

Heritage
Creekside





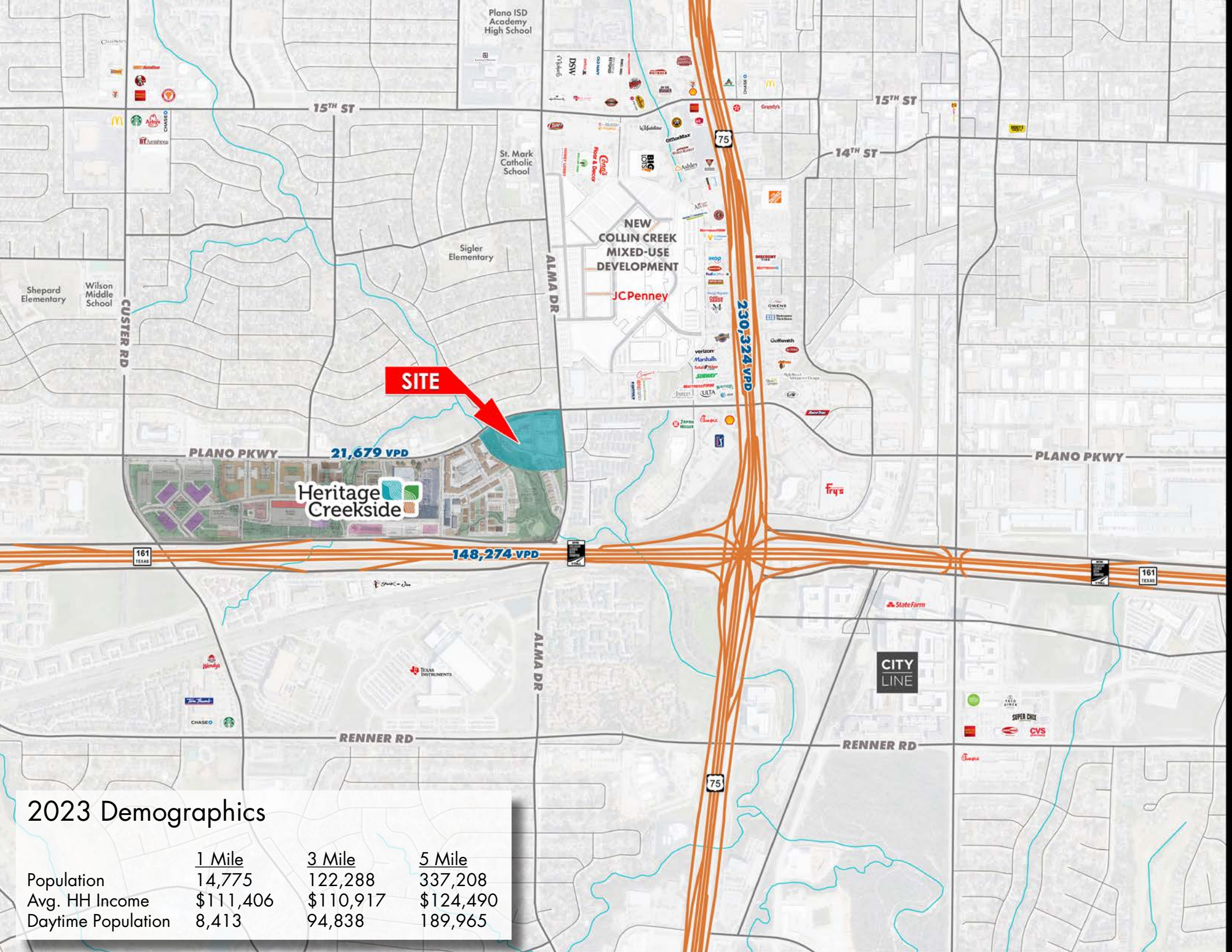
Heritage Creekside

The logo graphic consists of three stylized, overlapping shapes. The top-left shape is blue with white wavy lines, resembling water. The top-right shape is green with white wavy lines, resembling a leaf or a hillside. The bottom-right shape is orange with white wavy lines, resembling a field or a path.

Heritage Creekside is planned on 156 acres adjacent to the President George Bush Turnpike (PGBT) just west of North Central Expressway between Alma Road and Custer Road in Plano, Texas. It is an all-encompassing modern urban environment made up of creek-side urban apartments, lofts, townhomes and single-family homes all within walking distance from a mix of shops, restaurants, hotels, and offices.

Heritage Creekside will serve as a model for the eco-sensitive neighborhood development in the region, celebrating nature as a fundamental community value. Existing creeks and tributaries flowing through the site, degraded over time, are being stabilized and restored. The healed creeks are woven through the new neighborhood as a lovable part of the public realm, and “green infrastructure” strategies naturally slow, filter and infiltrate storm water runoff – thus approximating nature as closely as possible.

This is a community, connected.



SITE

**Heritage
Creekside**

21,679 VPD

148,274 VPD

2023 Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	14,775	122,288	337,208
Avg. HH Income	\$111,406	\$110,917	\$124,490
Daytime Population	8,413	94,838	189,965



12,845 VPD

ALMA DRIVE

21,679 VPD

PLANO PARKWAY

CISTERN SIGNAGE

FLYING FISH

REST 2
3,270 SF

RODEO GOAT

PARK AREA

TACO JOINT

David Family

Joangetheory

1,503 SF

FUTURE DEVELOPMENT LOT 4

FUTURE DEVELOPMENT LOT 3

CISTERN SIGNAGE





Entertainment

Heritage Creekside includes a variety of retail stores and eateries that complement the casual neighborhood experience. Whether you are on a lunch break or an evening out with family we promise there is something for everyone. Now open Flying Fish and Rodeo Goat newest Plano locations. Why go anywhere else?



Residential

When completed Heritage Creekside 156 acre project will have over 1,400 residential units; several hundred attached and detached single-family houses, townhomes and apartment communities. Phase 1 residential opportunities are now selling and leasing, these residences are adjacent to the restored Pittman Creek which winds through Heritage Creekside.





Commercial

Phase 2 now in planning will consist of up to 2.5 million square feet of prime office space available at one of the premier crossroads in the entire Dallas Metroplex area, multi-family and single family units at a highly-desirable residential address, plus numerous retail and hospitality amenities desired by tenants and residents alike.

22 acre phase 2 campus with up to 2.5 million square feet of class a office. Planned hotels up to 300+ rooms. 1,300 additional luxury multi-family units and 250 single family townhomes. 130,000 Sf of retail and restaurant. Urban plaza activated with amenities.

Availability

Heritage Creekside offers unique opportunities to full service restaurants looking for large and scenic patio space. Join Rodeo Goat, Flying Fish, and Orange Theory with spaces available for restaurants and retailers to take full advantage of strong Plano demographics and positioning off of George Bush and I-75.





045 POWELL LN

Heritage
Creekside
Restaurant Leasing
Inquiries
214-649-9018

3,270 SF Restaurant

- Rear and side patio availability equaling approx. 4,000 SF of space
- Grease trap installed
- Unique modern architecture
- Configurable space
- Ample parking



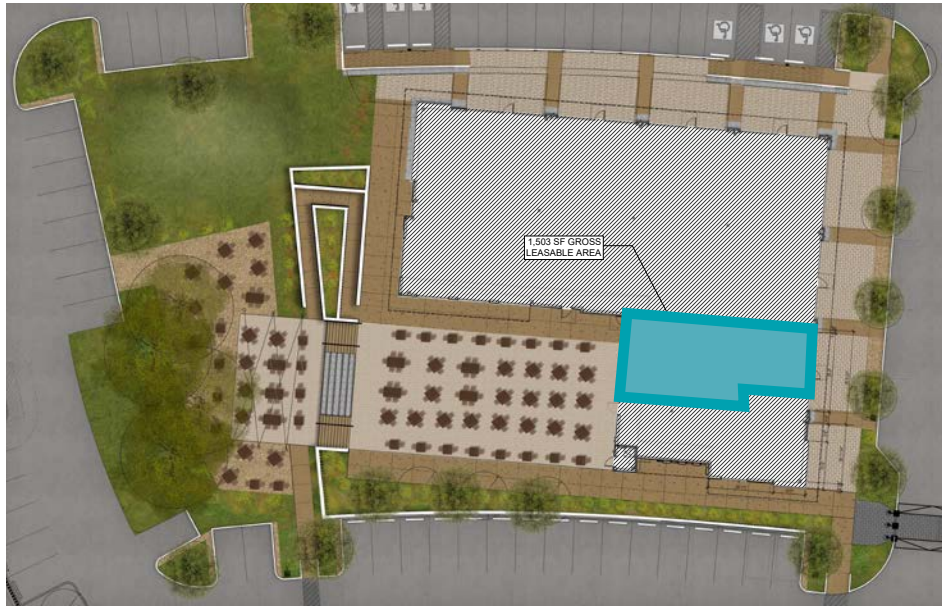


Orangeiston
FITNESS

NO PARKING

1,503 SF Inline

- Communal grease trap in place
- Ample rear patio with creek-side views
- High ceiling line allows for 2nd floor storage
- Unique modern architecture
- Configurable space
- Ample parking











Heritage Creekside

The logo icon for Heritage Creekside consists of a square divided into four quadrants. Each quadrant contains a stylized, white, wavy line pattern that resembles a cross-section of a tree trunk or a landscape feature.

Contact

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VENTURE



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.

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