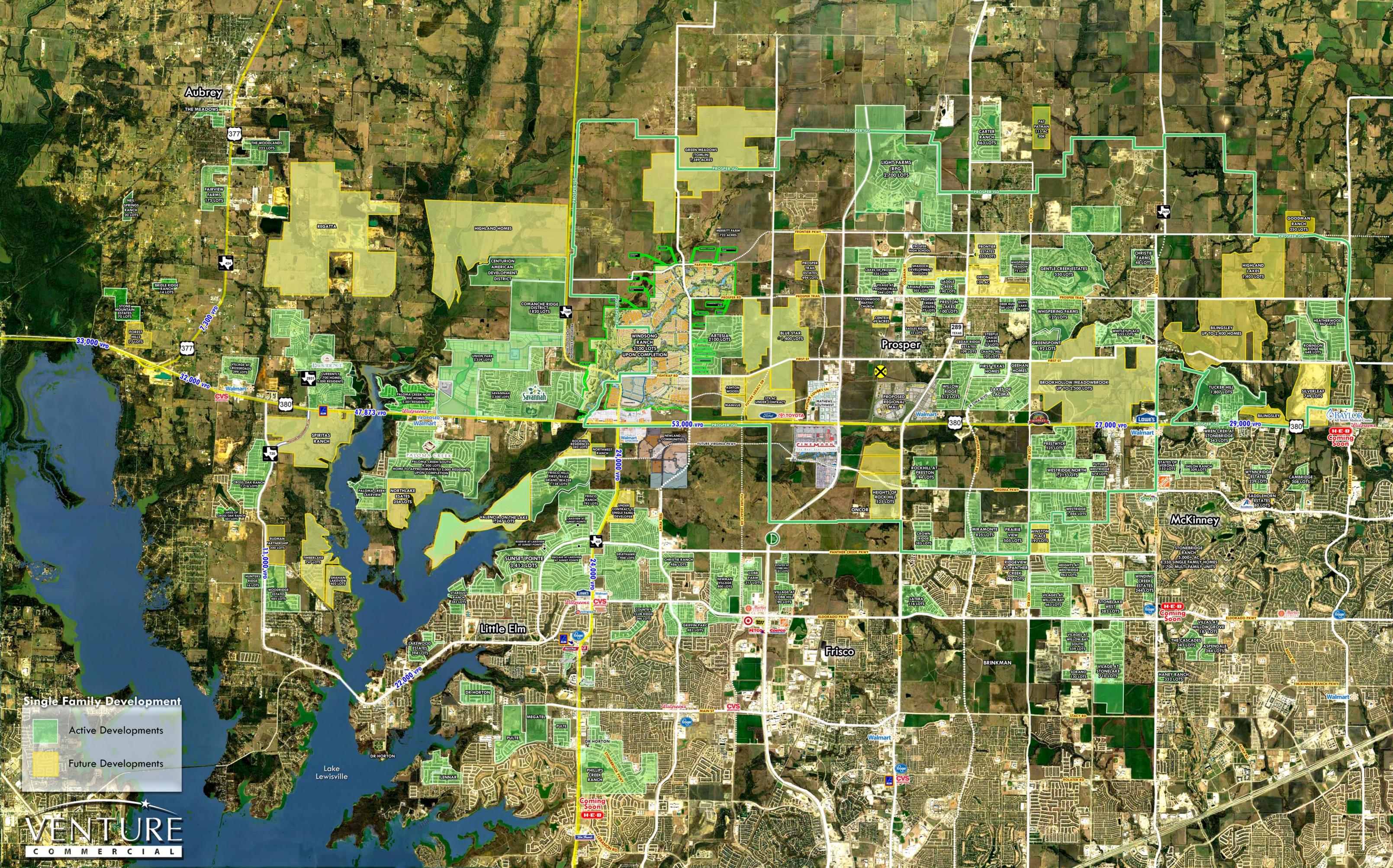
12,500 sq. ft.

18,000 sq. ft.

1.97 AC (Net



PROSPER, TX





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- AS AGENT OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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 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.

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.

Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	xx <u>xxxxxxxxxxxxx</u>	<u>xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx</u>	<u>xxx</u> x <u>xxxxxxxxxxxx</u>
Agent's Supervisor's Name Amy Pjetrovic	License No. 550374	Email apjetrovic@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord In	itials Date	

Venture Commercial



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Designated Broker's Name	License No.	Email	Phone
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	x <u>xxxxxxxxxxxxx</u>	<u>xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx</u>	<u>(XXX</u> X <u>XXXXXXXXXXXX</u>
Agent's Supervisor's Name Kenneth Reimer	License No. 428933	Email kreimer@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
 Buyer/Tena	int/Seller/Landlord In	itials Date	

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