



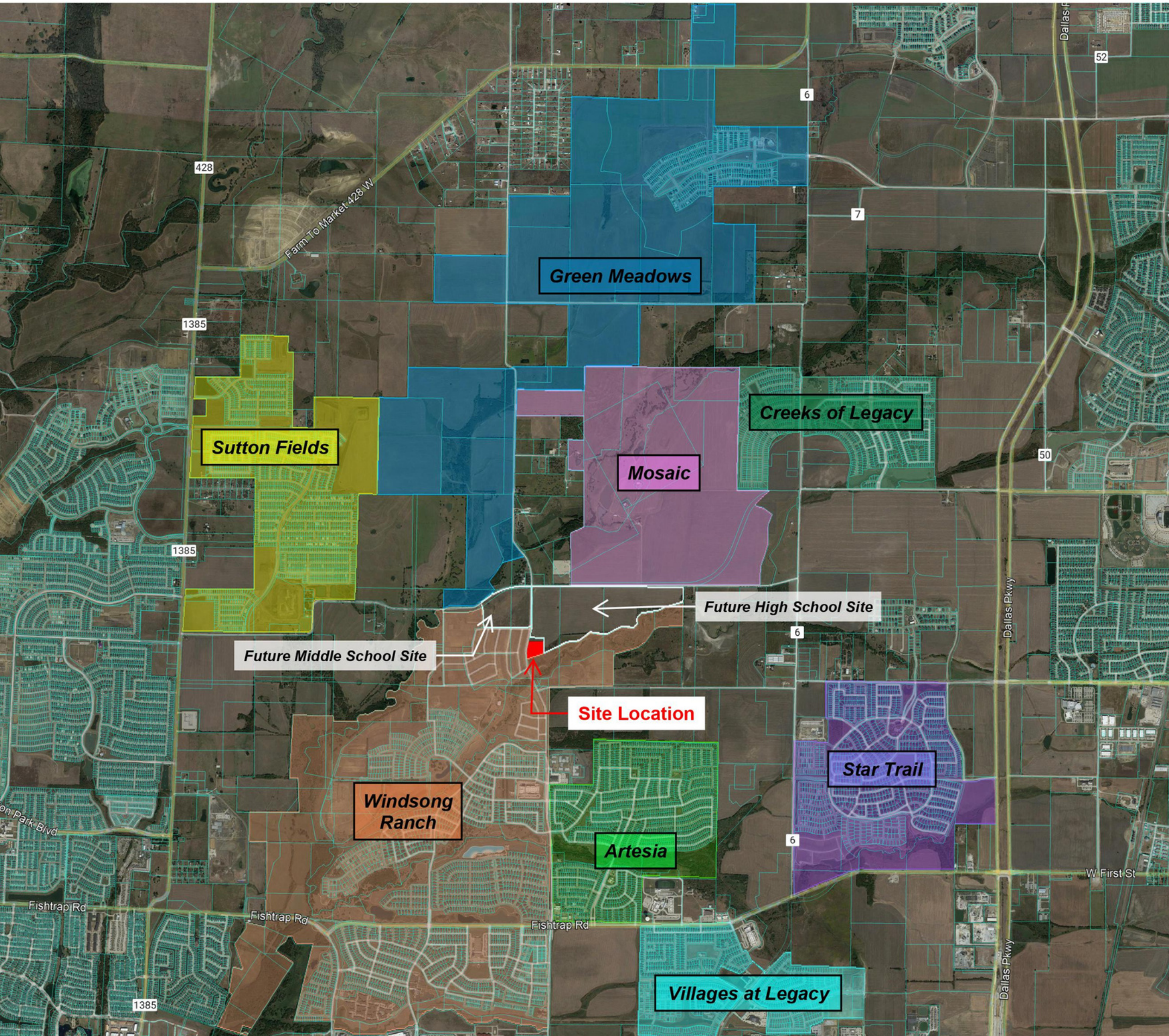
RPRE, LLC PRESENTS

3.593 +/- Acres Windsong Ranch Commercial Development



RPRE, LLC
RANE PEARSON
WWW.RPRETX.COM

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change in price, prior sale or lease, or withdrawal with notice.



Property Profile

LOCATION

NORTH OF TEEL PARKWAY & PROSPER RD

LAND AREA

3.593 +/- ACRES

LOT DIMENSIONS

WIDTH: 379.90 +/- FT

DEPTH: 120 +/- FT

ZONING

COMMERICAL

PD-40

PRIMARY USES: OFFICE OR SERVICE

3.593 +/- Acres | Teel Parkway and Prosper Rd, Prosper, TX 75078

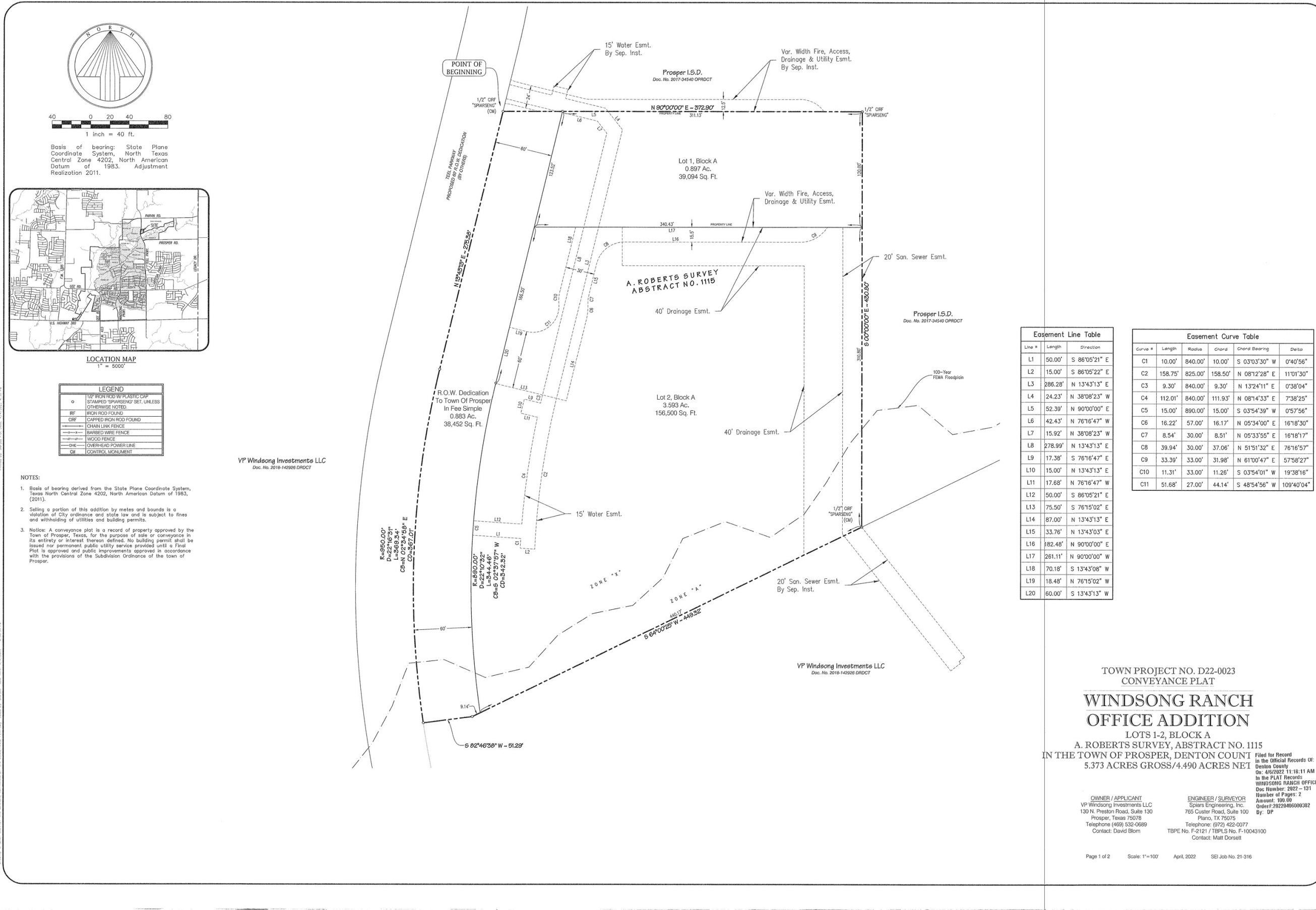


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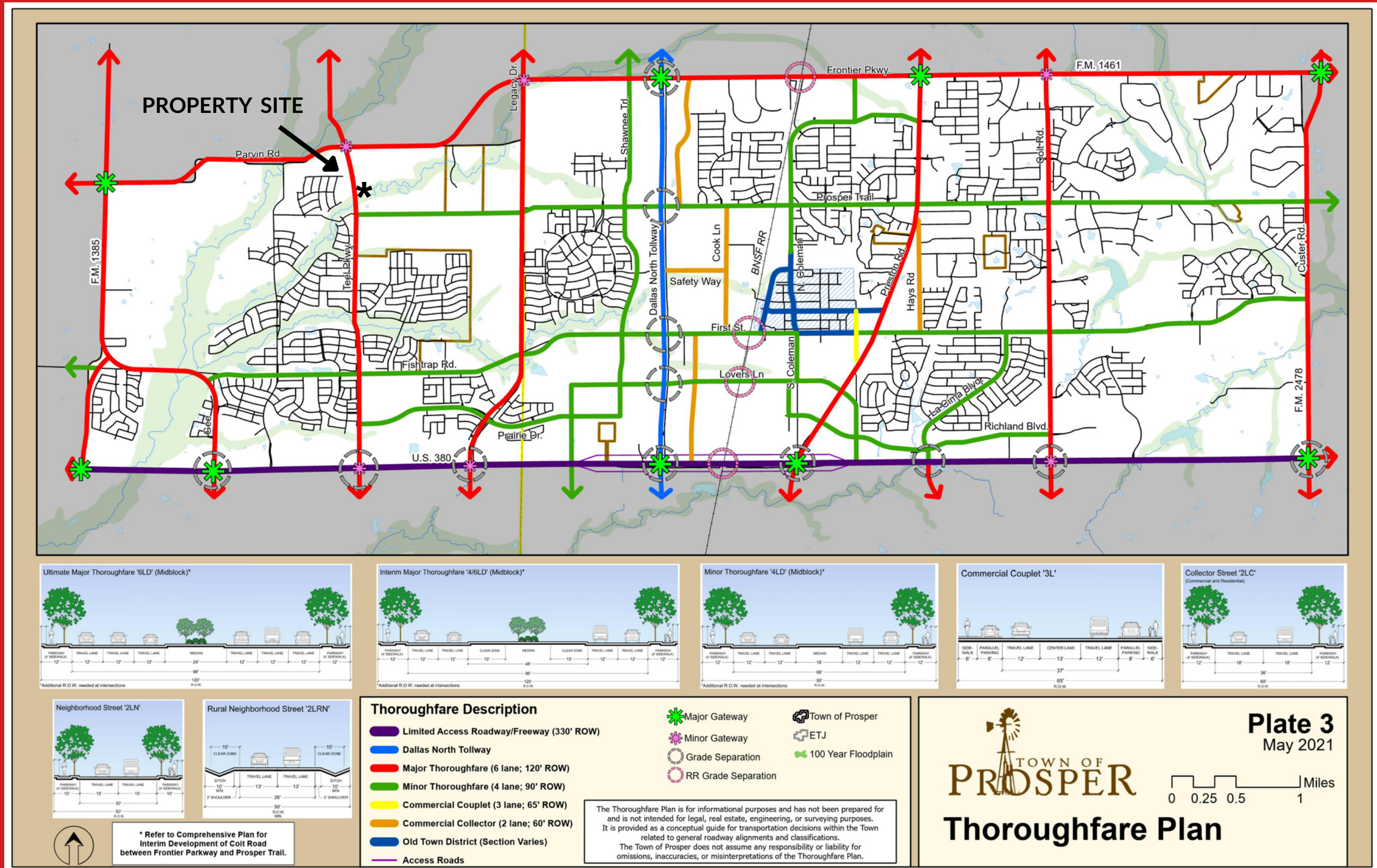
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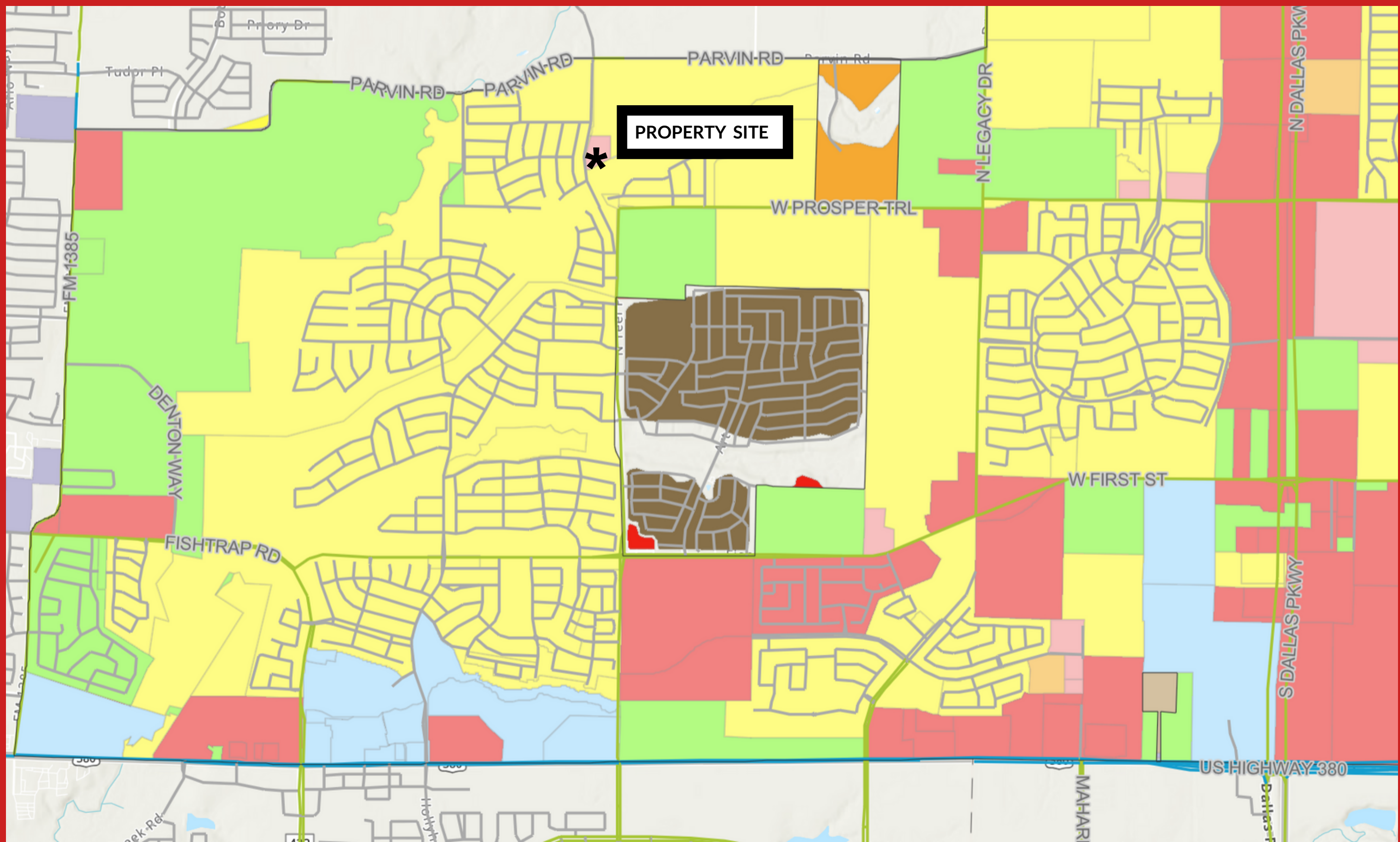


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PROPSER FURTURE USE LAND PLAN & ZONING CLASSES



LEGEND

ZONING CLASS

- RETAIL / COMMERCIAL
- SINGLE FAMILY
- OFFICE / SERVICE
- AGRICULTURE
- MIXED USE
- MULTI-FAMILY

FUTURE LAND USE PLAN

- HIGH DENSITY RESIDENTIAL
- RETAIL & NEIGHBORHOOD SERVICES
- MEDIUM DENSITY RESIDENTIAL

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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.

11/2/2015

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.

RPRE, LLC	9012091	broker@rpretx.com	(806)470-8979
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Vijay Borra	638566	broker@rpretx.com	(214)699-8452
Designated Broker of Firm	License No.	Email	Phone
McKenzie Sheppard	670564	McKenzie@RPREtx.com	(806)470-8979
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rane Pearson	694906	rane@rpretx.com	(210)844-6029
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Property Specific

RPRE, LLC, 290 S Preston Rd, Ste 340 Prosper, TX 75078

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 Fax: www.lwolf.com