



## Now Leasing Phase II: Pad Sites & Retail Space

For More Information Contact:

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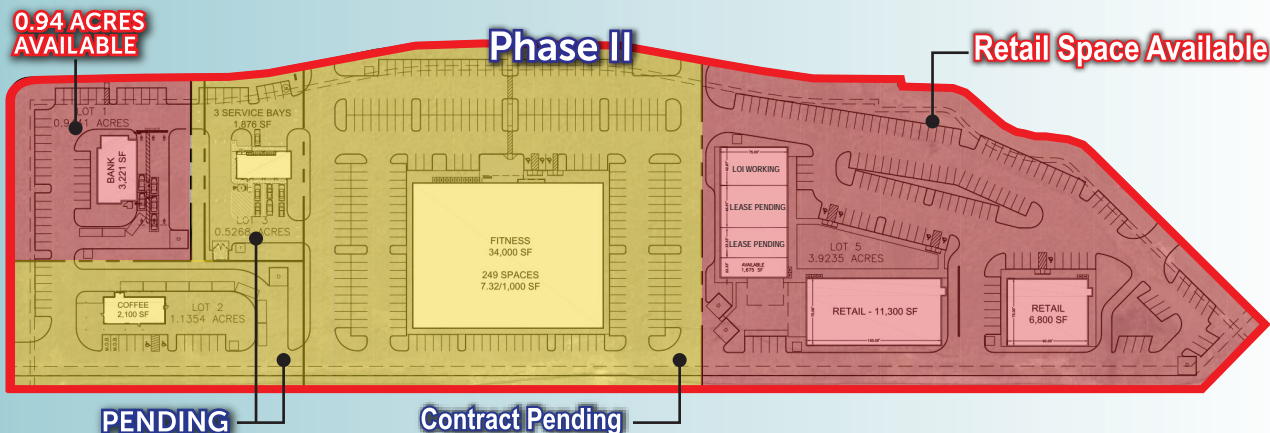
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- Ground lease, build to suit, and multi-tenant retail opportunities available
- William Cannon recently opened through to Hwy 183. Future road improvements include a Slaughter Lane extension to Hwy 183
- 3,000 homes and 800 lots coming online from Brookfield, DR Horton, & KB in the next 12 months
- 2,700+ acres of residential living with 10,000 homes at full build out, 300+ acres of commercial and retail and 350 acres of public parks planned
- Contact brokers for pricing

### TRAFFIC COUNTS :

William Cannon  
McKinney Falls

14,000 VPD  
8,921 VPD



1 mile	3 mile	5 mile
7,435	53,449	168,097



1 mile	3 mile	5 mile
293	7,351	53,360



1 mile	3 mile	5 mile
\$129,376	\$116,141	\$101,158















### Marbella

The 111.08-acre site will have 1,116 multifamily residential units.

### Springfield

The 89 acre site will have 337 single family units and 20 acres of greenbelt/open space.

### Addison

The 145-acre site will have about 500 single family homes, 225 multifamily apartments along with retail.

### KB Homes

This 236-acre site will have 925 single family homes and 46.6 acres of open space

### Goodnight Ranch

The 703-acre site will have 1,192 single family units; 2,645 apartments; 696 townhomes, an elementary school for 800 students; a middle school for 1,100 students as well as a 1,260,000 sq.ft shopping center and a 15,000 sq.ft community center.

### Zachary Scott II (Smart Housing)

This 270 acre site will have 651 single family homes.

### Bella Fortuna

The 158-acre site will have 476 single family residential units, and almost 3 acres will be set aside for retail uses.

### Turners Crossing

The 471-acre site will have 1,363 single family homes, 442 multifamily residential units, as well as commercial and retail space.

### 812 Subdivision

The 71-acre site will have commercial development.

### Easton Park

5,660 single family units; 2,320 townhomes; 6,370 multifamily units; more than 3.8 million sq.ft of commercial space as well as a 40-bed hospital and an 850-room hotel.

### Southview Hills

The 27.6-acre site will have 22 single family units.

### Dry Creek Ranch

Future Single Family Residential Development.



# 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 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 on 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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Designated Broker of Firm	License No.	Email	Phone
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<u></u>	<u></u>	<u></u>	<u></u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Phone</u>