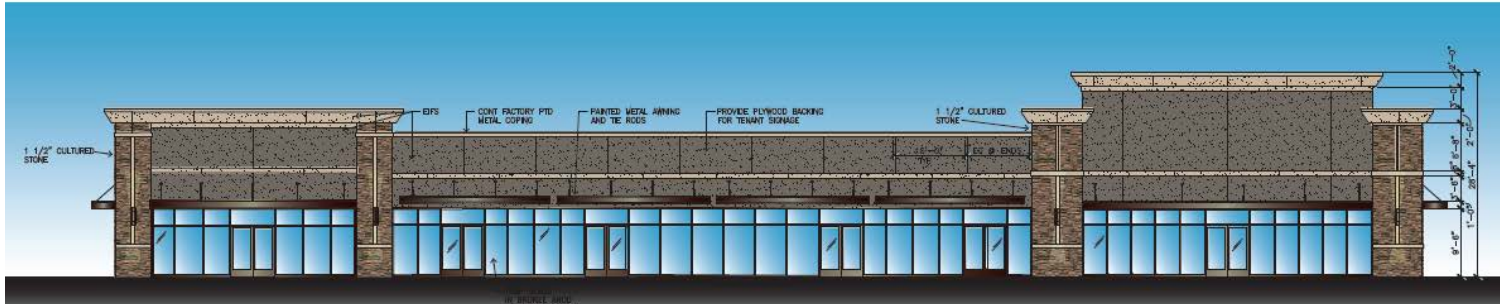


COIT RETAIL FOR SALE OR LEASE

Corner of First St. & Coit Rd., Prosper, TX

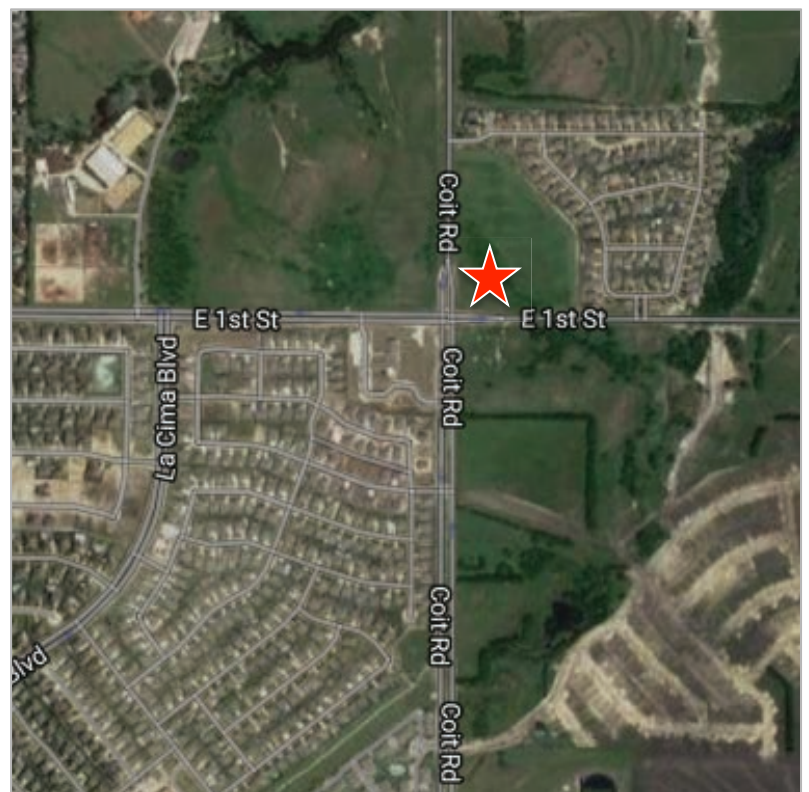


PROPERTY INFORMATION:

For Sale or Lease
 Available Space: 1,200 - 14,000 SF
 Retail and Restaurant Spaces Available
 Located in Prosper, Texas (one of the fastest growing residential areas in the DFW Metroplex)
 Minutes from the North Dallas Tollways

FOR MORE INFORMATION:

Kristin Grammar
kgrammar@tigusa.com
 (972) 668-9257
 Matthew Hickey
mhickey@tigusa.com
 (972) 668-9259
 TIG Real Estate Services, Inc.
 (972) 661-0232
www.tigusa.com



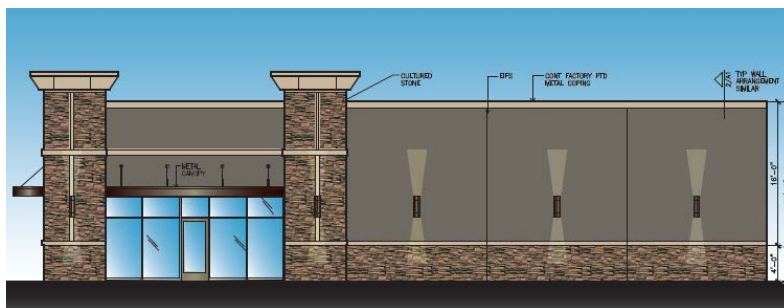
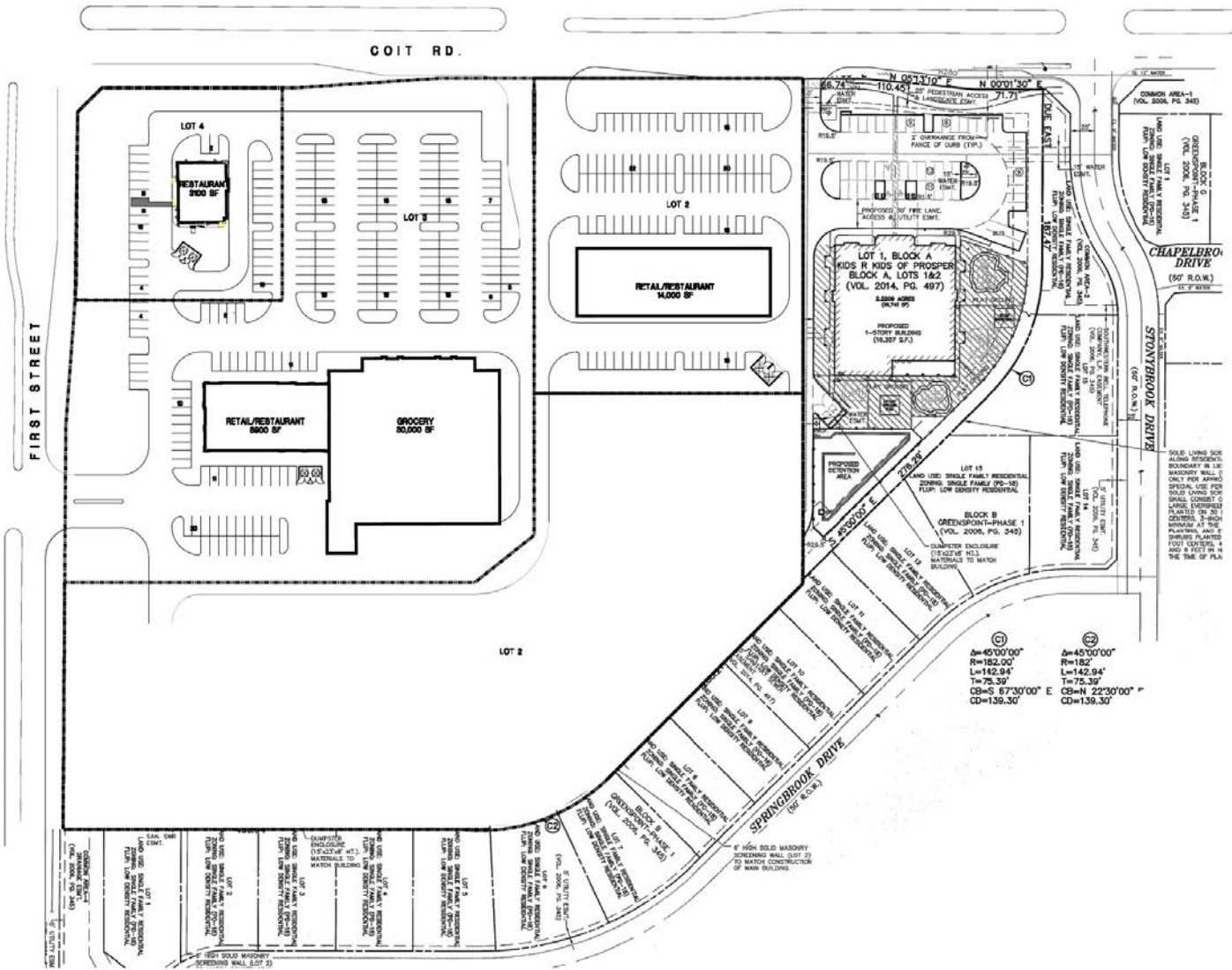
DEMOGRAPHICS:

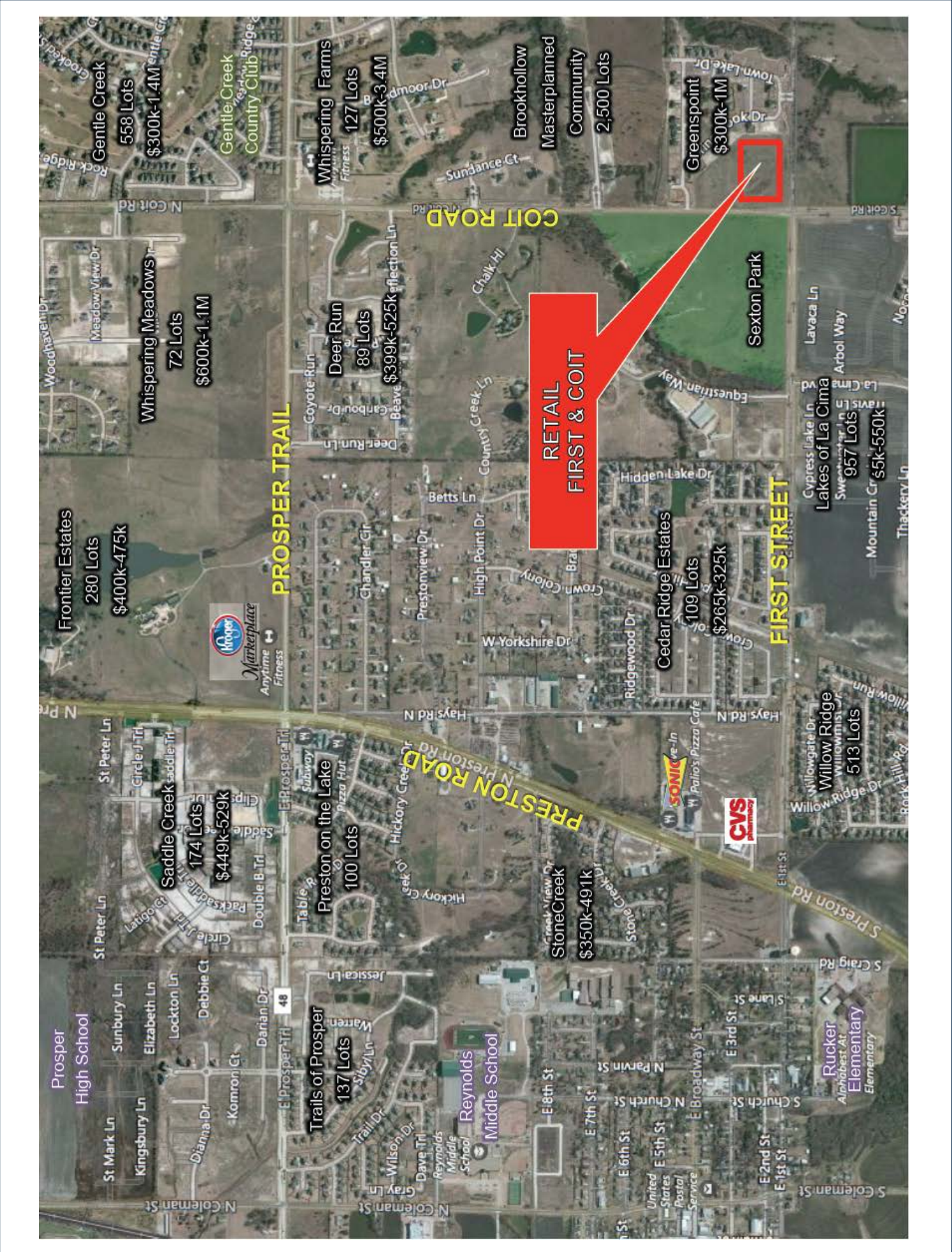
	1 Mile	3 Mile	5 Miles
2016 Population	4,955	23,977	85,455
2021 Projection	5,855	27,778	98,465
Average HH Income	\$130,275	\$132,461	\$132,459

All information is furnished regarding property for sale, rental or financing from sources deemed in our sole opinion to be reliable, but no representation is made as to the accuracy thereof and is submitted subject to errors or omissions. Submission is also subject to any change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

COIT RETAIL FOR SALE OR LEASE

Corner of First St. & Coit Rd., Prosper, TX





RETAIL
FIRST & COIT

PROSPER TRAIL

COIT ROAD

PRESTON ROAD

FIRST STREET

Frontier Estates
280 Lots
\$400k-475k

Whispering Meadows
72 Lots
\$600k-1.1M

Saddle Creek Saddle Trl
174 Lots
\$449k-529k

Preston on the Lake
100 Lots
\$350k-491k

Trails of Prosper
137 Lots

Whispering Farms
127 Lots
\$500k-3.4M

Brookhollow
Masterplanned
Community
2,500 Lots

Cedar Ridge Estates
109 Lots
\$265k-325k

Sexton Park

Willow Ridge
513 Lots

Lakes of La Cima
957 Lots
\$5k-550k

Rucker
Elementary

Prosper
High School

Reynolds
Middle School





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 sponsored by a broker 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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date