

FRISCO PARK 25 PROPERTY INFORMATION

Total Acreage: Approximately 216 +/- acres

Zoning: I-Industrial and C1-Commercial

Subdivide: Property will be subdivided for sale

Property Use: Agricultural production

Primary Best Use: Industrial/Commercial

Water: City of Frisco 6" and 12" lines available

Sewer Type: City of Frisco 8" and 20" outfall at northern boundary

Gas Type: ATMOS Energy, 6", 18", & 30" lines adjacent to the site. An 18" high pressure transmission line parallels the BSNF rail

Electric Type: ONCOR Electric Delivery, electric service delivered to site by ONCOR based on load & demand factors. ONCOR has a 24.9 kV distribution feeder running along the east side of Preston Road at this location and a 138 kV Transmission line running from southwest to northeast, crossing Preston just south of Rockhill Pkwy.

CoServ Electric can also provide service to the property with a 25kv distribution system, substation ½ mile east of the site.

Rail: BSNF mainline, signal track

Topography:

Gently Sloping with 2% to 5% grade with elevation difference of 638' to 668' across 2,500'

Floodplain: Minimally impacted with .05 acres along Parvin Branch at the northern boundary and .05 acres at the southern boundary of the site. Floodplain at the southern boundary has the potential to diminish significantly with replacement of drainage pipes under the Dallas North Tollway.

Location:

City of Frisco, Collin County, Prosper Independent School District

The property is in north Frisco and bounded to the west is a mainline BNSF Railroad. To the south is a soon to open six-lane Rockhill Parkway. To the east is six-lane divided Preston Road, and to the north Parvin Branch creek.

