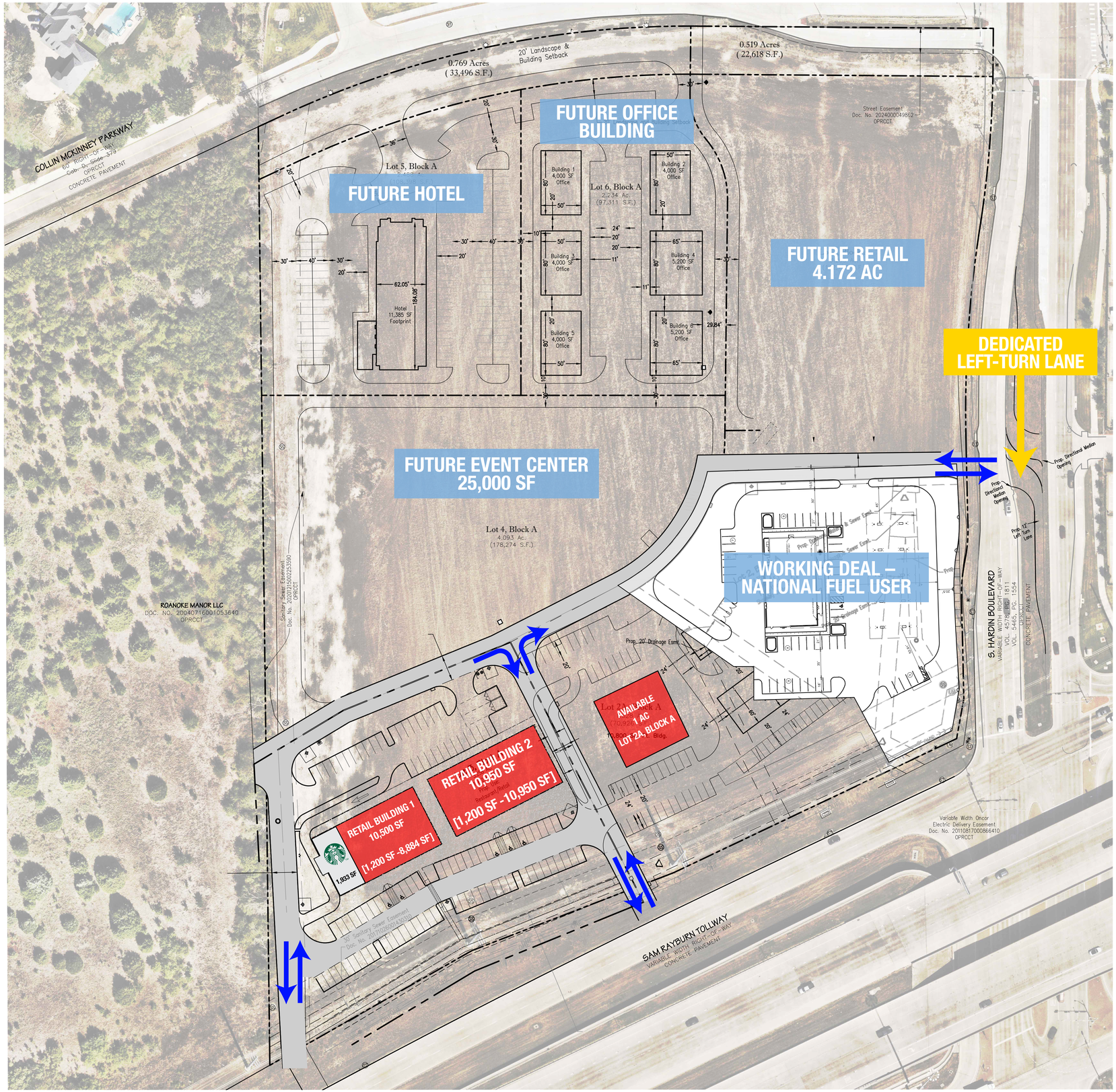

FUTURE OFFICE BUILDING
FUTURE HOTEL
FUTURE RETAIL 4.172 AC
DEDICATED LEFT-TURN LANE
FUTURE EVENT CENTER 25,000 SF
WORKING DEAL – NATIONAL FUEL USER
RETAIL BUILDING 1 10,500 SF [1,200 SF -8,884 SF]
RETAIL BUILDING 2 10,950 SF [1,200 SF - 10,950 SF]
AVAILABLE 1 AC LOT 2A, BLOCK A
1,933 SF
Lot 5, Block A
Lot 6, Block A 2.234 Ac. (97,311 S.F.)
Lot 4, Block A 4.093 Ac. (178,274 S.F.)
Lot 2A, Block A
Building 1 4,000 SF Office
Building 2 4,000 SF Office
Building 3 4,000 SF Office
Building 4 5,200 SF Office
Building 5 4,000 SF Office
Building 6 5,200 SF Office
Hotel 11,385 SF Footprint
0.769 Acres (33,496 S.F.)
0.519 Acres (22,618 S.F.)
20' Landscape & Building Setback
COLLIN MCKINNEY PARKWAY
60' RIGHT-OF-WAY
Cab. D, Slide 379
OPRCCT
CONCRETE PAVEMENT
ROANOKE MANOR LLC
DOC. NO. 20040716001053640
OPRCCT
Street Easement
Doc. No. 20240000049862
OPRCCT
Sanitary Sewer Easement
Doc. No. 20210602223350
OPRCCT
Prop. 20' Drainage Esmt.
Sewer Esmt.
Prop. Directional Median Opening
Prop. 12' Left Turn Lane
S. HARDIN BOULEVARD
VARIABLE WIDTH RIGHT-OF-WAY
VOL. 4576, PG. 1811
VOL. 5461, PG. 1554
CONCRETE PAVEMENT
Variable Width Oncor Electric Delivery Easement
Doc. No. 20110817000866410
OPRCCT
SAM RAYBURN TOLLWAY
VARIABLE WIDTH RIGHT-OF-WAY
CONCRETE PAVEMENT