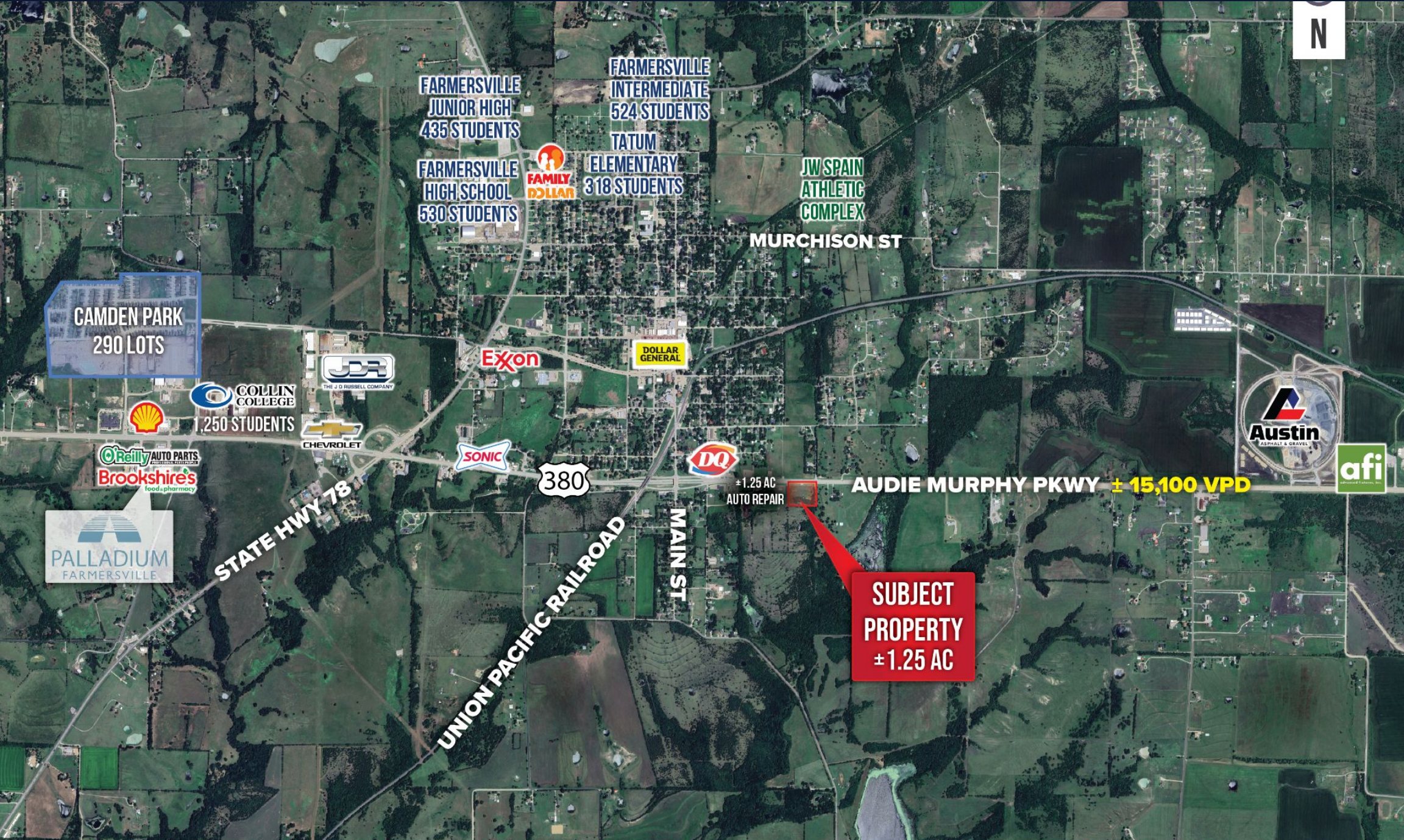


420 E Audie Murphy Pkwy - FOR SALE



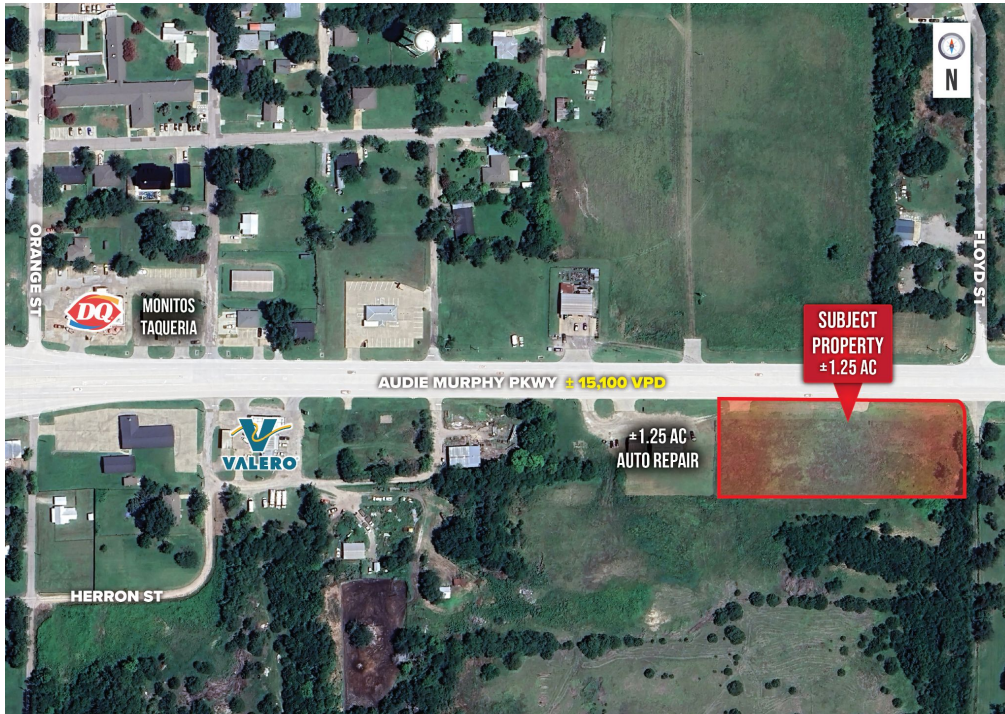
MATTHEWS™

BAYLOR WORMAN

DIR: (214) 227-2729
License No. 784561 (TX)
baylor.worman@matthews.com

GRAYSON DUYCK

DIR: (214) 295-4247
License No. 7725363 (TX)
grayson.duyck@matthews.com



PROJECT SCOPE

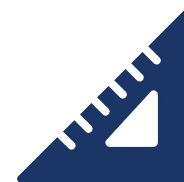
- 1.25 AC Available for Sale
- Zoning: Highway Commercial
- ~650 FT of Frontage on Hwy 380
- Direct Access to US-380– the highest traffic road in Farmersville
- Approx. 30 minute drive from McKinney National Airport

AREA RETAILERS

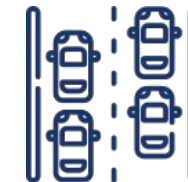


DEMOGRAPHICS

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	9,157	13,791	100,773
Current Year Estimate	7,839	11,676	71,683
2020 Census	6,791	10,003	47,562
Growth Current Year-Five-Year	16.82%	18.12%	40.58%
Growth 2020-Current Year	15.44%	16.72%	50.72%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	3,202	4,772	33,264
Current Year Estimate	2,694	3,971	23,401
2020 Census	2,266	3,303	15,509
Growth Current Year-Five-Year	18.84%	20.18%	42.15%
Growth 2020-Current Year	18.88%	20.20%	50.89%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$108,111	\$108,757	\$121,310

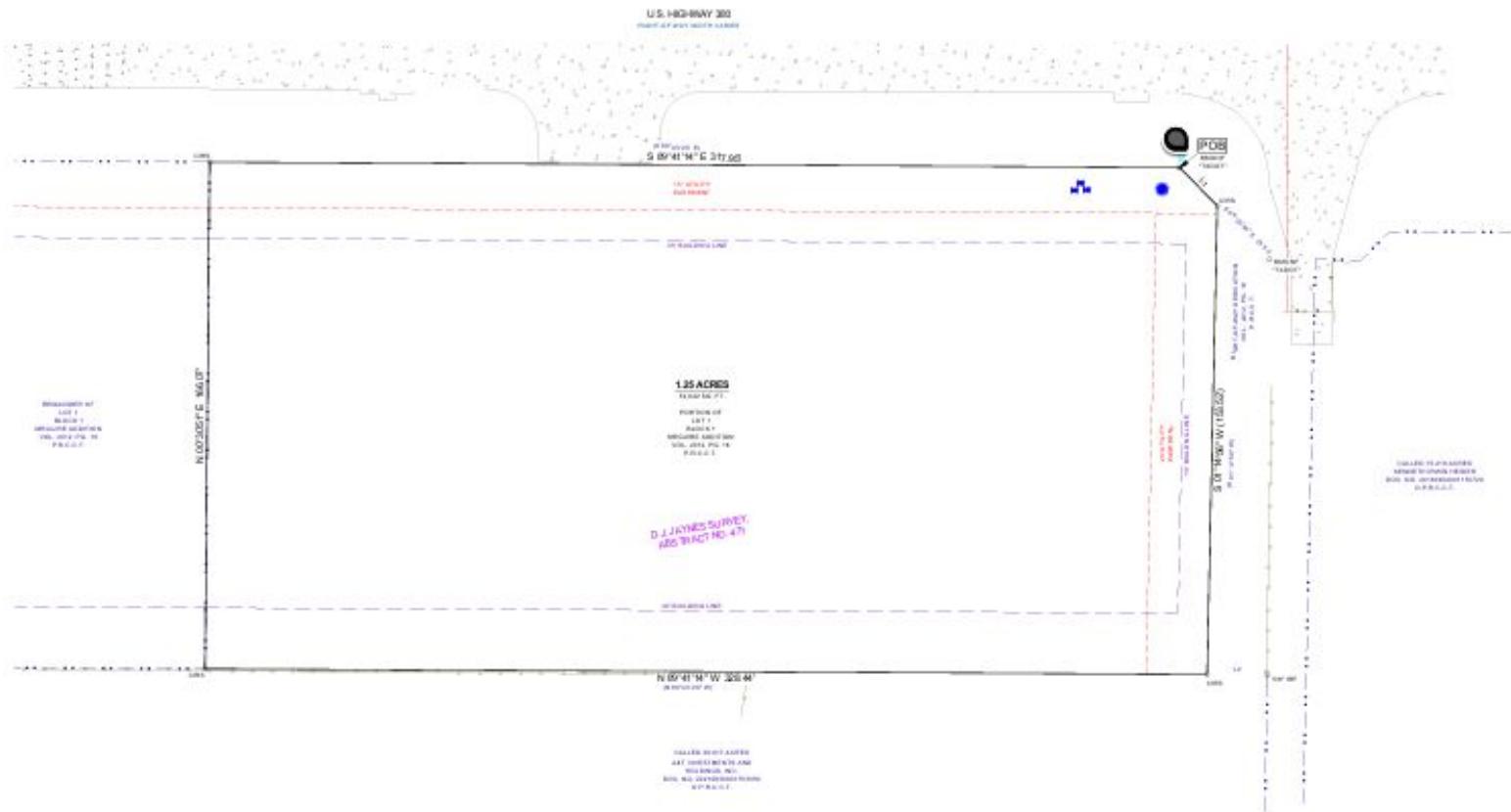


±1.25 AC
AVAILABLE



±15,100 VPD
(US-380)

LAND TITLE SURVEY



LEGAL DESCRIPTION

Being a 1.25 acre tract of land of the D.J. Daynes Survey, Block Number 471, situated in the City of Farmersville, Collin County, Texas, being a portion of Lot 1, Block 1 of the Dogue Addition, a subdivision of record in Volume 2010, Page 18 of the Plat Records of Collin County, Texas and being more particularly described by notes and bounds as follows:

BEING a 1.25 acre tract measured from at the intersection of U.S. Highway 380 (a variable-width right-of-way) and the 15th right-of-way line of Floyd Street (a variable-width right-of-way), being the most Northerly, Eastern corner of said Lot 1, and being:

THENCE along the West right-of-way line of said Floyd Street, being the common East line of said Lot 1, following line (2) courses and distances:

- S47°20'55"W, a distance of 1187.00 feet to a 5/8 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the most Westerly Northeast corner of said Lot 1, and being;
- S87°11'00"W, a distance of 193.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set on the South line of a 20-foot wide easement in said Block 1, and being;
- THENCE, along the North line of said 20-foot wide easement, being the South line of said Lot 1, a distance of 336.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set on the Southeast corner of said Lot 1, and being;
- THENCE, along the North line of said 20-foot wide easement, being the South line of said Lot 1, a distance of 160.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set on the South right-of-way line of said U.S. Highway 380, being the common North line of said Lot 1, and being;
- THENCE, along the South right-of-way line of said U.S. Highway 380, and the common North line of said Lot 1, a distance of 377.00 feet to the **POINT OF BEGINNING** and enclosing an area of 1.25 acres (56,620 square feet) of land, more or less.

SURVEYOR NOTES

- This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents required and recorded on this property.
- All building lines, setbacks, and easements shown hereon are by Volume 2010, Page 18, P.R.C.C.T. unless noted otherwise.
- The bearings shown on this survey are based on GPS observations utilizing the ATTime RTK Network, North American Datum of 1983 (Supplemental Definition 2011).
- Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground show stations, utility markings, and/or records to records. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities, call 800-485-4888. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
- This document represents an accurate as the ground survey of 1.25 Acres Audie Murphy Parkway in the City of Farmersville, Collin County, Texas, on September 28th, 2023.

PLATT NOTE

This property is located in **Non-shaded Zone "C"** on scales from the F.S.M.A. Flood Insurance Rate Map dated June 2nd, 2020 and is located in Community Number 0102 as shown on Map Number 1000000001. The boundary of the Flood Zone is approximate. For additional information regarding Flood Zone designations, please contact 1-877-FEMA-5800.

ALTERATIONS AND ERRORS

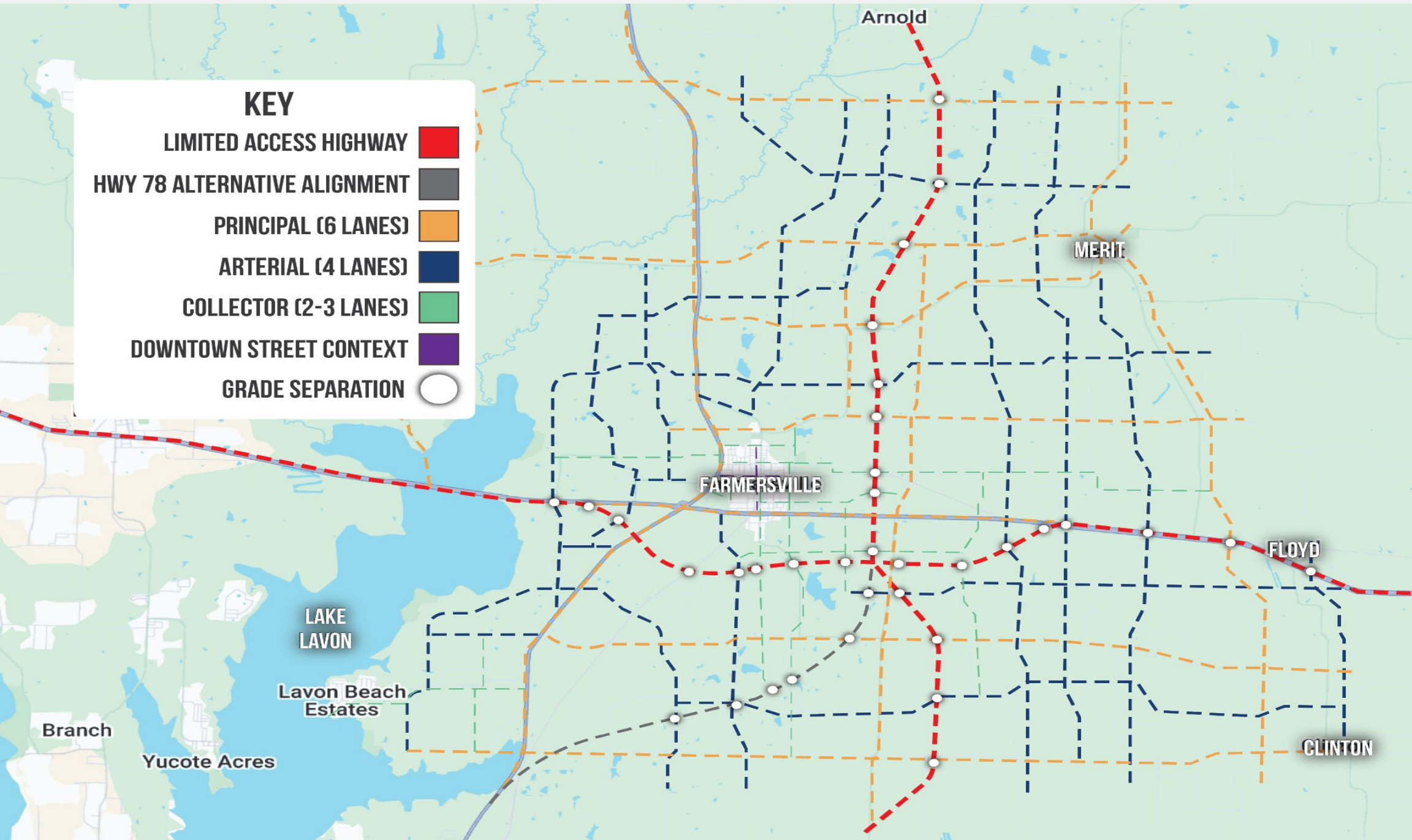
This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be presumed to be the fault of the user. The surveyor will not be responsible for the client for any type or error for which a correction is not requested by the client within 30 days following the instrument of this survey.

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

DISCLAIMER
This document is a preliminary survey and should not be used for any purpose other than a final survey document.

LEGEND

Symbol	Description
Symbol	Description
Symbol	Description

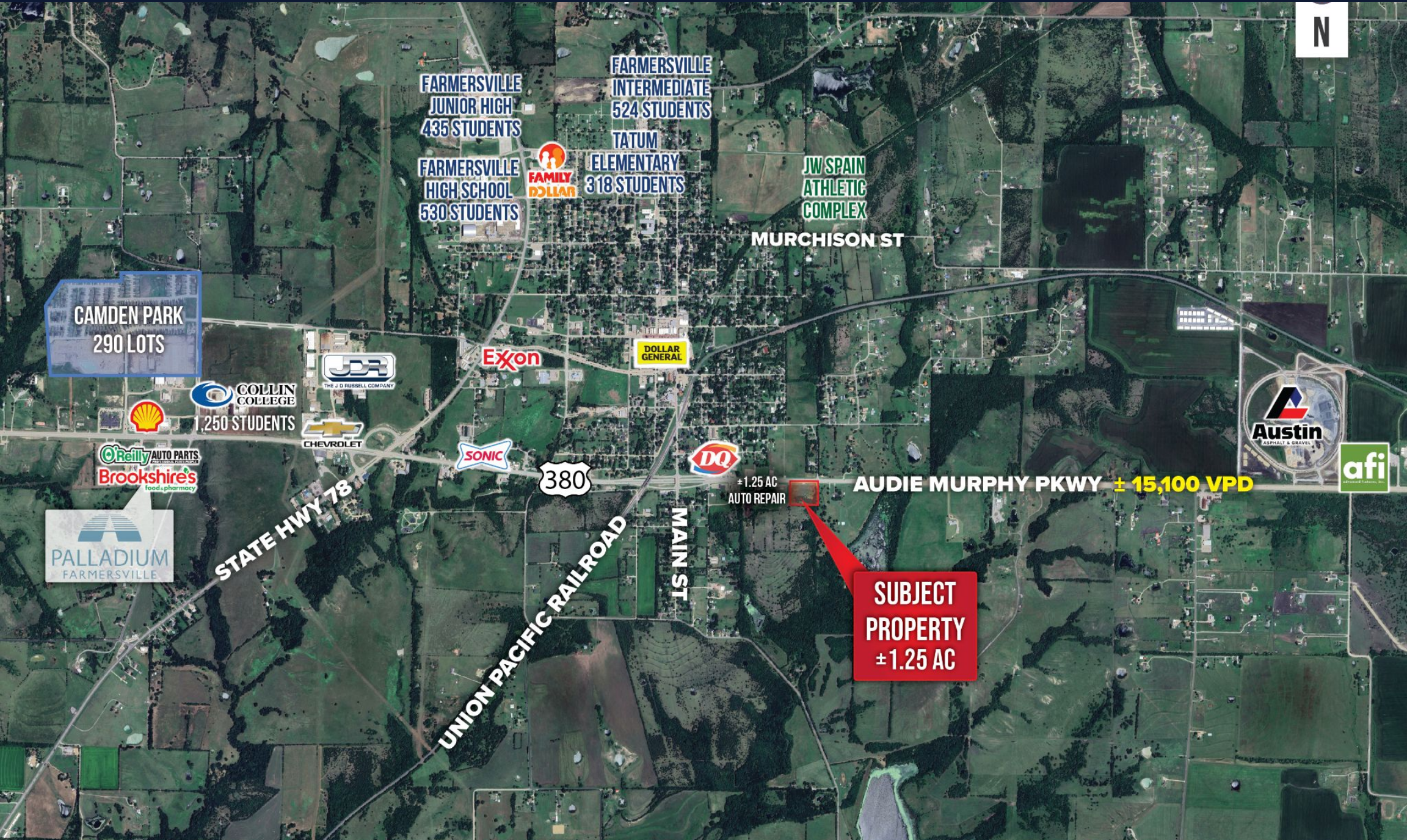


LAND FOR SALE

MATTHEWS™

420 E Audie Murphy Pkwy

Farmersville, TX, 75442



MATTHEWS™

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baylor.worman@matthews.com

GRAYSON DUYCK

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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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **420 E Audi Murphy Pkwy, Farmersville, TX, 75442** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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11-2-2015



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- 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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