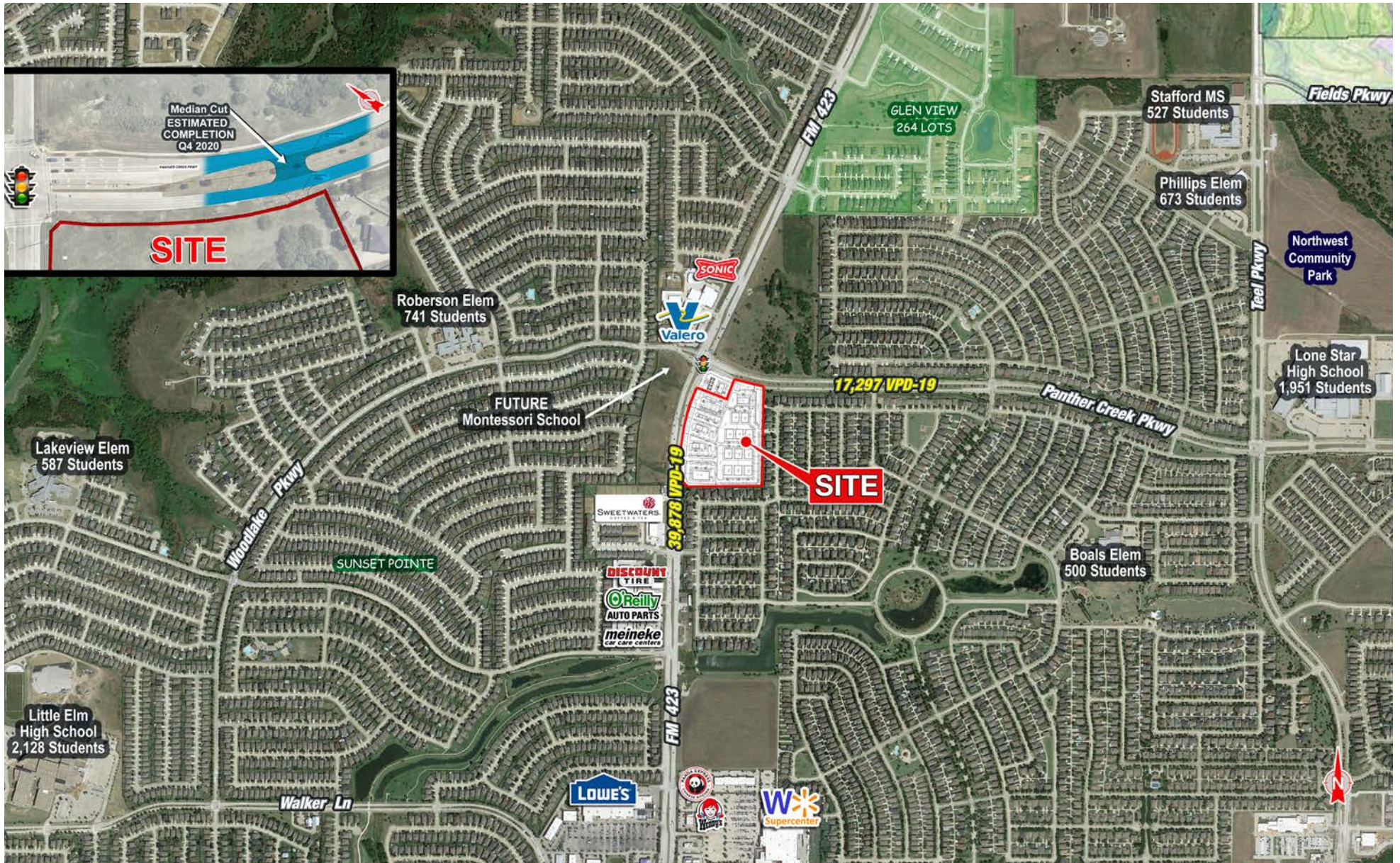


FRISCO PAD SITES AVAILABLE

SEC FM 423 & PANTHER CREEK, FRISCO, TEXAS 75068

SHOP^{cos.}



Max Keffer / MAX@SHOPCOMPANIES.COM / 214-799-4664

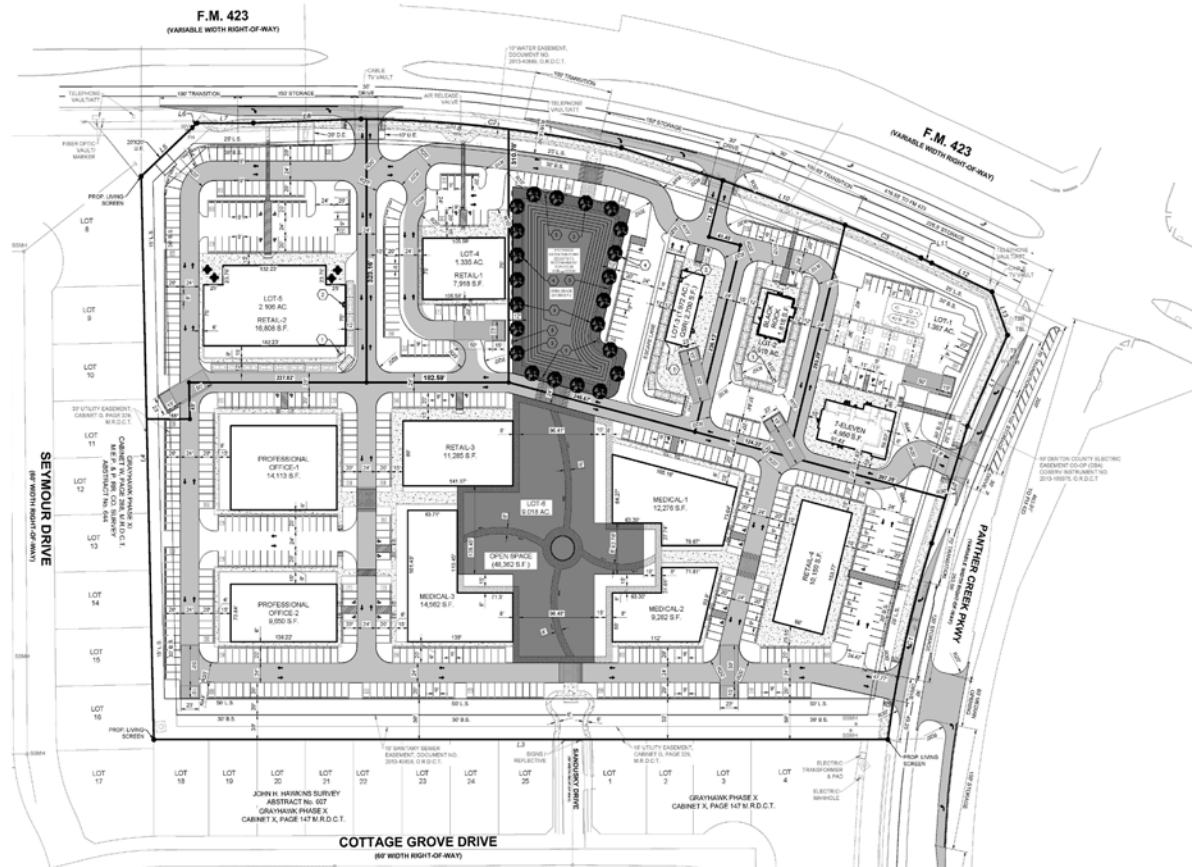
Daniel Frid / DFRID@SHOPCOMPANIES.COM / 214-501-5108

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PROJECT SCOPE

Retail pad site opportunities with FM 423 and Panther Creek Pkwy frontage in the extremely high growth North Texas suburb of Frisco. Located less than two miles from the future PGA headquarters and 2,500 acre, 10,000+ home Fields Project, this site is primed to benefit from the rapidly increasing residential density as well as future planned office and retail developments.

DETAILS

- Approximately 15.3 acres available for ground lease or purchase
- Zoned PD-159 – Retail

TRAFFIC COUNTS

- o FM 423: 39,878 VPD (2019)
- o Panther Creek: 17,297 VPD (2019)

AREA ATTRACTIONS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	19,137	97,011	178,898
Median HH Income	\$135,614	\$118,979	\$116,595
Total Housing Units	5,542	29,954	59,787
Daytime Population	16,184	83,898	159,524
Median Home Value	\$346,341	\$318,043	\$324,209

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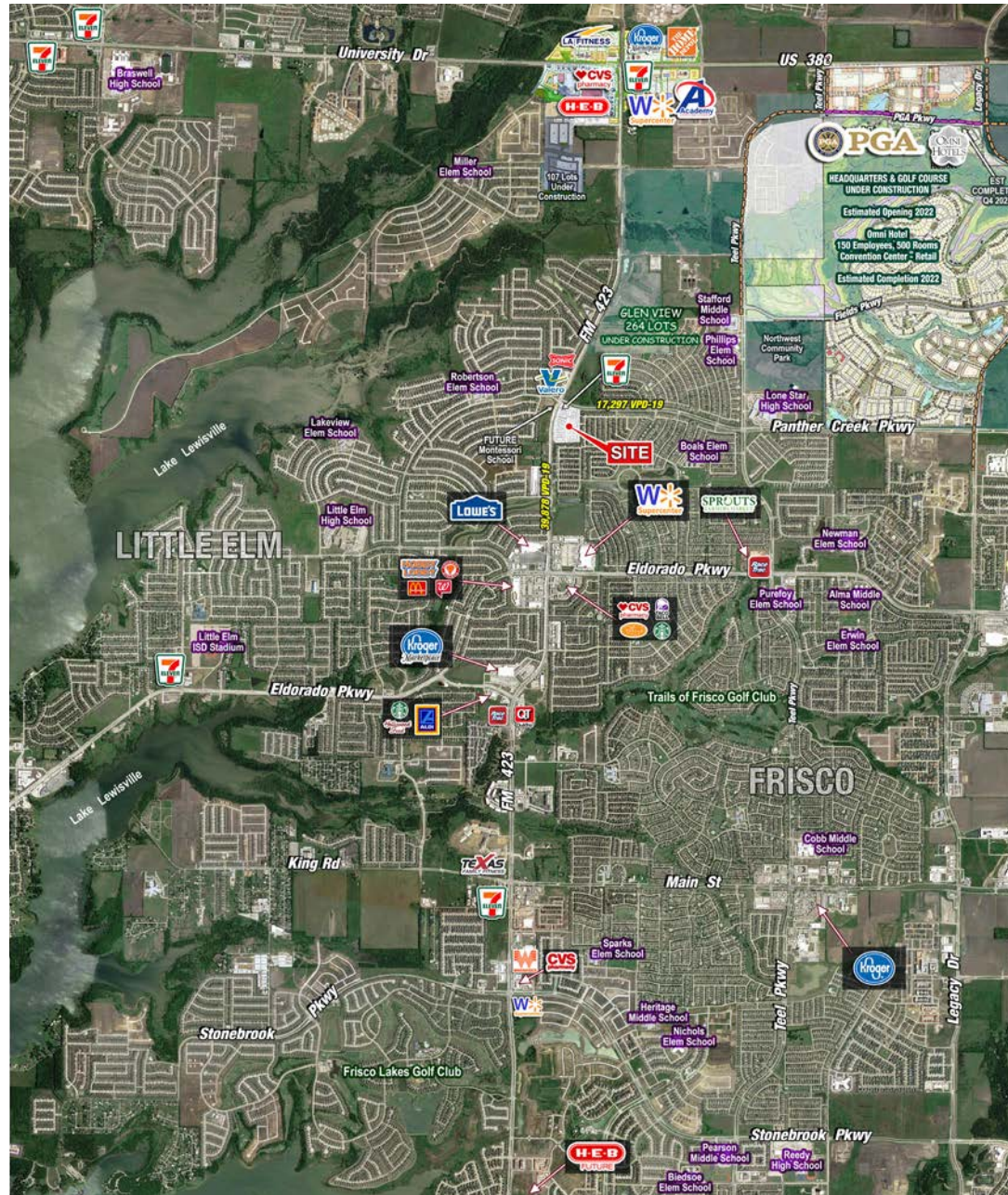
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The Dallas Morning News

Construction starts on PGA of America office building in Frisco

The PGA of America has begun construction on its new headquarters in Frisco. The 106,622-square-foot office building, designed by architect Page Southerland Page, will sit on more than 6 acres that are part of the 660-acre PGA Frisco campus, which also includes an Omni hotel and resort and two golf courses. The four-story glass-and-limestone building will house 150 PGA corporate employees. There's a conference room and outdoor terrace overlooking one of the golf courses. "This is a historic moment for the PGA of America, as we see the vision for our new PGA headquarters come to life," PGA of America chief operating officer Darrell Crall said in a statement. "The modern home of American golf at PGA Frisco is now within our sight, and we're delighted to break ground on our new state-of-the-art headquarters, which will serve as a destination for our nearly 29,000 PGA members and a catalyst for an inclusive and diverse workforce." Construction on the PGA building was delayed because of the pandemic but is now underway. Adolfsen & Peterson Construction is the general contractor. Cushman & Wakefield is a development adviser on the project. The headquarters is set to open in early 2022 just south of U.S. Highway 380. "We are so proud to be a part of this project," said Brad Blankenship, senior managing director of Cushman & Wakefield. "Our primary goal is to deliver on the promise to create an extraordinary new home for the PGA of America's headquarters. The PGA of America announced that it was moving its base from Florida to Frisco in 2018. Construction began on the golf courses and site work last year.

<https://www.dallasnews.com/business/real-estate/2020/09/29/construction-starts-on-pga-of-america-office-building-in-frisco/>

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The Dallas Morning News

Top Developer Joins the Team for Frisco's \$10 Billion Fields Project

Part of the team that built the wildly successful Legacy West project in Plano is getting together to work on the next big development deal in Frisco. Legacy West developer Fehmi Karahan was already part of the group planning the 2,000-acre Fields project. The Frisco mega development is being built with Hunt Realty, Karahan Cos., Republic Property Group, Chief Partners LP and CrossTie Capital Ltd. and could be valued more than \$10 billion. Now Dallas-based developer KDC is joining the effort to create the huge commercial and residential community on the Dallas North Tollway. KDC built Legacy West's office campuses for Toyota, Liberty Mutual Insurance and JPMorgan Chase. "Last week I signed an agreement with KDC to join our team," Karahan said. "Commercial, office and build-to-suit—they will work on all those opportunities with us." The development is being planned to include more than 10,000 homes and up to 18 million square feet of commercial space.

An almost 500-acre section of the project was sold for the PGA of America's new headquarters, two golf courses and an Omni resort hotel. At the heart of the Fields project along the Dallas North Tollway, the developers plan to build a large commercial district. Another commercial area would be built to the north on U.S. Highway 380. "We got our zoning approved in March of this year right before the pandemic," Karahan said. "I am currently working with the city of Frisco to look at the entire infrastructure needs." Karahan said he expects construction on the first residential neighborhoods at Fields to start next year. KDC is one of the most successful commercial developers in North Texas, having built corporate facilities for companies including State Farm Insurance, Pioneer Natural Resources and Baylor Scott & White. KDC president Toby Grove says the Fields development will be the next major corporate destination in North Texas. "We think it's a tremendous opportunity and a great piece of property," Grove said. "We are looking at the overall master planning and providing input for the corporate users." Grove said the ownership of the Fields property insures it will be developed to high standards over time. "We think it will allow for the best potential development possible," he said. "We think it's a huge opportunity for KDC."

The Fields project got its start in 2018 when developers purchased the Headquarters Ranch from the estate of businessman Bert Fields Jr. The sprawling ranch property stretches from Preston Road west past the Dallas North Tollway and all the way north to U.S. 380. At the time of the sale, it was the largest undeveloped property in Frisco. PGA of America is already building its two golf courses on the property. And construction just started on a headquarters office for the sports organization that is moving from Florida to Frisco, Texas.

<https://www.dallasnews.com/business/real-estate/2020/10/28/top-developer-joins-the-team-for-friscos-10-billion-fields-project/>

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FriscoEnterprise

Frisco Moves Ahead with 2,100-acre Fields Project

The city of Frisco is getting closer to having a new north. Tuesday the Planning and Zoning Commission approved a rezoning request for 2,158 acres on the Fields property, located at the northern edge of the city, to pave the way for a massive mixed-use development that will include the future PGA headquarters. Fehmi Karahan, president and CEO of The Karahan Companies, said the project will create \$13 billion in property value, more than 30,000 jobs and a payroll of over \$2.5 billion. The request was to rezone the property from agricultural to planned development to allow a mix of uses, including single-family residential, high-density multifamily, office, retail, commercial and industrial. The property is located west of Preston Road, east of North Teel Parkway, north of Panther Creek Parkway and south of US 380. The item had been tabled at a previous P&Z regular meeting to address several lingering issues, which were resolved following a work session. “At the end of this plan the vision is going to provide us a place with character and soul,” Karahan said. “Where the parks and trails and residential and corporations all blend together and will give us the opportunity to attract corporations.” Throughout the project there will be nine sub-districts that will have a variety of residential product types and sizes, plus a mix of non-residential components. The applicant is proposing a maximum of 5,000 single-family units, a maximum of 8,500 urban living and multiplex units.

The first 2,000 of those units are allowed by right, senior planner Jonathan Hubbard said, and the remainder would be earned based on completion of Class A office, upscale hospitality and upscale retail “In an attempt to ensure that residential development does not cannibalize commercial development the applicant is proposing a mixture of commercial to residential acreage,” Hubbard said, adding that there will be three zones that have a breakdown of 70 percent non-residential and mixed use to the 30 percent residential. Two of the zones will have a 50-50 split. There will also be 1,000 student housing units to serve students at the incoming University of North Texas campus in Frisco, with more available through a specific use permit (SUP) process. The project will also include 12 percent open space, and those will come in a variety of forms. The rezoning received unanimous support from P&Z. Commissioners touted the possibilities this project could bring from the economic standpoint. “This is a 20-year project,” said Commissioner Jon Kendall. “I think great things are in the future for this project. I would not be surprised if not one but multiple Fortune 500 companies end up on this development.” Commissioners praised the developers and the city staff for considering the existing residential to the south by addressing such things as building height and setbacks, for the southern end of the project. Chairman Rob Cox said he likes the mix of housing sizes the project will have and the transition from large lot sizes to urban centers. “This housing mix will provide alternative housing options for folks who can’t spend \$600,000 to a million dollars for a house,” Cox said. Commissioners also supported the requirements put in place for multifamily units to ensure the commercial and office pieces get built. Cox also stressed the importance of the job creation, not only from the economic impact but also as a way to reduce traffic from people driving through Frisco to get to work.

https://starlocalmedia.com/friscoenterprise/news/frisco-moves-ahead-with-2-100-acre-fields-project/article_0585aa88-58da-11ea-87a4-5fbc3c5cc174.html

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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:
 - 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.

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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