

Rosewood Property Company is developing Heritage Creekside in Plano, the first project approved under Plano's Urban Mixed-Use Ordinance.

Phase I of Heritage Creekside is under construction:

- The Bridge at Heritage Creekside (327 Unit Urban Multi-family) over 90% leased
- 105 Townhouses - CB Jeni
- 41 Urban, Single Family Homes - Cambridge
- Restaurants & Retail

Phase II will feature an Urban Form:

- 2.3 Million SF of Office
- 974 Urban Multi-Family Homes
- 100+ Single Family Homes (attached & detached)
- Hotel
- Retail & Restaurants



For more information:

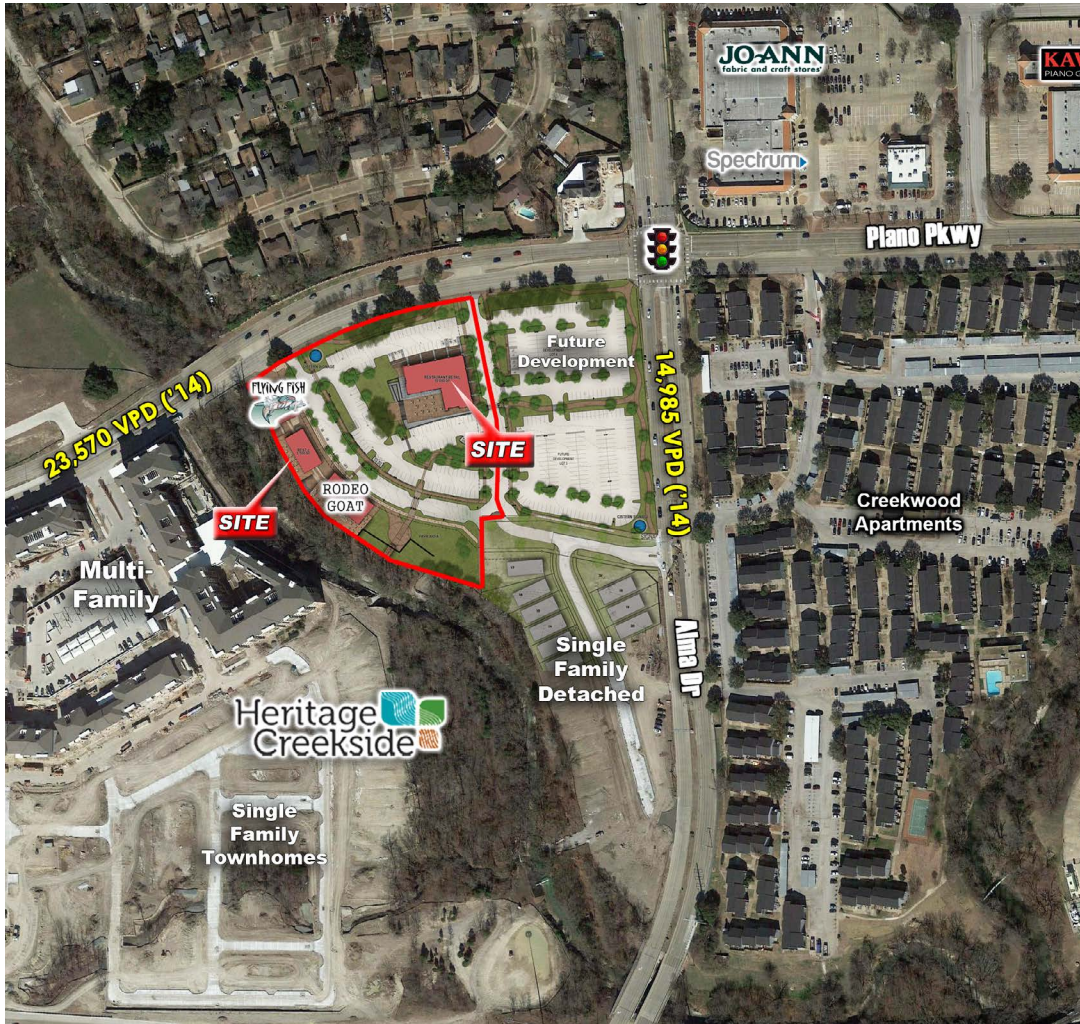
Jon Hetzel - 214.217.4306
jhetzel@madisonpartnersllc.com

Sean Strull - 972.948.0885
sean@madisonpartnersllc.com

Madison Partners, LLC
2622 Commerce St.
Dallas, Texas 75226



MADISONPARTNERS



Availability:

- Up to 10,000 SF of Restaurant & Retail Space
- 3,500 SF Freestanding Creekside Restaurant Building

Property Highlights:

- Located at the SWC of Alma Dr & Plano Pkwy
- Heritage Creekside is a planned 156 acre mixed-use development made up of The Bridge @ Heritage Creekside (327 units), 173 townhomes and detached single family homes along with retail shops, restaurants, a 15-story hotel over 2 million SF of office space
- Join Flying Fish & Rodeo Goat Ice House
- Access from Alma Dr & Plano Pkwy with easy access to George Bush Tollway/SH 190

Demographics:

	1 Mile	3 Miles	5 Miles
2016 Population	8,409	103,505	306,352
Daytime Population	14,172	161,802	360,959
Avg. HH Income	\$84,740	\$89,480	\$98,473
College Degree	54.6%	49.7%	54.6%

Traffic Counts:

Plano Pkwy (E of Site): 32,856 VPD | Alma Dr: 14,985 VPD
 Plano Pkwy (W of Site): 23,570 VPD (MPSI 2014)

For more information:

Jon Hetzel - 214.217.4306
 jhetzel@madisonpartnersllc.com

Sean Strull - 972.948.0885
 sean@madisonpartnersllc.com

Madison Partners, LLC
 2622 Commerce St.
 Dallas, Texas 75226



MADISONPARTNERS

Heritage Creekside

SWC of Plano Parkway & Alma Dr
Plano, Texas 75075





MADISONPARTNERS

Heritage
Creekside
SWC of Plano Parkway & Alma Dr
Plano, Texas 75075



gff ARCHITECTS

Under Construction - Artist Rendering 2016



MADISONPARTNERS

Heritage Creekside

SWC of Plano Parkway & Alma Dr
Plano, Texas 75075



Under Construction - Artist Rendering 2016



MADISONPARTNERS

Heritage
Creekside
SWC of Plano Parkway & Alma Dr
Plano, Texas 75075

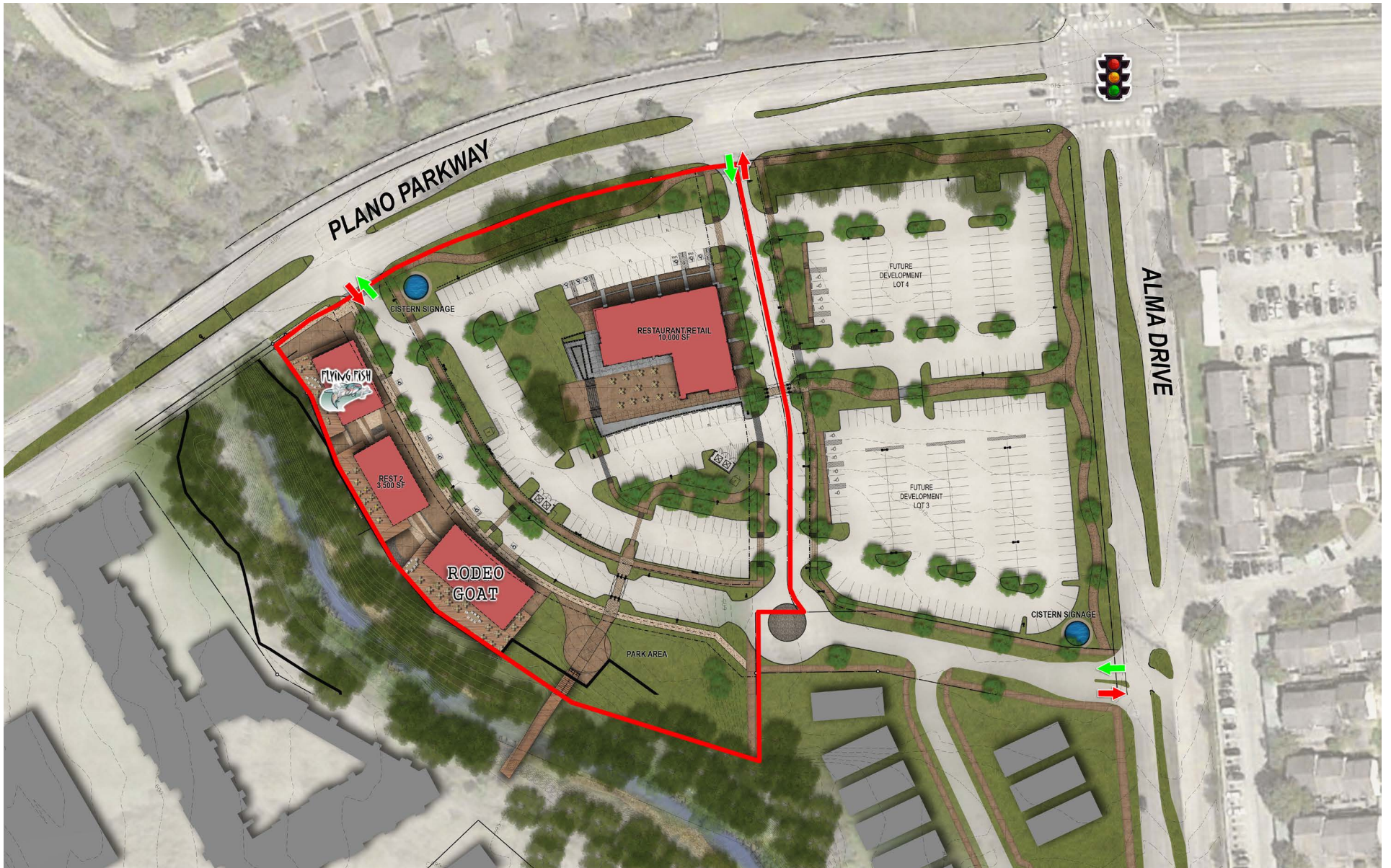


gff ARCHITECTS

Under Construction - Artist Rendering 2016



MADISONPARTNERS



Under Construction - Artist Rendering 2016



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 sponsored by a broker 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 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. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____