

100% LEASED



BEACON SQUARE 100% LEASED

214.378.1212

NWQ COIT RD & PGBT (190)
PLANO, TX

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Purposeful & Integrated Retail

Billingsley Company's retail philosophy brings merchants into the community where their customers live and work. By providing restaurants and retail shops that are aesthetically pleasing and purposeful, we fit the design aesthetic of the neighborhood – delivering convenience with a fun, energetic atmosphere for those who shop and dine.

Delivering smart design integrated with artistic works and natural spaces, Billingsley Company's developments are life-enhancing communities in which to work, live, play, shop and dine. Combining its relationships in the local market with its expertise in development, Billingsley Company provides expanded opportunities for its business partners. From raw land to fully developed communities, Billingsley Company is engaged in each step of the process. We own, design, finance, lease and manage for the future success of our investments and the future success of our tenants. Our decisions in design, finance and construction are grounded in doing what is right for the long term.

LOCATION

**NWQ COIT RD & PGBT (190)
PLANO, TX**

SIZE

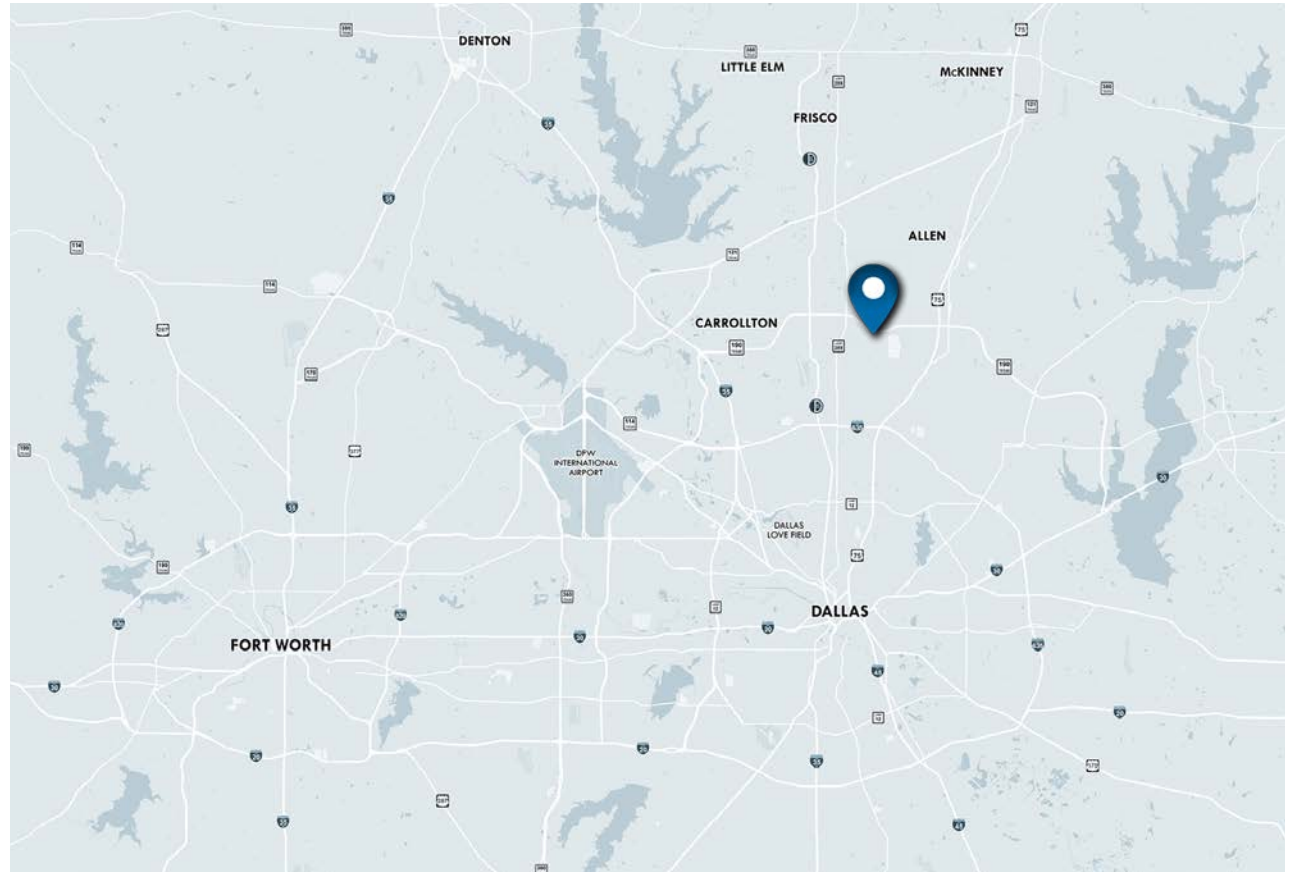
**PHASE I RETAIL BUILDING
+/-18,650 SF**

TRAFFIC COUNTS

COIT RD **PGBT (190)**
47,562 VPD 2021 110,824 VPD 2021

PROPERTY HIGHLIGHTS

- ★ 86 AC MIXED USE DEVELOPMENT WITH 1,100 APARTMENTS AND OVER 800,000 SF OFFICE SPACE
- ★ STRONG DAYTIME POPULATION OVER 66,000 IN 3 MILE RADIUS
- ★ 43 ADDITIONAL RETAIL PARKING SPOTS IN BLOCK D PARKING GARAGE
- ★ 6,878 SF GYM/FITNESS OPPORTUNITY
- ★ ENDCAP + PATIO OPPORTUNITIES
- ★ SUCCESSFUL CENTRAL MARKET AT THE INTERSECTION
- ★ COMMUNITY GREASE TRAP

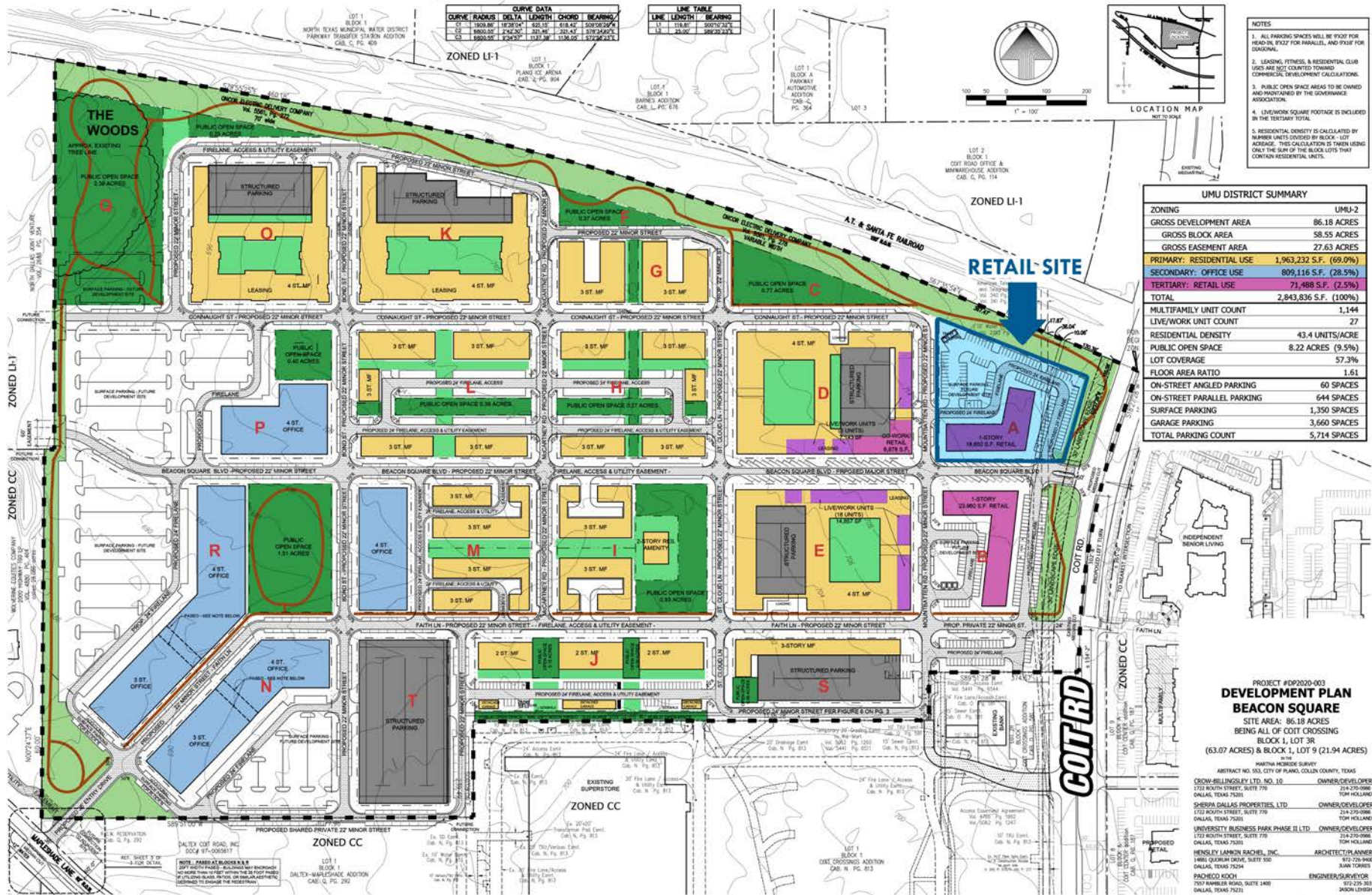


2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,610	131,880	381,142
EST. DAYTIME POPULATION	7,618	65,219	280,870
EST. AVG. HH INCOME	\$92,742	\$141,001	\$132,127

AREA ATTRACTIONS





CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1700.00'	118.74°	361.47'	318.12'	109.02° 22.21'
C2	1800.00'	142.30°	321.40'	217.43'	139.24° 00.00'
C3	1600.00'	129.63°	337.38'	138.05'	127.66° 22.21'

LINE TABLE

LINE	LENGTH	BEARING
L1	111.61'	255° 02' 22.21"
L2	23.90'	282° 30' 22.21"

- NOTES**
1. ALL PARKING SPACES WILL BE 9'X20' FOR HEAD-IN, 9'X22' FOR PARALLEL, AND 9'X18' FOR SIDEWALK.
 2. LEASING, FITNESS, & RESIDENTIAL CLUB USES ARE SET COUNTED TOWARD COMPREHENSIVE DEVELOPMENT CALCULATIONS.
 3. PUBLIC OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE GOVERNANCE ASSOCIATION.
 4. LEASING SQUARE FOOTAGE IS INCLUDED IN THE TERTIARY TOTAL.
 5. RESIDENTIAL DENSITY IS CALCULATED BY NUMBER UNITS COVERED BY BLOCK - LOT ACROSS. THIS CALCULATION IS TAKEN USING ONLY THE SUM OF THE BLOCK LOTS THAT CONTAIN RESIDENTIAL UNITS.

UMU DISTRICT SUMMARY

ZONING	UMU-2
GROSS DEVELOPMENT AREA	86.18 ACRES
GROSS BLOCK AREA	58.55 ACRES
GROSS EASEMENT AREA	27.63 ACRES
PRIMARY: RESIDENTIAL USE	1,963,232 S.F. (69.0%)
SECONDARY: OFFICE USE	809,116 S.F. (28.5%)
TERTIARY: RETAIL USE	71,488 S.F. (2.5%)
TOTAL	2,843,836 S.F. (100%)
MULTIFAMILY UNIT COUNT	1,144
LIVE/WORK UNIT COUNT	27
RESIDENTIAL DENSITY	43.4 UNITS/ACRE
PUBLIC OPEN SPACE	8.22 ACRES (9.5%)
LOT COVERAGE	57.3%
FLOOR AREA RATIO	1.61
ON-STREET ANGLED PARKING	60 SPACES
ON-STREET PARALLEL PARKING	644 SPACES
SURFACE PARKING	1,350 SPACES
GARAGE PARKING	3,660 SPACES
TOTAL PARKING COUNT	5,714 SPACES

PROJECT #DP2020-003
DEVELOPMENT PLAN
BEACON SQUARE
 SITE AREA: 86.18 ACRES
 BEING ALL OF COIT CROSSING
 BLOCK 1, LOT 3R
 (63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)

MARTHA INCREDES SURVEY
 ABSTRACT NO. 103, CITY OF PLANO, COLLIN COUNTY, TEXAS

CROW-BELLINGSLY LTD. NO. 10 OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 770 214-270-0266
 DALLAS, TEXAS 75201 708-114240

SHERPA DALLAS PROPERTIES, LTD. OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 770 214-270-0266
 DALLAS, TEXAS 75201 708-114240

UNIVERSITY BUSINESS PARK PHASE II LTD. OWNER/DEVELOPER
 1722 NORTH STREET, SUITE 770 214-270-0266
 DALLAS, TEXAS 75201 708-114240

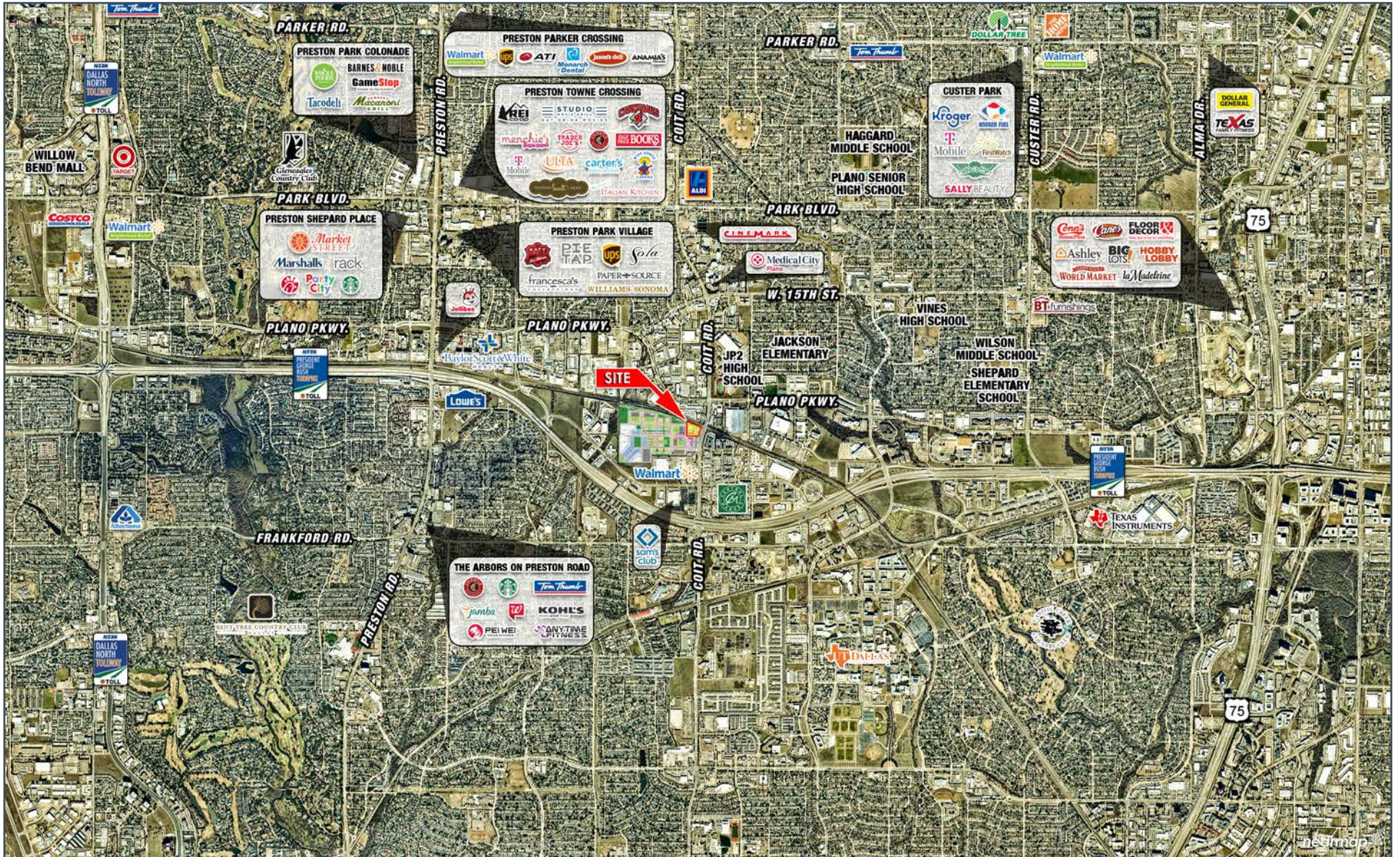
HENSLEY LANKON RACHES, INC. ARCHITECT/PLANNER
 1488 QUAIL CREEK, SUITE 550 972-726-9490
 DALLAS, TEXAS 75201 708-114240

PACHECO KOCH ENGINEER/SURVEYOR
 7507 RAMBLER ROAD, SUITE 1400 972-225-3031
 DALLAS, TEXAS 75221 708-114240

Other: September 18, 2020 Scale: 1"=100'









8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
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MIA UREÑA
Transaction Manager
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murena@venturedfw.com



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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