

FULLY ENTITLED MASTER PLANNED COMMUNITY

# WHITEWING TRAILS

OFFERING SUMMARY



RANGE REALTY ADVISORS  
3625 N. HALL STREET, SUITE 630  
DALLAS, TX 75219

214-416-8222 | [RANGEREALTYADVISORS.COM](http://RANGEREALTYADVISORS.COM)

Range Realty Advisors, LLC, as exclusive advisor to the ownership, is pleased to present the opportunity to participate in Whitewing Trails (“Whitewing” or the “Property”), an 853-acre master planned community in the heart of Princeton, Texas, a booming community in Collin County.

Whitewing Trails is fully entitled for 2,413 residential lots with resort style amenities and a 42-acre mixed-use component consisting of retail and commercial uses.



# WHITEWING TRAILS

Whitewing Trails is a fully entitled, 853.61-acre tract of land fronting Monte Carlo Boulevard that is planned to be the largest master planned development in Princeton, Texas.

Strategically located at the northwest corner of Monte Carlo Boulevard (FM 407) and Longneck Road (FM 75) in Princeton, Texas, the Property has been approved for a Public Improvement District (PID) and presents developers and builders an excellent opportunity to fill the growing demand for entry level homes.

The Property’s prominent location and growth potential combine to position Whitewing Trails as a premier master planned community site in one of the nation’s fastest growing metropolitan areas.

## LOCATION

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NWC Monte Carlo Blvd and Longneck Rd  
Princeton, TX 75407

## COUNTY

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Collin

## LAND AREA

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± 853.61 Acres

## UTILITIES

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Currently off-site; costs associated with bringing utilities to site will be reimbursed through the sale of PID bonds.

## ZONING

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PD-10 (Planned Development)

## LAND USE

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Master Planned Community

## SCHOOL DISTRICT

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Princeton ISD

## DENSITY

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3.25 Du/Acre

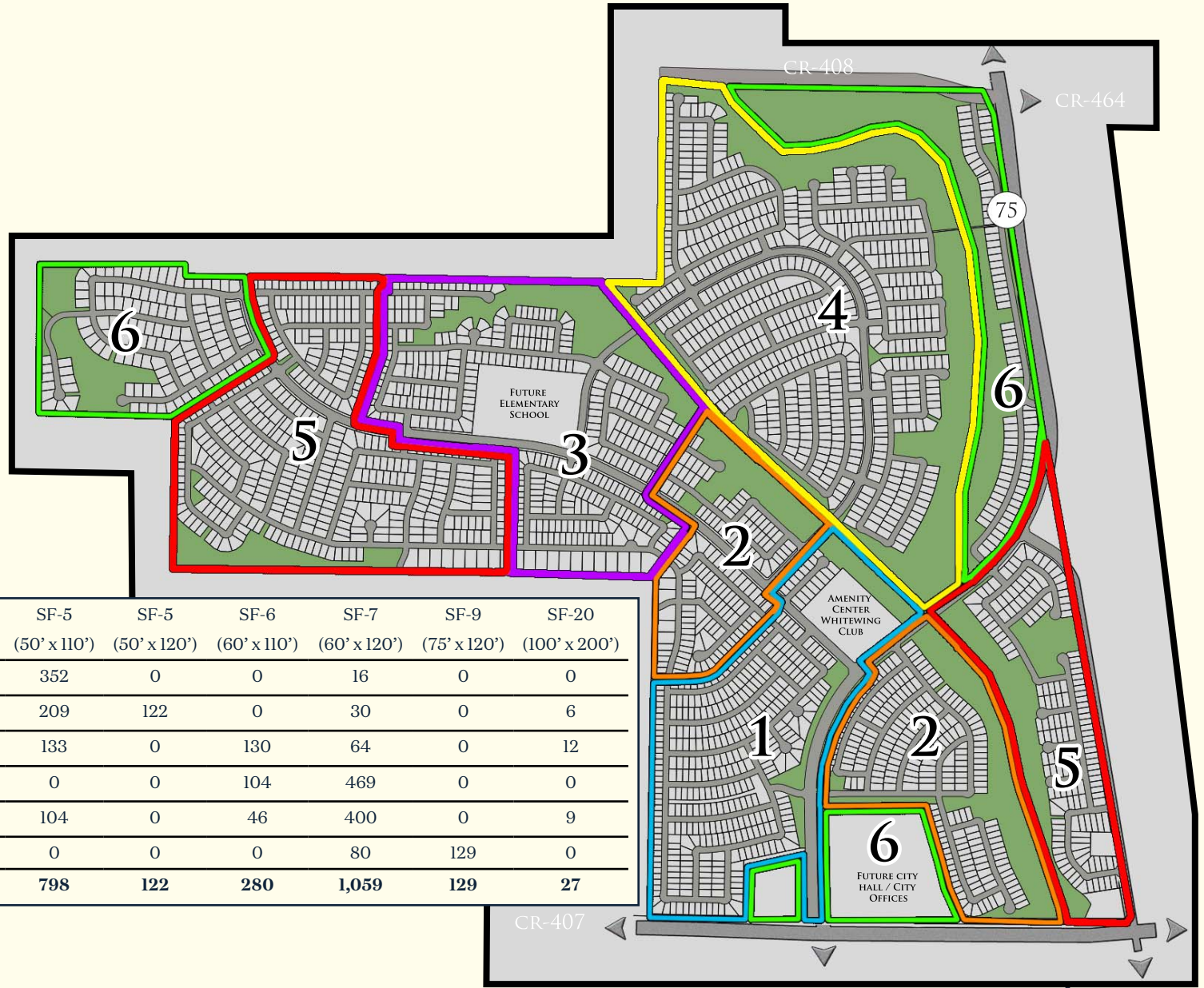
## LEGAL DESCRIPTIONS

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ABS A0166 David Cherry Survey, Sheet 2,  
Tract 137, 784.0173 Acres

ABS A0166 David Cherry Survey, Sheet 1,  
Tract 88, 69.5927 Acres





**PHASE DATA KEY**

	SF Lots	Acres	MF Units	SF-5 (50' x 110')	SF-5 (50' x 120')	SF-6 (60' x 110')	SF-7 (60' x 120')	SF-9 (75' x 120')	SF-20 (100' x 200')
Phase 1	368	101	0	352	0	0	16	0	0
Phase 2	367	134	0	209	122	0	30	0	6
Phase 3	339	119	0	133	0	130	64	0	12
Phase 4	573	229	0	0	0	104	469	0	0
Phase 5	559	167	0	104	0	46	400	0	9
Phase 6	209	104	400	0	0	0	80	129	0
<b>Totals</b>	<b>2,415</b>	<b>854</b>	<b>400</b>	<b>798</b>	<b>122</b>	<b>280</b>	<b>1,059</b>	<b>129</b>	<b>27</b>

# ABOUT RANGE REALTY ADVISORS

## WHAT WE DO

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Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

## AREAS OF PRACTICE

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- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

## OUR SERVICES

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- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management
- Research and Publications

# CONTACT INFORMATION

Our Industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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Founding Partner, CEO

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# 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.

11-2-2015



## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date