

Market Square at Unicorn Lake

Commercial Real Estate Development / Denton, Texas

Future FM 2499



Denton ranked as 9th fastest growing city in the USA

Traffic Counts: 118,000 cpd on I-35E at Wind River

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Development Summary

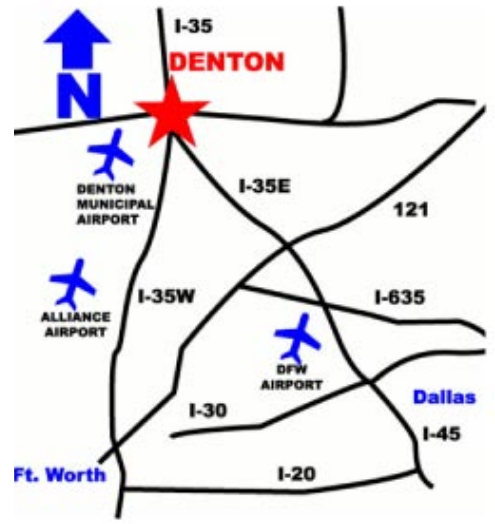
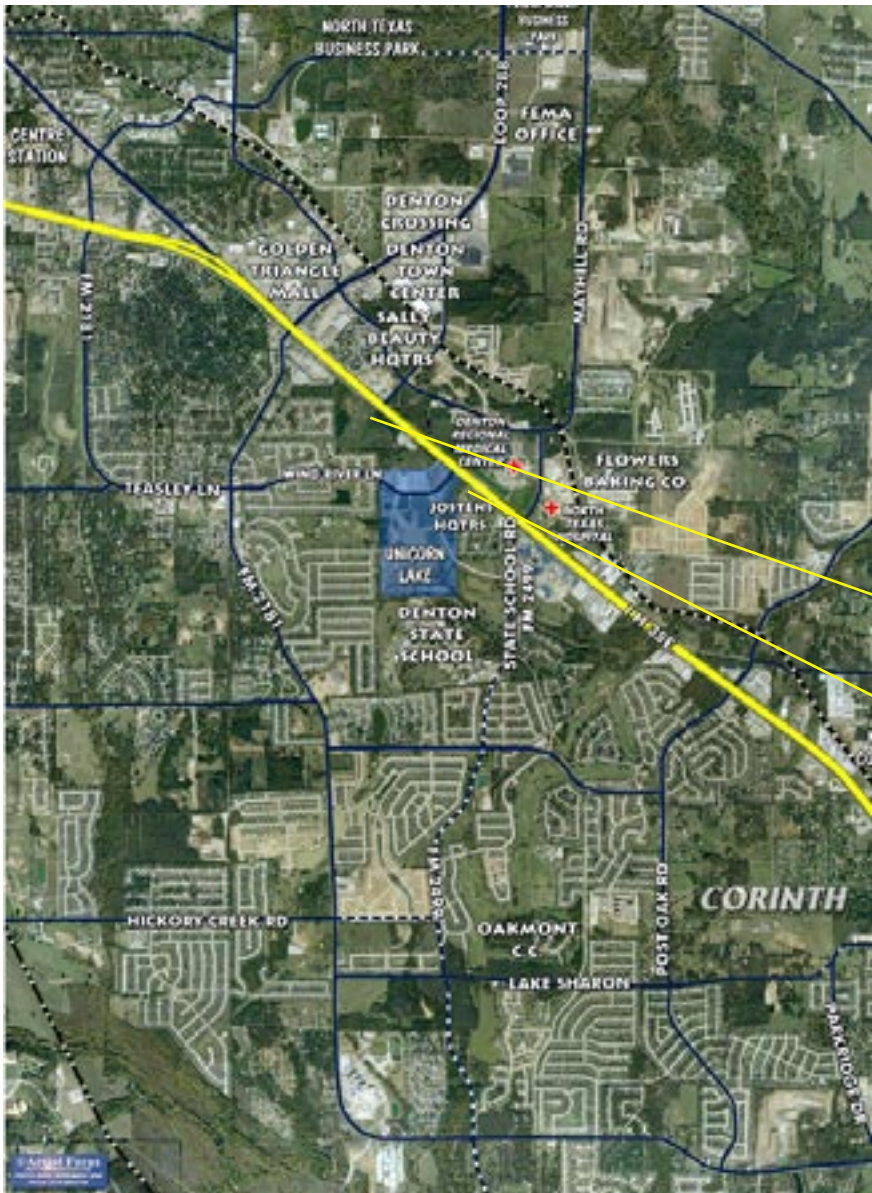
Unicorn Lake Development is a 136 acre mixed used project designed as a pedestrian friendly 'Lifestyle Center' to provide unique shopping, fine dining, entertainment, recreation, and community activities for the residents of Denton and the north Texas area. Located in Denton's most active retail and residential growth corridor, the development is quickly becoming the hub of retail, business, and cultural activity in Denton. The focal point of the development is the beautiful 33 acre Unicorn Lake and Park. Retail shops and restaurants are planned to be located along the lake with walking paths and biking trails, city sponsored recreation areas, water and sports activities, and office and residential condos intermixed. Pedestrian friendly streets lined with trees, landscape and water features create an atmosphere breathtaking and inviting for both businesses and residents. Unicorn Lake is a place families can spend an entire day taking in a movie, eating at one of the many planned restaurants, shopping at a variety of unique and exciting retail shops, or taking a stroll around the beautiful lake and park.



**Retail & Office Leasing
Income Property Brokerage
Project Marketing**

Mike Metzler
940-391-9918
mikemetzler@kw.com

Tom Fry
214-679-9006
tomfry@kw.com



I-35 southbound exit ramp only 6/10 mile north of property entrance

Immediate access to I-35E southbound with the on ramp being 200 feet from Wind River Lane and the entrance to the Unicorn Lake Development

Demographics

Denton Population: 105,550

Radius	Est. '06 Pop.	Med.HH Inc.	Avg. HH nc.
1 Mile	7,521	65,063	86,986
3 Mile	58,711	57,485	74,115
5 Mile	117,812	50,144	63,128

Location Highlights

- * **Interstate Frontage**
- * **One minute or less to I-35E on ramp**
- * **Surrounded by Dentons Highest Income and Population Demographics**
- * **Surrounded by several of Dentons major corporations and businesses.**
- * Denton Regional Hospital * Sally Beauty Corporation * James Wood Autoplex
- * Denton State School * Flowers baking Company * Jostens Headquarters * North Texas Hospital
- * **Adjoins over 51 residential neighborhoods with over 14,000 rooftops**
-**Dentons highest population demographics !!!**



Unicorn Lake - Retail For Lease



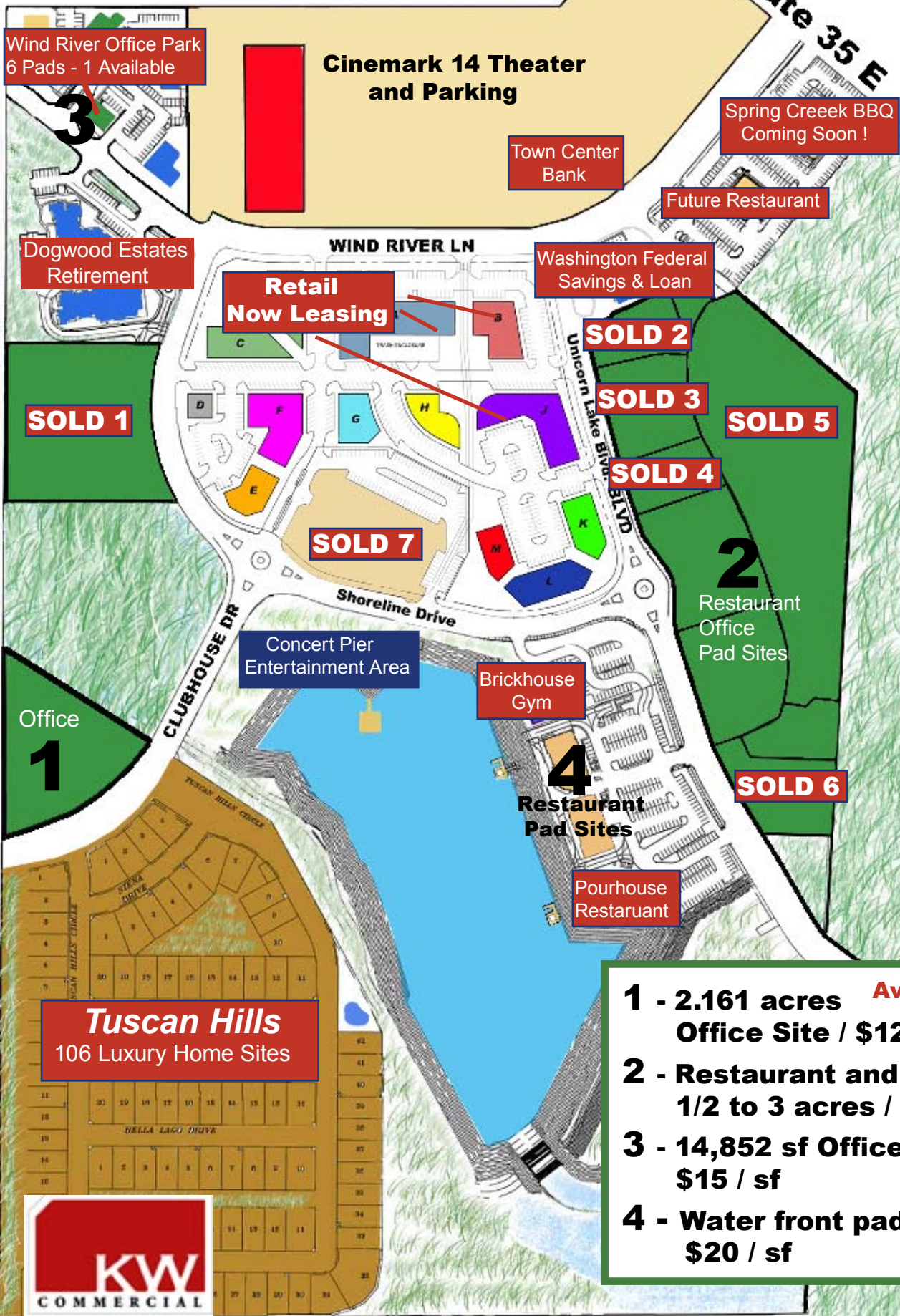
***NOW LEASING / Building A / \$24 + \$5 NNN**

- * Class A Retail Construction
- * Only a few hundred feet from the lake
- * One minute access to I-35E
- * Directly across street from the Cinemark



Building A is located directly across Wind River Lane from the Cinemark 14 Theater. The building adjoins the landscaped courtyard that connects Wind River Lane to Shoreline Drive on the lake.

Unicorn Lake Development Site Summary & Available Land



Wind River Office Park
6 Pads - 1 Available

**Cinemark 14 Theater
and Parking**

Spring Creek BBQ
Coming Soon !

Town Center
Bank

Future Restaurant

Dogwood Estates
Retirement

**Retail
Now Leasing**

Washington Federal
Savings & Loan

**SOLDS
In Permit
with City**

- 1-Foundation Mgt Medical Training Facility
- 2-Cafe Deluxe
- 3-Optometrist
- 4-Physican
- 5-Huffman Medical Office Park
- 6-Members Credit Union
- 7-Homewood Suites by Hilton

SOLD 1

SOLD 2

SOLD 3

SOLD 5

SOLD 4

SOLD 7

2
Restaurant
Office
Pad Sites

Concert Pier
Entertainment Area

Brickhouse
Gym

Office
1

4
Restaurant
Pad Sites

SOLD 6

Pourhouse
Restaruant

Tuscan Hills
106 Luxury Home Sites

- 1 - 2.161 acres Available Land
Office Site / \$12 / sf**
- 2 - Restaurant and Office Sites
1/2 to 3 acres / \$15 / sf**
- 3 - 14,852 sf Office Site
\$15 / sf**
- 4 - Water front pad sites
\$20 / sf**



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

What to know before working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. Listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

BUYER, SELLER, LANDLORD OR TENANT

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date