

Unicorn Lake

Denton, Texas

Mixed Use Development

118,000 cpd at I35E and Wind River



www.unicornlake.com

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Denton, Texas

Unicorn Lake is an 85% completed mixed-use development on 133 acres in Denton, Texas. To date, the development has attracted numerous restaurants, including the very popular Chuys, just opened August 2011, a 14-screen Cinemark that is ranked 18 out of over 80 major theaters in the DFW area, several medical offices, a 107-room Homewood Suites by Hilton, a 118-unit retirement center, a fitness center and Tuscan Hills, a luxury residential development. Designed as a pedestrian friendly environment, Unicorn Lake is a mixed-use development and is the only commercial development in Denton that adjoins Dentons highest income and population demographics. Over 50 residential neighborhoods with over 17,000 rooftops are just a few minutes walk or drive to Unicorn Lake. Businesses and residential surround Unicorn Lake in a most unique and exciting environment. Unicorn Lake has immediate access to all of North Texas with Interstate 35E frontage.

Best Use / Location	Acres	List Price Per SF	Square Feet	List Price
Office *North side Clubhouse Drive	1.58	\$10	68,824	\$688,248
Office / Retail / Restaurant / Townhome *Lakeside, East side of Unicorn Lake	3.01	\$15	131,115	\$1,966,734
Office *Behind Wash Federal, next to Chuys	.21	\$11	9,147	\$100,623
Office / Retail / Restaurant / Residential *Unicorn Lake Blvd at Shoreline Drive	1.46	\$14	63,597	\$890,366
Office / Retail / Restaurant / Residential *East side Unicorn Lake Blvd	.923	\$11	40,205	\$442,265
Office - Retail - Restaurant - Multi-family *Wind River across from Cinemark	1.625	\$11	70,785	\$778,635
Office - Retail - Restaurant - Multi-family *Major Corner across from Cinemark	1.267	\$15	55,190	\$827,857
Office - Retail - Restaurant - Multi-family *Shoreline Drive across from Dogwood	2.033	\$11	88,557	\$974,132
Office - Retail - Restaurant - Multi-family *Behind Hilton	.728	\$11	31,712	\$348,829
Office - Retail - Restaurant - Multi-family *Behind Hilton	.613	\$11	26,702	\$293,725
Office - Retail - Restaurant - Multi-family *West side Unicorn Lake Blvd	1.44	\$11	62,726	\$689,990
Office - Retail - Restaurant - Multi-family *Northeast corner Unicorn Lake blvd and Shoreline	2.103	\$11	91,607	\$1,007,673

Denton, Texas

Denton is situated 36 miles north of Dallas and Fort Worth where I-35 East meets I-35 West. The City has a population of 120,025 according to 2009 population estimates, making it the 207th largest city in the U.S. and the 23rd largest in Texas. Along with the Dallas-Fort Worth Metroplex, it has grown steadily in recent years ranking as the tenth fastest-growing city in 2008. Behind this growing city are two universities, Texas Woman's University, known for its high-caliber academics and touted gymnastics program, and the University of North Texas, known for its world-class music program.

Denton's estimated 2010 population is over 119,000.

Denton is also a medical destination serving the North Texas and Southern Oklahoma region. Major hospitals, specialty hospitals, and treatment centers offer leading-edge facilities and procedures. Health services in Denton are the Texas Health Presbyterian Hospital Denton, Denton Regional Medical Center, the Mayhill Hospital, the North Texas Hospital, the Integrity Transitional Hospital, Baylor Surgicare, the Texas Cancer Center, and University Behavior Health. Notable businesses headquartered in Denton include truck manufacturer Peterbilt Motors, Sally Beauty Company, and Jostens. However, the three educational institutions are the considered the largest employers in the City, employing over 12,000 people.

Denton's Major Employers

University of North Texas
 Denton Independent School District
 Texas Womens University
 Denton County
 Peterbilt Motors



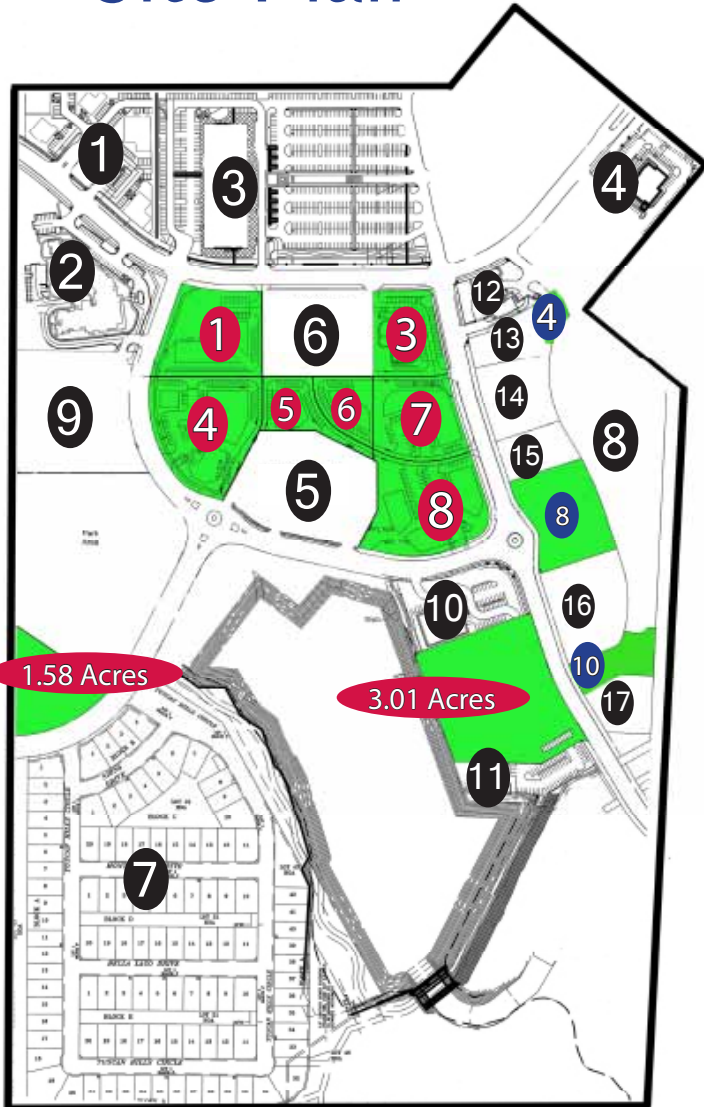
Demographics

	1 Mile	3 Mile	5 Mile
Total Population (2009 estimate)	6,554	56,574	126,894
Population Growth (2000-2009)	87.90%	61.70%	37.80%
Median Age	34.6	32.6	32.4
Median HH Income	\$66,459	\$67,242	\$55,609
Per Capita Income	\$30,625	\$31,557	\$27,532
Average HH Income	\$82,785	\$85,349	\$73,6582
Total Households	2,317	20,620	45,812
Median Housing Value	\$195,378	\$185,617	\$160,347
Total Employees	7,912	28,526	56,343
Total Businesses	315	1,741	3,989

Traffic Count

118,000 cpd at I35E and Wind River

Unicorn Lake Site Plan



Available Land

Surrounded by Wind River - Unicorn Lake blvd - Clubhouse dr - Shoreline dr

- 1 1.625 Acres 3 1.26 Acres 4 2.033 Acres 5 .72 Acres
- 6 .613 Acres 7 1.44 Acres 8 2.103 Acres

The Parks - East side of Unicorn Lake blvd

- 4 .21 Acres 8 1.46 Acres 10 .923 Acres

3.01 Acres - Fronts on Lake

1.58 Acres - Clubhouse Dr across from Tuscan Hills

Existing Businesses

- 1 Wind River Office Park - Real Estate, Architect, Insurance, Medical
- 2 Dogwood Estates 118 suite retirement living
- 3 Cinemark Theater
- 4 Chuys Mexican Restaurant - Opened August 2011
- 5 Homewood Suites by Hilton
- 6 Existing Retail Center - 100% Leased
- 7 Tuscan Hills Estates - 106 Home Sites - Homes starting in \$300,000's
- 8 Huffman Medical Plaza - Medical Office Community
- 9 Foundation Management - Home Hospice Corporate Offices
- 10 Brickhouse Gym
- 11 Pourhouse Grill & Sports Bar
- 12 Washington Federal S&L
- 13 Cafe Duluxe
- 14 Medical, Financial
- 15 Medical
- 16 Medical
- 17 Members Credit Union

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services - Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

What to know before working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. Listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

BUYER, SELLER, LANDLORD OR TENANT

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

IF THE BROKER ACTS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date