

GRANITE PARK





Granite Park | Plano, Texas



OVERVIEW

Granite Park is an environmentally focused, 90-acre mixed-use development located at the SEC of the Dallas North Tollway and the Sam Rayburn Tollway (SH 121), adjacent to Legacy Town Center and Legacy West. The master plan includes approximately 3MM SF of Class-A office (currently 2MM SF built & occupied with 8,000 employees), a 300-room Hilton hotel, 60,000 SF of restaurants and retail, and a variety of amenities. Upon completion, there will be over 10,000 employees on site.

SNAPSHOT

 <p>Estimated Office SF: 2 Mile Radius +20MM</p>	 <p>Multifamily Units: 1 Mile Radius +6,000</p>	 <p>Average Household Income: 3 Mile Radius \$140,406</p>	 <p>Daytime Population: 3 Mile Radius +100,000</p>
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OFFICE SPACE

- 1 Granite Park One
- 2 Granite Park Two
- 3 Granite Park Three
- 4 Granite Park Four
- 5 Granite Park Five
- 7 Granite Park Seven

FUTURE DEVELOPMENTS

- 6 Granite Park Six
420,000 SF
- 8 Granite Park Eight
400,000 SF

RETAIL & HOTEL

- 9 The Shops at Granite Park
- 10 The Shops at Granite Park Three
- 11 Blue Mesa Grill
- 12 Hilton Hotel
- 13 The Boardwalk

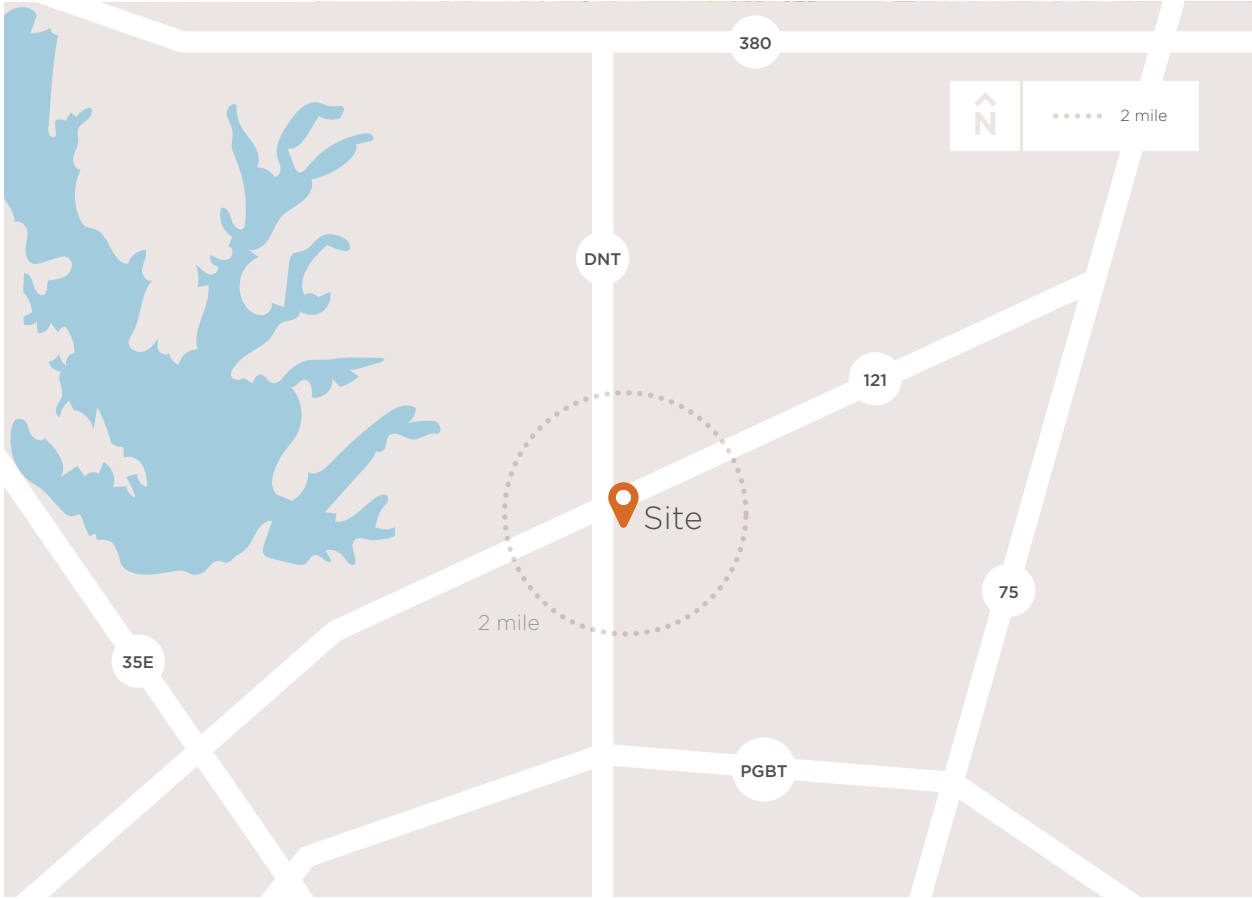
Restaurants

- Union Bear | Hookline
- Chips | B Frank & Relish
- Blue Fish | Biscuit Bar
- Campisi's | Jersey Mike's
- Edith's French Bistro
- Original Pancake House
- Tiff's Treats | Pearl Cup & Sip
- Carso | Good Union BBQ



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CORPORATE OFFICES WITHIN 2-MILE RADIUS	
Toyota	FedEx Office
Liberty Mutual	JC Penney
Ford Motor Co.	Frito Lay
Siemens	Beal Bank
Ericsson	Pizza Hut
Intuit	HP

HOTELS WITHIN 2-MILE RADIUS		

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DEMOGRAPHICS

2018	3 Mile	5 Mile	7 Mile
Daytime Population	103,608	292,151	565,523
Average HH Income	\$140,406	\$137,838	\$128,611
% of HH Income > \$100K	53.7%	52.9%	49.4%

ESTIMATED TRAFFIC COUNTS

Dallas North Tollway	135,000
Sam Rayburn Tollway	159,200
Parkwood Blvd	20,000

All traffic count values are based on VPD.

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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:
 - 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