

CREEKSIDE AT PRESTON

CITY OF FRISCO, TEXAS



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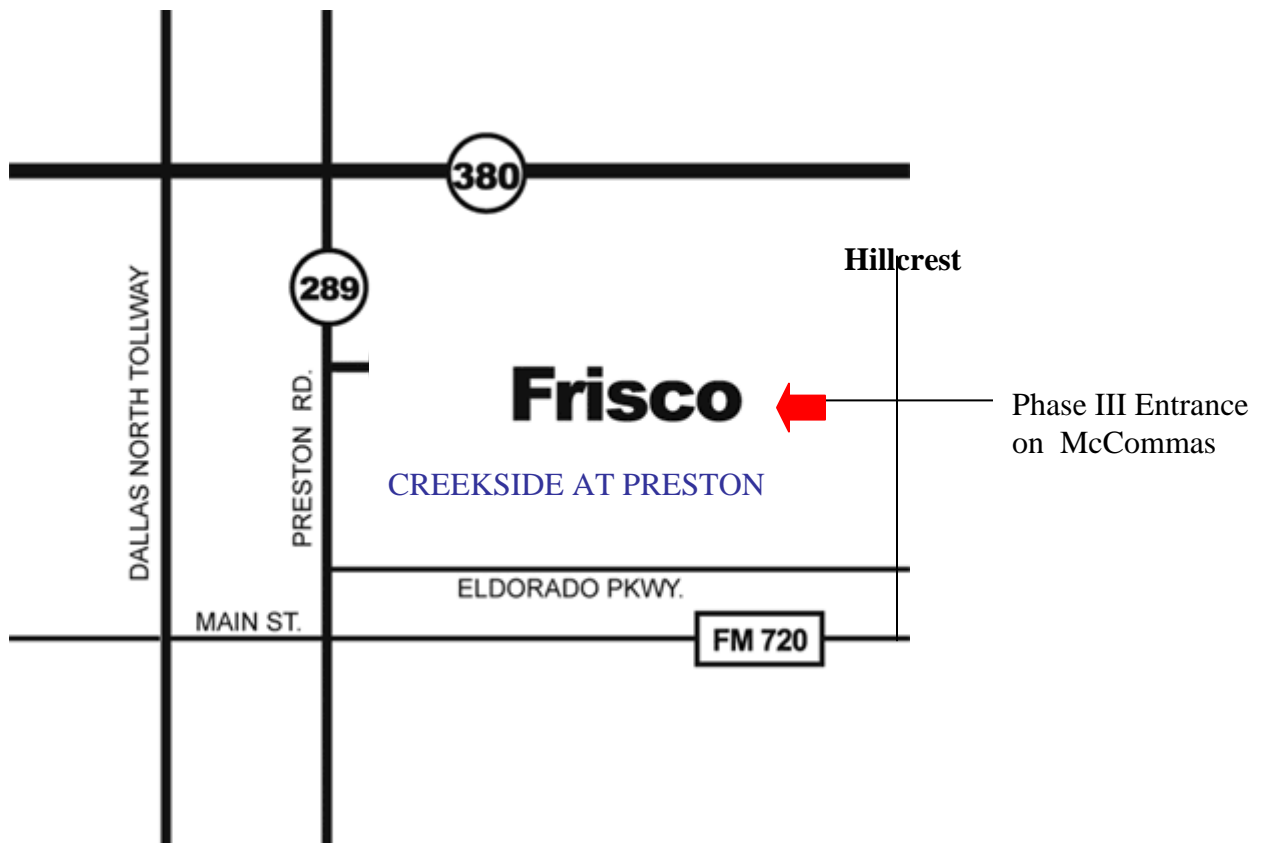
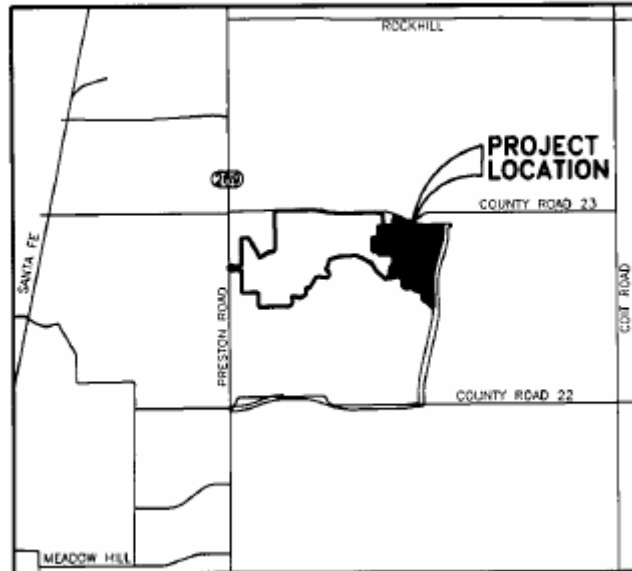
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*Plat available upon request
**Complete final geotechnical investigation (Stage III) available upon request.
***Complete final environment site assessment available upon request.

CREEKSIDE AT PRESTON

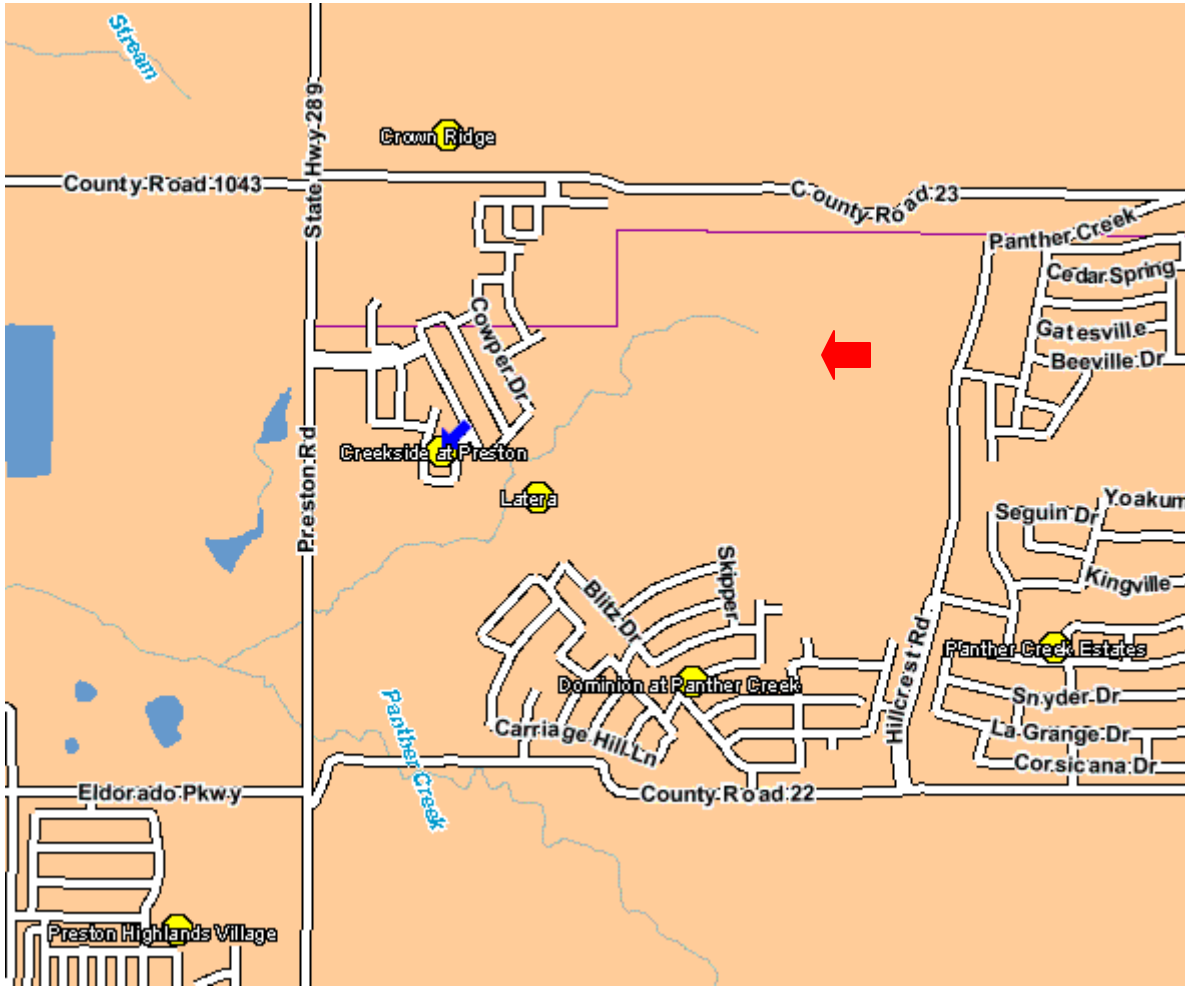
Project Information: Location and Area Amenities



CREEKSIDE AT PRESTON

Driving Directions

From Highway 121, travel East on Eldorado Parkway, travel North on Hillcrest to McCommas. Phase III entrance is located on McCommas.



Amenities

Close Proximity to Shopping
Exemplary and Recognized Rated Schools
Greenbelt and Recreational Areas
Wooded Neighborhoods and Areas
Sidewalks

Projected Community Home Type

Single Family
Price Range: \$140s-\$201s
Square Foot Range: 1,659-3,805
Bed Range: 3-5
Bath Range: 2-3

CREEKSIDE AT PRESTON

Project Information

Site: Creekside at Preston
City: City of Frisco, Texas
Area: East Frisco
Location: Phase III - Intersection of Hillcrest and McCommas Drive
South of Panther Creek Parkway
Zip Code: 75034
Mapsco: *Dallas MAPSCO Page 356Q

***(A) Available Lots:** Phase 3
54 Developed Lots
Min 50' x 110'
Front Entry

Impact Fees: None

Schools: Frisco ISD

Zoning: PD-2 Patio Home Standards

PATIO HOMES

Pad Size/Lot Area: Min 45'x100', 4500 square feet
Dwelling Size: Min. 1200 square feet
Lot Width: Min. 45'
Lot Depth: 100' – (90' on cul-de-sac lots)
Front Yard: Min. 20'
Side Yard: None. required structure separation of 10'
Rear Yard: Min. 10' depth
Building Height: Max. 2 (1/2) stories, Max of 36'

***(B) Future Lots** Phase 4C
Future 94 Lots
Min 50' x 110'
Front Entry

Purchaser will be given Right of First Refusal on 50% of Phase 4C Lots

Market Conditions

Supply in the Market area of Frisco East is outpacing the DFW average, indicating a tremendous growth area for the D/FW Metroplex.



According to RSI 2Q2006 reports, the market area of East Frisco has 326 quarterly starts with an annual start rate of 1429. East Frisco has 2181 finished developed lots on the ground which is an 18.3 month supply. According to Residential Strategies, a 24 month supply is equilibrium. (Source: Residential Report 2Q2006 - Residential Strategies)

Income and Employment

Residents of Frisco have a median household income well above the national average. According to the 2000 Census, the median household income is \$79,149 with an average household income of \$94,717.

Income snapshot

Median household income

Local		\$79,149
National		\$41,994

Source: 2000 census, U.S. Census Bureau

Source and For more census details and comparisons, see our US CENSUS.GOV

Income and Employment (continued)

Non-Construction employment in Denton County rose to 21% from 204,057 in 2000 to 246,912 in 2005.

Residents of the area report a less than 45 minute commute time. Frisco is located within a 45 minute commute time of major employment centers using US 380 to intersect with I-35/Denton, Dallas, Irving; Hwy 75/Allen, Richardson; 289/Plano and the Tollway/Dallas, Plano, and Downtown. (Source: Claritas Data Reports)

Population

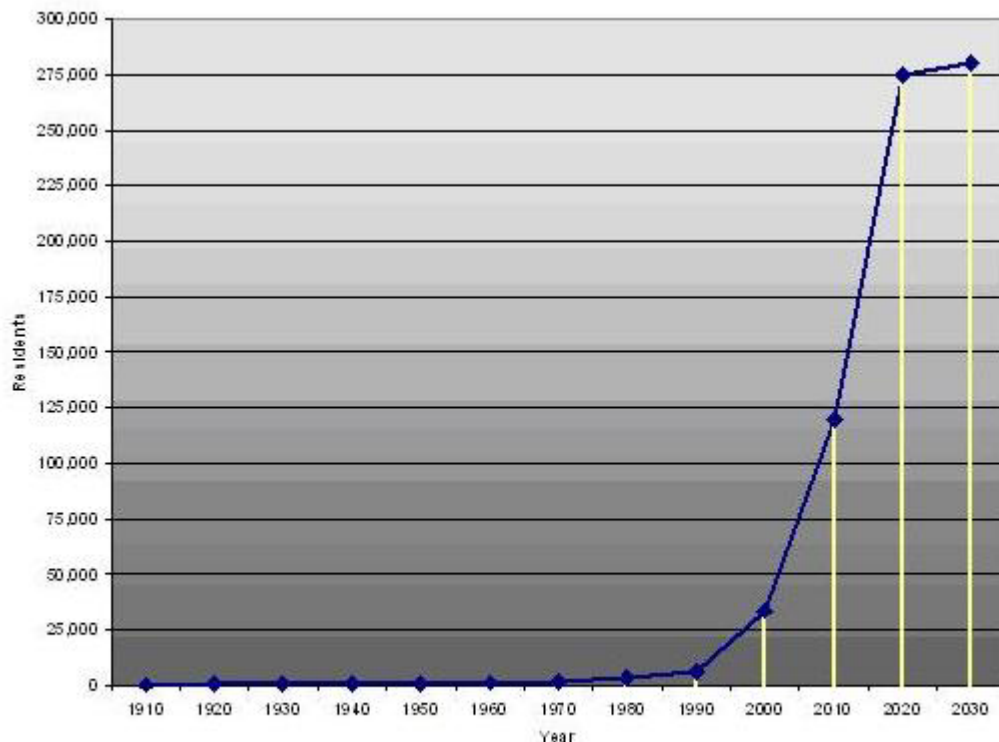
The location site sits in an emerging market that ranks among the fastest growing in the Metroplex. The city of Frisco has a growth rate well above the national average.

Total population of Frisco in 1990 was 6,138 rising to approximately 75,330 people as of March 1, 2005, - a 400% growth rate over 10 years.

CREEKSIDE AT PRESTON

The projected population of Frisco in 2010 is 120,000 people, a 63% increase over 2005. A majority of the increase is established from new homes. (*Frisco Planning Department & The US Census Bureau*).

Annual Residential Population Projections, 2005-2025, City of Frisco:



Schools

Buyers in the area are primarily first time and 2nd time home buyers with children at home – children who are more than likely of elementary school age. Frisco will have a significant advantage over the competition in that 9 of its 12 campus are rated “Exemplary” by the Texas Education Agency rating system. (*Source <http://www.tea.state.tx.us/>*)

Because many are choosing to plant roots in the Frisco area, Frisco ISD is at the top of the fastest growing school districts growing by 20-30 percent annually over the past 8 years.

Student enrollment was at 20,215 as of the last day of school in the 2005-2006 school year. More than 24,000 students are expected in the fall of 2006-2007

Within the 75 square miles of the Frisco district, the school system serves residents of Collin and Denton Counties and residents of Frisco, some portions of Plano, Little Elm, and McKinney. FISD is 30 miles north of Dallas. (*Source <http://www.ci.frisco.tx.us/>*)

CREEKSIDE AT PRESTON

Children living in Creekside at Preston will attend the below schools:

ELEMENTARY

Isabel Pierce Sem Elementary
 (Grades K – 5)
 Opening Fall 2006
 12721 Honey Grove Drive
 TBD

MIDDLE SCHOOL

Sam and Ann Roach Middle School
 (Grades 6– 8)
 12499 Independence Pkwy
 469-633-5000

HIGH SCHOOL for 9th Graders

Justin Wakeland High School
 (Grade 9)
 10700 Legacy Drive
 TBD.

HIGH SCHOOL

Frisco High School(Grades 10 – 12)
 6401 Parkwood Blvd
 469-633-5500

ACCOUNTABILITY RATING:
 GOLD PERFORMANCE ACKNOWLEDGMENTS:

RECOGNIZED
 REC.HS.PGM.

*Source: <http://www.tea.state.tx.us/>

Schools (continued)

DISTRICT RATINGS:

ACCOUNTABILITY RATINGS
 ACKNOWLEDGMENTS -----

----- GOLD PERFORMANCE

CAMPUS RATING:	# OF SCHOOLS	ACKNOWLEDGMENT:	#OF SCHOOLS
EXEMPLARY	9	ATTENDANCE	4
RECOGNIZED	3	CI: MATHEMATICS	5
ACCEPTABLE	0	CI: READING	3
LOW PERFORMING	0	ALGEBRA	2
AE: COMMENDED	0	ADVANCED COURSES	0
AE: ACCEPTABLE	0	AP/IB	0
AE: NEEDS REVIEW	0	COLLEGE ADMISSIONS	0
AE: NOT RATED	0	TAAS/TASP	0
NR: DATA QUALITY	0	RHSP	1
NR: PK-K	1		
TOTAL	13		

CREEKSIDE AT PRESTON

AE: = ALTERNATIVE EDUCATION
 NQ: = NOT QUALIFIED

NR: = NOT RATED

CAMPUS

RATING

FRISCO H S _____
BENTON A STALEY MIDDLE _____
ADELLE R CLARK MIDDLE SCHOOL _____
Z T ACKER SPECIAL PROGRAMS C _____
I S ROGERS EL _____
CLAUDE CURTSINGER EL _____
ScNOEL A SMITH EL _____
ANDERSON ELEMENTARY _____
CHRISTIE ELEMENTARY _____
WILMA FISHER ELEMENTARY _____
IDA LEE BRIGHT ELEMENTARY _____
RUTH BORCHARDT ELEMENTARY _____
SHAWNEE TRAIL ELEMENTRY _____
 Total Count = 13

RECOGNIZED
 EXEMPLARY
 EXEMPLARY
 NR: PK-K
 RECOGNIZED
 EXEMPLARY
 EXEMPLARY
 EXEMPLARY
 RECOGNIZED
 EXEMPLARY
 EXEMPLARY
 EXEMPLARY
 EXEMPLARY
 EXEMPLARY

(Source: <http://www.tea.state.tx.us/>)

Traffic Count

Street	City	*Source	Vehicles per Day	Year
SH289 between CR7 and FM720	Frisco	TXDOT Saturation	9,062	1995
SH289 between FM720 and Lebanon Road	Frisco	TXDOT Saturation	11,352	1995
SH289 between Lebanon RD and SH121	Frisco	TXDOT Saturation	13,594	1995
SH289 between US380 RAMP and Panther Creek	Frisco	TXDOT Saturation	6,511	1995

*Traffic Counts are estimated vehicle volumes for an average 24-hour period.
 1995 counts on freeways have been adjusted for vehicle type.