



FRISCO SQUARE RETAIL

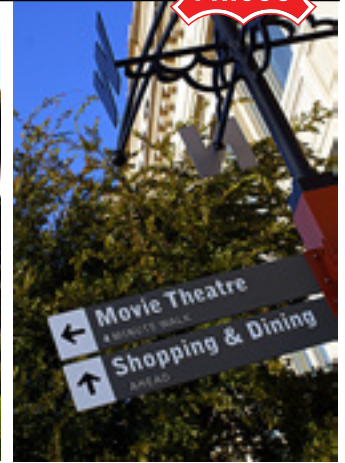


- **MULTI-FAMILY**
770 existing apartment units
Capacity to increase to 2,500 apartments at Full Build-Out
- **MEDICAL**
Medical City Frisco – 59 treatment beds
Planned expansion to increase Patient Rooms, ER and Medical Office.
- **OFFICE**
- 220,000 SF of Office Space
- Frisco City Hall - Includes City & County Offices & Frisco Public Library
- **ENTERTAINMENT**
Toyota Stadium
12 Screen Cinemark Theater
Multiple events throughout the year
- Vision will Include +4M SF of Office, Residential, Medical & Retail
- Average HH Income in excess of \$107,000 in the Immediate Trade Area
- 2011 - 2016 Population Growth Estimated to be 5X National Avg.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
HH 2017 Estimate	4,575	80,945	210,097
2016 Est. Pop 18+	2,536	51,717	139,646
2016 Est. AVG Age	34.8	33.1	33.5
2017 Est. AVG HH Income	\$89,140	\$132,194	\$123,262

TRAFFIC COUNTS	
Dallas North Tollway	64,000
Main Street	42,226

FRISCO, TEXAS | OVERVIEW



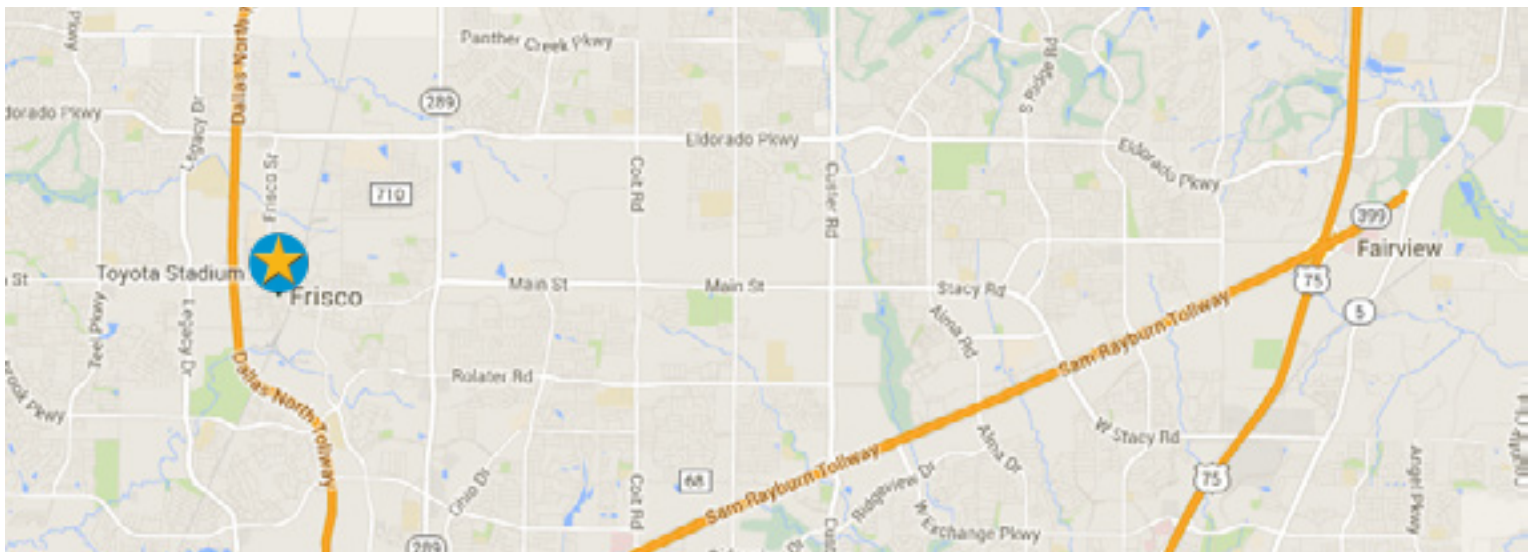
Frisco Square is located in the thriving, vital center of Frisco, Texas—a true town within a town.

With a nightlife, retail stores, apartments, restaurants, movies, fountains, parks and gardens, the development will be filled with people who live here, and is a magnet for others from across the entire growing Frisco area—one of the fastest growing suburbs in the United States.

With over 500,000 square feet of retail space planned and 100,000 square feet in existence today, Frisco Square is an ideal choice for all types of retail tenants.

■ Over 3.5 Million Visitors Per Year

Located in heart of the most active and fastest growing sector in DFW metropolitan area (6.8 million population) Frisco Square is less than 25 miles from DFW International Airport, Dallas Love Field and downtown Dallas.



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FRISCO, TEXAS | RETAIL



MAIN STREET (FM 720)



• Total Parking Spaces Available: +800



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.

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Buyer/Tenant/Seller/Landlord Initials

Date