FOR SALE
136-acre parcel
Watters Creek Park
Highway 121 and Alma Road
Allen, Texas

Conveniently located at the intersection of Plano, Allen, McKinney and Frisco

Zoned: Corridor Commercial
THE OPPORTUNITY

You are invited to review WATTERS CREEK PARK, a 136-acre parcel located at the intersection of Highway 121 and Alma in Allen, Texas. The development potential allows for a mixture of retail, office, and multifamily with easy access and award winning communities on all sides. This offering presents the opportunity to create a mixed-use development in the hottest corridor in the country.

Quickly becoming a major hub of international trade, the DFW region has capitalized upon its low cost to do business and abundance of skilled workers, bringing in corporate relocations on a regular basis, Toyota, FedEx, Liberty Mutual, and State Farm to name a few. A majority of the buzz is occurring a short 7 mile drive down Highway 121 at the intersection of 121 and the Dallas North Tollway. Conveniently located, Watters Creek Park is within 7-10 minutes from eight major corporate campuses and business parks, 10 minutes of the McKinney Municipal Airport, and 30 minutes from downtown Dallas, Love Field, and DFW International Airport.

Jones Lang LaSalle and the owners are offering this opportunity to become part of a progressive mixed-use urban village with streetscapes designed for the kind of activity, identity and fun that induces workers, shoppers and residents to the heart of the 121 corridor.

IMMEDIATE AREA DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>One-Mile</th>
<th>Three-Miles</th>
<th>Five-Miles</th>
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</thead>
<tbody>
<tr>
<td><strong>POPULATION</strong></td>
<td></td>
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<tr>
<td>2015 Total Population</td>
<td>6,100</td>
<td>80,011</td>
<td>281,895</td>
</tr>
<tr>
<td>Population 2020*</td>
<td>7,055</td>
<td>91,466</td>
<td>319,262</td>
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<tr>
<td>Growth 2015-2020*</td>
<td>18.63%</td>
<td>14.18%</td>
<td>13.62%</td>
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<tr>
<td>Average Age</td>
<td>33.5</td>
<td>33.50</td>
<td>34.50</td>
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<tr>
<td><strong>HOUSEHOLDS</strong></td>
<td></td>
<td></td>
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<tr>
<td>2015 Total Households</td>
<td>1,815</td>
<td>27,687</td>
<td>97,558</td>
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<tr>
<td>HH Growth 2015-2020*</td>
<td>15.87%</td>
<td>14.38%</td>
<td>13.72%</td>
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<tr>
<td>Median HH Income</td>
<td>$155,248</td>
<td>$106,048</td>
<td>$98,296</td>
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<tr>
<td>Average HH Size</td>
<td>3.40</td>
<td>2.90</td>
<td>2.90</td>
</tr>
<tr>
<td>2015 Avg HH Vehicles</td>
<td>2.0</td>
<td>2.0</td>
<td>2.0</td>
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<tr>
<td><strong>HOUSING</strong></td>
<td></td>
<td></td>
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<tr>
<td>Median Home Value</td>
<td>$336,856</td>
<td>$270,104</td>
<td>$233,472</td>
</tr>
<tr>
<td>Median Year Built</td>
<td>2006</td>
<td>2003</td>
<td>2000</td>
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*Estimates

MAJOR AREA EMPLOYERS

- AT&T
- Bank of America
- Baylor Medical Center
- Beal Bank
- Capital One
- Children's Medical Center
- Denbury Resources
- Dr Pepper/Sappple
- Ericsson
- FedEx Office
- Frito-Lay
- HP Enterprise Services
- Intuit, Inc.
- JCPenney
- Liberty Mutual
- McAfee, Inc.
- PepsiCo
- Pizza Hut
- Rent-A-Center
- State Farm
- Texas Instruments
- Toyota of North America
20 MILLION SF of DFW relocations or expansions are being tracked by JLL. 6 MILLION SF of those tenants are specifically looking in the northern suburbs for potential location. Less than 800,000 SF of office space is available.
WHY ALLEN

Allen offers a friendly community with exceptional schools, excellent city services and a nationally-recognized parks and recreation program. With four premier shopping destinations, an award-winning golf course, nearly 200 restaurants, a 7,000-seat arena with an award-winning hockey team—the city boasts something for everyone.

WHY TEXAS

Whether you live in a major metro area or in a small town, Texas is a great place to live and do business. Texas is a “right to work” state, with no corporate or individual income tax and one of the lowest tax burdens in the country. There are few states that can match the Lone Star State’s current job opportunities, growth and residential quality of life. Texas is on top of the nation’s ‘domestic migration destination’ list. Four Texas cities rank in the Nation’s top ten big cities for home ownership; three rate as the most affordable cities in the U.S., and six of the largest cities have a cost of living below the national average of 100.

ALLEN SNAPSHOT

COMMUTE
- 9 miles to McKinney Airport
- 30 miles north of Downtown Dallas
- 35 miles from DFW International Airport
- 34 miles from Love Field

RECREATION
- 800 acres of developed parks, 50 miles of trails
- 220+ Restaurants
- 7 Hotels
- Over 3,000,000 SF of shopping

MCKINNEY SNAPSHOT

AREA MEDICAL FACILITIES
- Texas Health Presbyterian
- Medical Center of McKinney
- Twin Creeks Hospital
- Our Children’s House (Children’s Health)

HIGHER EDUCATION
- University of North Texas
- Texas A&M Commerce
- University of Texas at Dallas
- Texas Woman’s University
The D/FW Metroplex is an innovation hub with resources that make it an ideal business climate. The region’s attractive quality of life, strong regional and state economy, low cost of living, young and skilled labor force, pro-business mind-set and absence of corporate and personal income taxes all contribute to the thriving D/FW location. Over the past five years, Texas added more jobs than the other 49 states combined. Due to its central location and world-class transportation infrastructure, the city gives businesses the advantage of operating in the Central time zone, providing expanded business hours across the United States and across a majority of Canada and Mexico. Dallas’ central location within the Sunbelt region also creates substantial cost savings for businesses with intensive travel needs and product distribution functions. The region excels in passenger air travel and air cargo operations with the nation’s third busiest airport, D/FW International Airport; Dallas Love Field Airport, home to the largest domestic airline in the country; and the world’s first fully industrial airport, Fort Worth Alliance Airport.

As reported by the Dallas Economic Development department, the region ranks among the top three U.S. metropolitan areas for business expansions, relocations and employment growth. D/FW’s highly educated workforce of almost three million people is growing quickly, providing companies with an over abundance of talent. The population growth has fueled real estate development, as retailers and service providers expand to meet increasing demand. While Dallas and Fort Worth serve as the biggest population centers, four other suburbs—Irving, Garland, Plano, and Arlington—exceed 200,000, offering residents an abundance of choice as they search for the community that best fits their needs.