



# **BROWN & GRIFFIN**

— Real Estate Advisors, LP —

## CONTACT

ADAM SHERIFF • [adam@bgrea.com](mailto:adam@bgrea.com) • 972.679.1993

SAM CLAYTON • [sam@bgrea.com](mailto:sam@bgrea.com) • 214.793.2162

**EAGLE CROSSING III  
NORTH COLEMAN ST  
PROSPER, TX 75078**

**FOR LEASE  
NEW CONSTRUCTION  
DELIVERY 2ND QUARTER 2026**



- **BUILDING 1  
43,000 SQFT**
- **BUILDING 2  
29,000 SQFT**
- **PRICING - \$28.00 + NNN**
- **5,000 SQ FT MINIMUM**
- **“WIDE VARIETY OF COMMERCIAL  
USES INCLUDING, INDUSTRIAL,  
RETAIL, OFFICE & GYMS,  
AMONG MANY MORE”**

**CONTACT**

**ADAM SHERIFF • Adam@bgrea.com • 972.679.1993**

**SAM CLAYTON • sam@bgrea.com • 214.793.2162**

# PROPERTY INFORMATION

Executive  
Summary

Tapestry

Retail  
Potential

*Click to review data*

CONTACT

ADAM SHERIFF • adam@bgrea.com • 972.679.1993

SAM CLAYTON • sam@bgrea.com • 214.793.2162





## CONTACT

ADAM SHERIFF • [adam@bgrea.com](mailto:adam@bgrea.com) • 972.679.1993

SAM CLAYTON • [sam@bgrea.com](mailto:sam@bgrea.com) • 214.793.2162

# EAGLE CROSSING III BUILDING 1



## EAGLE CROSSING BUILDING #1 PROSPER, TEXAS



### PROJECT INFORMATION

**BUILDING SERVICES:** TOWN OF PROSPER TEXAS  
250 WEST FIRST STREET  
PROSPER, TX 75078  
PHONE: 972-346-3052

**OWNER:** CROSSMARK TEXAS  
INVESTMENTS LLC  
DRAKE STOBART  
200 NE 11TH ST UNIT 300  
BENTONVILLE, AR 72712  
PHONE: 479-876-8377

**ARCHITECT:** CHARLES J HENRY IV  
HENRY ARCHITECTURE  
1722 N COLLEGE AVE.  
SUITE C - BOX 153  
FAYETTEVILLE, AR 72703  
cherry@henryarchitecture.com  
PH: 479-530-9699

HENRY ARCHITECTURE

PROSPER, TEXAS

V14 DESIGN REVIEW  
**EAGLE CROSSING - BUILDING #1**

**20.00**

V14  
DESIGN  
REVIEW

PROSPER, TEXAS

**20.00**

1722 N. COLLEGE AVE. SUITE C BOX 153  
FAYETTEVILLE AR 72703  
PHONE: 479-530-9699  
EMAIL: cherry@henryarchitecture.com

Drawn by: D. SNELL  
Checked by: C. HENRY  
Sheet Size: 48" X 36"

JOB#: DSD 214-005

### ABBREVIATIONS, MATERIAL LEGENDS, & REFERENCE SYMBOLS

| ABBREVIATIONS                     | MATERIALS LEGEND           | REFERENCE SYMBOLS |
|-----------------------------------|----------------------------|-------------------|
| ARFF ABOVE REFERENCE FINISH FLOOR | COMPACTED FILL             | GENERAL NOTE      |
| BM BEAM                           | UNDISTURBED EARTH          | ELEVATION         |
| BRFF BELOW REFERENCE FINISH FLOOR | CRUSHED STONE              | NOTE LETTER       |
| C.J. CONTROL JOINT                | CONCRETE (SECTION)         | ELEVATION         |
| EL. ELEVATION                     | CONCRETE (PLAN)            | REVISION NUMBER   |
| E.J. EXPANSION JOINT              | BRICK                      | BUILDING SECTION  |
| FDL FOUNDATION                    | STONE                      | FRAME (WINDOW)    |
| F.F. FINISH FLOOR                 | CONCRETE BLOCK             | FRAME TYPE        |
| F.O.B. FACE OF BRICK              | GLAZED FACE CONCRETE BLOCK | FRAME ELEV.       |
| F.O.S. FACE OF STUD               | MORTAR - GROUT             | FTG. ELEV.        |
| FTG. FOOTING                      | LARGE SCALE METAL          | ROOM NUMBER       |
| G.C. GENERAL CONTRACTOR           | SMALL SCALE METAL          | ROOM NUMBER       |
| J.B. JOIST BEARING                | METAL STUD PARTITION       | GENERAL EQUIPMENT |
| MBM METAL BUILDING MANUFACTURER   | WOOD STUD PARTITION        | GRID LINE         |
| N.T.S. NOT TO SCALE               | WOOD - ROUGH (CONTINUOUS)  | BEAM              |
| R.D. ROOF DRAIN                   | WOOD - ROUGH (BLOCKING)    |                   |
| R.TU ROOF TOP UNIT                | WOOD - FINISH              |                   |
| S.M. SIMILAR                      | RIGID INSULATION           |                   |
| S.J. SAWED JOINT                  |                            |                   |
| STD. STANDARD                     |                            |                   |
| T.O.B. TOP OF BEAM                |                            |                   |
| T.O.C. TOP OF CURB                |                            |                   |
| T.O.F. TOP OF FOOTING             |                            |                   |
| T.S. THICKENED SLAB               |                            |                   |
| T.W. TOP OF WALL                  |                            |                   |
| TYP. TYPICAL                      |                            |                   |
| V.C.J. VERTICAL CONTROL JOINT     |                            |                   |
| V.T.R. VENT THRU ROOF             |                            |                   |

### GENERAL NOTES

- THESE DRAWINGS HAVE BEEN DEVELOPED UNDER A LIMITED SCOPE OF SERVICE AGREEMENT BETWEEN THE ARCHITECT AND THE OWNER. OWNER IS TO PROVIDE ADDITIONAL INFORMATION AND/OR SPECIFICATIONS AS REQUIRED TO THOROUGHLY DEFINE ALL ITEMS AND AREAS NOT COMPLETELY IDENTIFIED WITHIN THESE DOCUMENTS UNDER THE TERMS OF THIS AGREEMENT.
  - ALL CONSTRUCTION MATERIAL, TECHNIQUES AND PERFORMANCE VALUES ARE TO MEET APPLICABLE CODES INDICATED IN "CONSTRUCTION DATA" TABLE LISTED ON THIS SHEET.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
  - ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING BUT NOT LIMITED TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.
  - ALL INTERIOR FINISHES, CABINETS, FIXTURES, TRIM, ETC. WILL BE SPECIFIED BY THE CONTRACTOR WITH APPROVAL BY THE OWNER (IN ACCORDANCE WITH COMPONENTS AND SYSTEMS USED).
  - ALL DRAWINGS, SPECIFICATIONS, AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS:
    - SPRINKLER SYSTEM DESIGN AND INSTALLATION
    - PRE-ENGINEERED METAL BUILDING SYSTEM
- THESE SERVICES SHALL BE CONTRACTED FOR BY THE GENERAL CONTRACTOR UNDER SEPARATE AGREEMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION PROCESSES.

### CONSTRUCTION DATA

**ADDRESS:** COLLEMAN STREET & PROSPER TRAIL  
PROSPER, TEXAS 75078

**BUILDING AREA:** TOTAL BUILDING AREA = 43,583 SQFT  
AFFECTED AREA = 43,583 SQFT

**OCCUPANCY CLASSIFICATION:** S-1 (MODERATE HAZARD STORAGE)

**OCCUPANCY LOAD:** WAREHOUSE 1 PER 500 NET / 45,583 SQFT = 92 PERSONS

**CONSTRUCTION TYPE:** TYPE OF CONSTRUCTION: TYPE IIB, SPRINKLED

**APPLICABLE CODES:** INCLUDED BUT NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF THESE CODES AS AMENDED BY THE CITY OF PROSPER AND THE STATE OF TEXAS

- 2021 INTERNATIONAL BUILDING CODE WITH TEXAS AMENDMENTS
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL FIRE CODE WITH TEXAS AMENDMENTS
- 2021 INTERNATIONAL LIFE SAFETY CODES (AS REFERENCED BY IBC)
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2023 NATIONAL ELECTRIC CODE
- 2021 INTERNATIONAL ENERGY CODE

### FACADE PLAN

DEVAPP-24-0097  
EAGLE CROSSING ADDITION  
BLOCK A, LOT 3R  
BEING 6.38 ACRES  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

### PROJECT LOCATION



### ARCHITECT

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE TEXAS FIRE PREVENTION CODE FOR THE STATE OF TEXAS

CHARLES J HENRY IV, ARCHITECT

# EAGLE CROSSING III BUILDING 2



## EAGLE CROSSING BUILDING #2 PROSPER, TEXAS



### ABBREVIATIONS, MATERIAL LEGENDS, & REFERENCE SYMBOLS

| ABBREVIATIONS                     | MATERIALS LEGEND           | REFERENCE SYMBOLS |
|-----------------------------------|----------------------------|-------------------|
| ARFF ABOVE REFERENCE FINISH FLOOR | COMPACTED FILL             | GENERAL NOTE      |
| BM BEAM                           | UNDISTURBED EARTH          | ELEVATION         |
| BRFF BELOW REFERENCE FINISH FLOOR | CRUSHED STONE              | REVISIONS         |
| C-J CONTROL JOINT                 | CONCRETE (SECTION)         | BUILDING SECTION  |
| EL ELEVATION                      | CONCRETE (PLAN)            | FRAME (WINDOW)    |
| E-J EXPANSION JOINT               | BRICK                      | WALL SECTION      |
| FDN FOUNDATION                    | STONE                      | ENLARGED DETAIL   |
| F.F FINISH FLOOR                  | CONCRETE BLOCK             | GENERAL EQUIPMENT |
| F.O.B FACE OF BRICK               | GLAZED FACE CONCRETE BLOCK | GRID LINE         |
| F.O.S FACE OF STUD                | MORTAR - GROUT             |                   |
| FTG FOOTING                       | LARGE SCALE METAL          |                   |
| G.C GENERAL CONTRACTOR            | SMALL SCALE METAL          |                   |
| J.B JOIST BEARING                 | METAL STUD PARTITION       |                   |
| MBM METAL BUILDING MANUFACTURER   | WOOD STUD PARTITION        |                   |
| N.I.C NOT IN CONTRACT             | WOOD - ROUGH (CONTINUOUS)  |                   |
| N.T.S NOT TO SCALE                | WOOD - ROUGH (BLOCKING)    |                   |
| R.D ROOF DRAIN                    | WOOD - FINISH              |                   |
| RTU ROOF TOP UNIT                 | RIGID INSULATION           |                   |
| SM SIMILAR                        |                            |                   |
| S-J SAWED JOINT                   |                            |                   |
| STD STANDARD                      |                            |                   |
| T.O.B TOP OF BEAM                 |                            |                   |
| T.O.C TOP OF CURB                 |                            |                   |
| T.O.F TOP OF FOOTING              |                            |                   |
| T.S THICKENED SLAB                |                            |                   |
| T.W TOP OF WALL                   |                            |                   |
| TYP TYPICAL                       |                            |                   |
| V.C-J VERTICAL CONTROL JOINT      |                            |                   |
| V.T.R VENT THRU ROOF              |                            |                   |

### GENERAL NOTES

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- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES, INCLUDING BUT NOT LIMITED TO ALL SUBCONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS, AND INSPECTION PERSONNEL.
- ALL INTERIOR FINISHES, CABINETS, FIXTURES, TRIM, ETC. WILL BE SPECIFIED BY THE CONTRACTOR WITH APPROVAL BY THE OWNER (IN ACCORDANCE WITH COMPONENTS AND SYSTEMS USED).
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  - SPRINKLER SYSTEM DESIGN AND INSTALLATION
  - PRE-ENGINEERED METAL BUILDING SYSTEM
 THESE SERVICES SHALL BE CONTRACTED FOR BY THE GENERAL CONTRACTOR UNDER SEPARATE AGREEMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION PROCESSES.

### CONSTRUCTION DATA

|                             |  |
|-----------------------------|--|
| ADDRESS:                    | COLEMAN STREET & PROSPER TRAIL<br>PROSPER, TEXAS 75078   |
| BUILDING AREA:              | TOTAL BUILDING AREA 29,946 SQFT<br>AFFECTED AREA = 29,946 SQFT   |
| CLEANLINESS CLASSIFICATION: | S-1 (MODERATE HAZARD STORAGE)  |
| OCCUPANCY LOAD:             | WAREHOUSE 1 PER 500 NET / 29,946 SQFT<br>= 60 PERSONS  |
| CONSTRUCTION TYPE:          | TYPE OF CONSTRUCTION: TYPE IIB,<br>SPRINKLED   |
| APPLICABLE CODES:           | INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED EDITIONS OF THESE CODES AS AMENDED BY THE CITY OF PROSPER AND THE STATE OF TEXAS: <ul style="list-style-type: none"> <li>2021 INTERNATIONAL BUILDING CODE</li> <li>2021 INTERNATIONAL FIRE CODE WITH TEXAS AMENDMENTS</li> <li>2021 INTERNATIONAL FIRE CODE WITH TEXAS AMENDMENTS</li> <li>2021 INTERNATIONAL LIFE SAFETY CODES (AS REFERENCED BY IBC)</li> <li>2021 INTERNATIONAL PLUMBING CODE</li> <li>2021 INTERNATIONAL FUEL GAS CODE</li> <li>2021 INTERNATIONAL MECHANICAL CODE</li> <li>2023 NATIONAL ELECTRIC CODE</li> <li>2021 INTERNATIONAL ENERGY CODE</li> </ul> |

### FACADE PLAN

DEVAPP-24-0097  
EAGLE CROSSING ADDITION  
BLOCK A, LOT 3R  
BEING 5.39 ACRES  
TOWN OF PROSPER,  
COLLIN COUNTY, TEXAS

### PROJECT LOCATION



### ARCHITECT

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE TEXAS FIRE PREVENTION CODE FOR THE STATE OF TEXAS.

*Charles J. Henry IV*  
CHARLES J HENRY IV, ARCHITECT

### PROJECT INFORMATION

|                    |  |
|--------------------|--|
| BUILDING SERVICES: | TOWN OF PROSPER TEXAS<br>230 WEST FIRST STREET<br>PROSPER, TX 75078<br>PHONE: 972-346-3002   |
| OWNER:             | CROSSMAR TEXAS INVESTMENTS & LLC<br>DRAKE STOBART<br>2500 NE 11TH ST UNIT 300<br>BENTONVILLE, AR 72712<br>PHONE: 479-876-8377                                      |
| ARCHITECT:         | CHARLES J HENRY IV<br>HENRY ARCHITECTURE<br>1722 N COLLEGE AVE.<br>SUITE C - BOX 153<br>FAYETTEVILLE, AR 72703<br>cherry@henryarchitecture.com<br>PH: 479-530-6693 |

HENRY ARCHITECTURE  
1722 N COLLEGE AVE, SUITE C, BOX 153  
FAYETTEVILLE, AR 72703  
PHONE: 479-530-6693 EMAIL: cherry@henryarchitecture.com

| Date: | Rev: | Description: |
|-------|------|--------------|
|       |      |              |
|       |      |              |
|       |      |              |

V14  
DESIGN  
REVIEW

PROSPER, TEXAS

.JOB#: DSD 24-02

V14 DESIGN REVIEW  
EAGLE CROSSING - BUILDING #2  
PRESENTATION COVER SHEET  
1/16/2025 9:39:45 PM

20.00

# EAGLE CROSSING III MARKETING MAP



## CONTACT

ADAM SHERIFF • adam@bgrea.com • 972.679.1993

SAM CLAYTON • sam@bgrea.com • 214.793.2162



PRELIMINARY  
FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING  
CONSULTANTS  
Engineer: DREW DONOSKY  
P.E. No. 125693, Date: 1/11/2023

LOT 3  
EAGLES CROSSING ADDITION  
PROSPER, TEXAS

SITE PLAN

DESIGN: DC  
DRAWN: DC  
CHECKED: MAM  
DATE: 09/07/2021  
SHEET  
SP-1

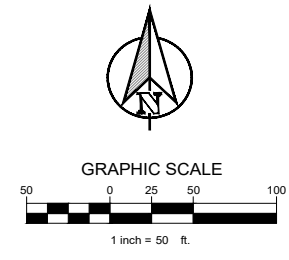
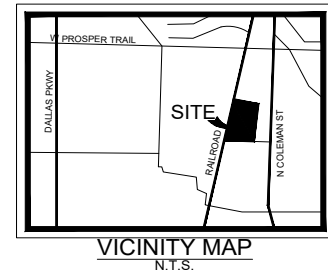
**FLOODPLAIN NOTE**

ACCORDING TO MAP NO. 480850235J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

"NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE"

**WATER METER SCHEDULE**

| ID | TYPE | SIZE   | NO. |
|----|------|--------|-----|
| 1  | DOM. | 2"     | 2   |
| 2  | IRR. | 1 1/2" | 1   |



- TOWN OF PROSPER SITE PLAN GENERAL NOTES:**
- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
  - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
  - ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
  - BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED, ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
  - FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
  - TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
  - SPEED BUMPS/SHOULDER ARE NOT PERMITTED WITHIN A FIRE LANE.
  - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED BUILDING CODE.
  - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
  - ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
  - SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
  - APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
  - SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.
  - ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
  - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
  - ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
  - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF AND/OR FRESH-CUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

**LEGEND**

|          |                                   |
|----------|-----------------------------------|
| [Symbol] | PROPOSED FIRE LANE                |
| [Symbol] | EXISTING FIRE LANE                |
| [Symbol] | PROPOSED CONCRETE CURB AND GUTTER |
| [Symbol] | PROPERTY LINE                     |
| [Symbol] | FIRE LANE                         |
| [Symbol] | EASEMENT LINE                     |
| [Symbol] | FULL DEPTH SAW CUT                |
| [Symbol] | PROPOSED FIRE HYDRANT             |
| [Symbol] | FIRE DEPT. CONNECTION             |

**SITE DATA TABLE**

| EXISTING ZONING              | COMMERCIAL  |
|------------------------------|---|
| PROPOSED USE                 | OFFICE/WAREHOUSE                                  |
| BUILDING HEIGHT              | 1 STORY (3 STORY (2))                             |
| BUILDING AREA                | 43,200 SF (10,000 SF OFFICE, 33,200 SF WAREHOUSE) |
| PARKING REQUIRED             | 85  |
| REQUIRED PARKING RATIO       | 1/750 SF (GENERAL OFFICE) 1/1000 WAREHOUSE        |
| PARKING PROVIDED             | 370   |
| LAND AREA (AC)               | 4.87  |
| IMPERVIOUS AREA (SF)         | 379,118   |
| HANDICAP REQUIRED            | 3   |
| VAN HANDICAP PROVIDED        | 3   |
| TOTAL HANDICAP PROVIDED      | 3   |
| COVERAGE                     | 50%   |
| FLOOR RATIO                  | 0.30  |
| OPEN SPACE (% SITE AREA)     | 15.16%  |
| OPEN SPACE (SQ. FT.)         | 45,462  |
| INTERIOR LANDSCAPE (SQ. FT.) | 1,425   |
| INTERIOR LANDSCAPE (PROV.)   | 2,582   |

NOTE: CASE # .D21-0091

**LOT 3 EAGLES CROSSING ADDITION**

**SITE PLAN**

OWNER:  
CROSSMAR TEXAS INVESTMENTS 4 LLC  
1500 E CENTRAL AVE STE 110  
BENTONVILLE, AR 72712  
PH: 479.615.6409 CONTACT NAME: DRAKE STOBART

APPLICANT/REPRESENTATIVE:  
CLAYMOORE ENGINEERING, INC.  
301 S. COLEMAN, SUITE #40  
PROSPER, TX 75078  
PH: 817.201.6982 CONTACT NAME: DREW DONOSKY

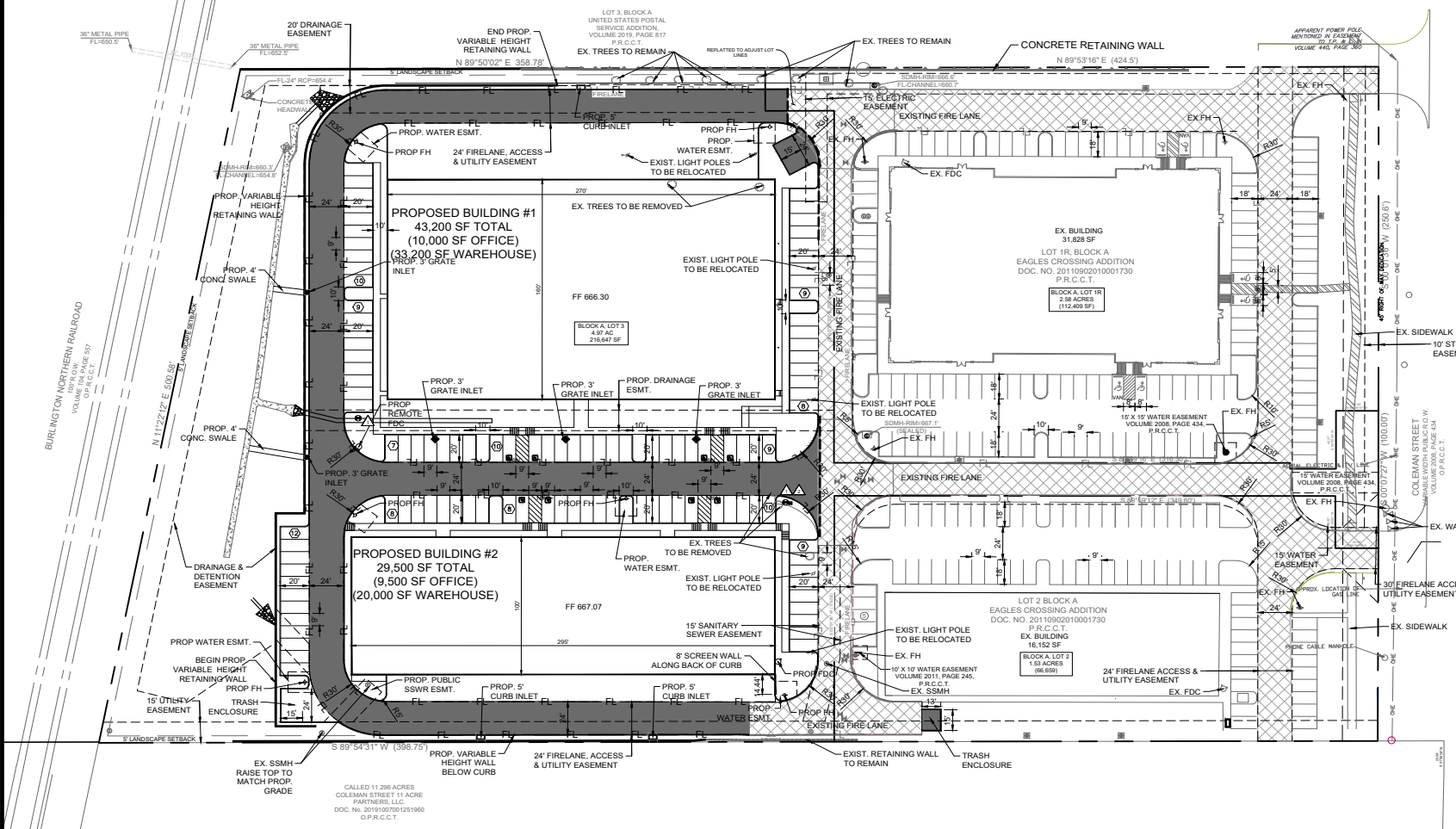
SURVEYOR:  
EAGLE SURVEYING, LLC  
210 S. ELM STREET, SUITE #104  
DENTON, TX 76201  
PH: 940.222.3009 CONTACT NAME: TEDD A. GOSSETT

LEGAL DESCRIPTION:  
EAGLE CROSSING ADDITION VOLUME 2011, PAGE 245  
LOT 3 BLOCK A, 5.39 ACRES  
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

CITY: PROSPER STATE: TEXAS

| COUNTY | SURVEY                    | ABSTRACT NO. |
|--------|---------------------------|--------------|
| COLLIN | COLLIN COUNTY SCHOOL LAND | 147          |

# EAGLE CROSSING III SITE PLAN



PLOTTED BY: DAN CABALLERO  
PLOT DATE: 1/11/2023 4:49 PM  
LOCATION: Z:\PROJECTS\PROJECTS\2021-082\_CROSSMAR EAGLE CROSSING III\CAD\SHETS\SP-1 SITE PLAN.DWG  
LAST SAVED: 5/7/2022 11:55 AM

**CONTACT**  
ADAM SHERIFF • adam@bgrea.com • 972.679.1993  
SAM CLAYTON • sam@bgrea.com • 214.793.2162

# NEWS ARTICLES

Click to read full articles



- **Expanding The Gates**

Phase 3 construction underway with more to come in Prosper

- **Prosper Arts District**

Prosper Arts District aims for 2024 groundbreaking

## CONTACT

ADAM SHERIFF • adam@bgrea.com • 972.679.1993

SAM CLAYTON • sam@bgrea.com • 214.793.2162



# 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**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.

|  |             |                |              |
|--|-------------|----------------|--------------|
| Brown & Griffin Real Estate Advisors LP                            | 9004057     | luke@bgrea.com | 972.347.9900 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email          | Phone        |
| Luke Brown   | 0505697     | luke@bgrea.com | 972.347.9900 |
| Designated Broker of Firm  | License No. | Email          | Phone        |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email          | Phone        |
| Adam Sheriff   | 811588      | adam@bgrea.com | 972.347.9900 |
| Sales Agent/Associate's Name                                       | License No. | Email          | Phone        |

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



**BROWN & GRIFFIN**  
Real Estate Advisors, LP



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| Designated Broker of Firm  | License No. | Email          | Phone        |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email          | Phone        |
| Sam Clayton  | 819615      | sam@bgrea.com  | 972.347.9900 |
| Sales Agent/Associate's Name                                       | License No. | Email          | Phone        |

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