



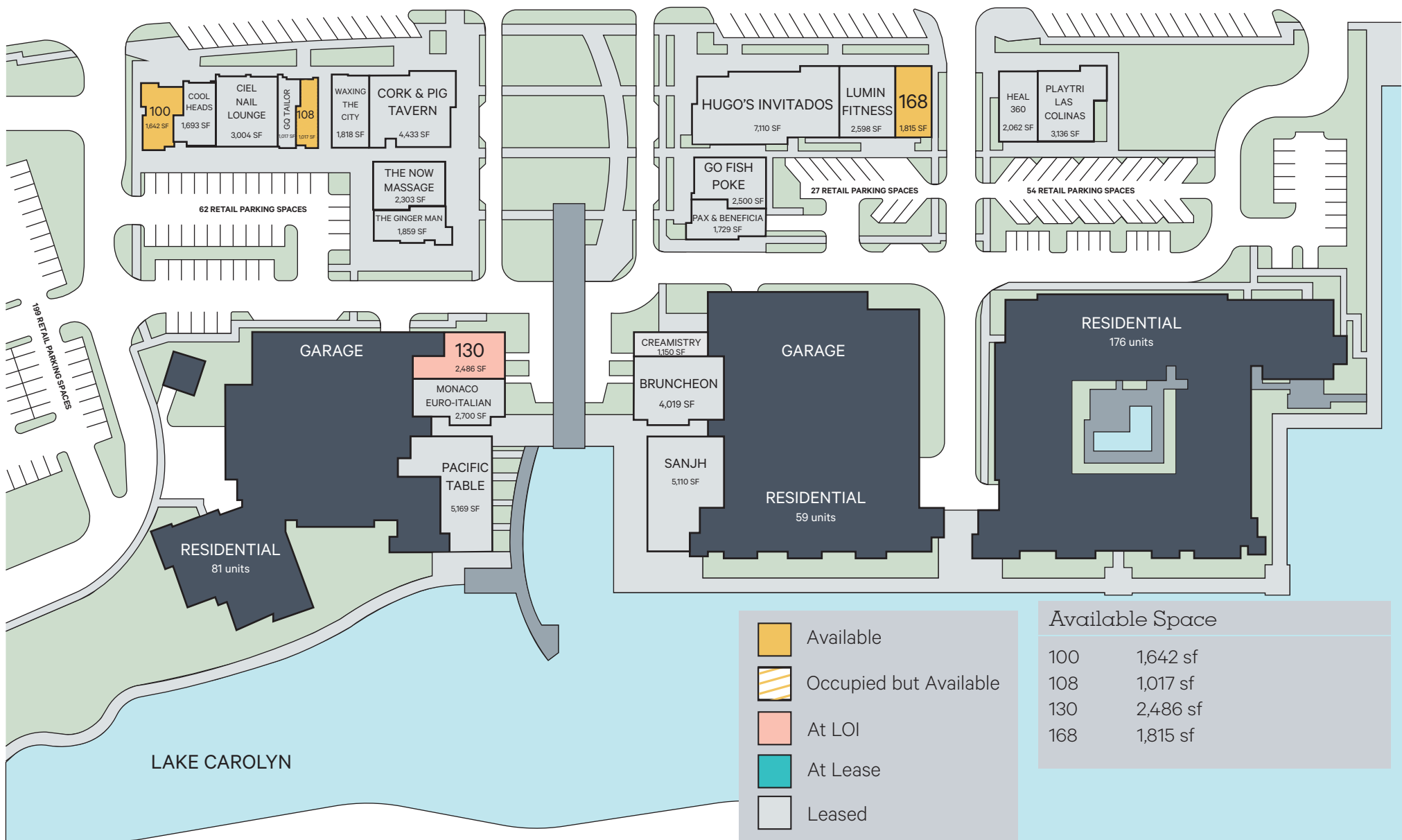
GABLES WATER STREET

5200 N O'CONNOR BLVD | LAS COLINAS, TX

GABLES WATER STREET | 5200 N O'CONNOR BLVD, LAS COLINAS, TX 75039

WILLIAMS SQUARE

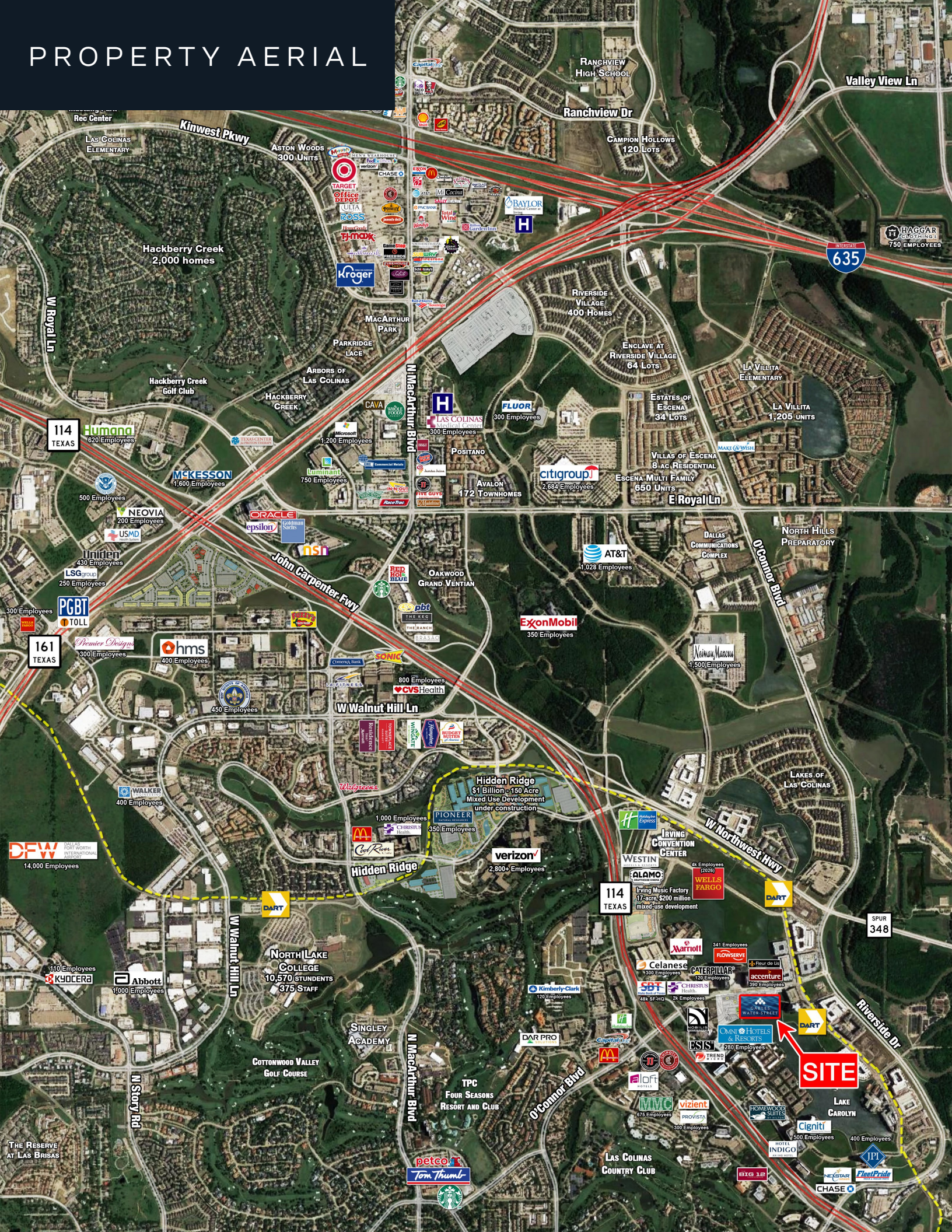
N. O'CONNOR BLVD



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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PROPERTY AERIAL



SITE

114 TEXAS

161 TEXAS

114 TEXAS

SPUR 348

Kinwest Pkwy

Ranchview Dr

Valley View Ln

W Royal Ln

N MacArthur Blvd

E Royal Ln

John Carpenter Fwy

W Walnut Hill Ln

W Northwest Hwy

W Walnut Hill Ln

N MacArthur Blvd

O'Connor Blvd

Riverside Dr

N Story Rd

Las Colinas Elementary

Ranchview High School

Hackberry Creek 2,000 homes

CAMPION HOLLOWS 120 LOTS

HAGGAR GLOTTING 750 EMPLOYEES

Hackberry Creek Golf Club

RIVERSIDE VILLAGE 400 HOMES

LA VILLITA ELEMENTARY

McKesson 1,600 Employees

Microsoft 1,200 Employees

FLUOR 300 Employees

citigroup 2,884 Employees

LA VILLITA 1,205 UNITS

NEOVIA 200 Employees

ORACLE

OAKWOOD GRAND VENTIAN

AT&T 1,028 Employees

DALLAS COMMUNICATIONS COMPLEX

Uniden 430 Employees

NSI

THE RANCH

ExxonMobil 350 Employees

Neiman Marcus 1,500 Employees

LSG GROUP 250 Employees

hms 400 Employees

CVS Health 800 Employees

verizon 2,800+ Employees

WESTIN

PGBT

Walker 400 Employees

Walmart

Irving Music Factory 17-acre, \$200 million mixed-use development

ALAMO

DFW 14,000 Employees

Northlake College 10,570 STUDENTS 875 STAFF

Hidden Ridge \$1 Billion - 150 Acre Mixed Use Development under construction

Wells Fargo

Wells Fargo

Abbott 1,000 Employees

Singley Academy

Pioneer 350 Employees

Marriott 341 Employees

Marriott

Northlake College

Cottonwood Valley Golf Course

McKesson 1,600 Employees

Caterpillar 120 Employees

Caterpillar

Northlake College

TPC Four Seasons Resort and Club

Verizon 2,800+ Employees

Accenture 300 Employees

Accenture

Northlake College

Kimberly-Clark 120 Employees

Verizon 2,800+ Employees

Omni Hotels & Resorts 280 Employees

Omni Hotels & Resorts

Northlake College

TPC Four Seasons Resort and Club

Verizon 2,800+ Employees

Omni Hotels & Resorts 280 Employees

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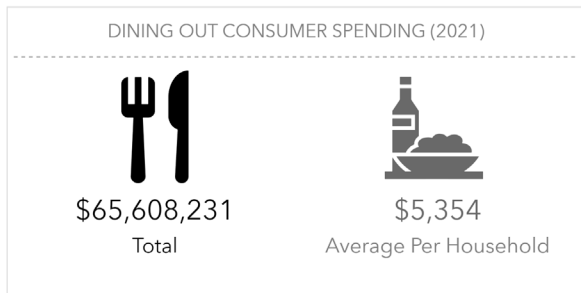
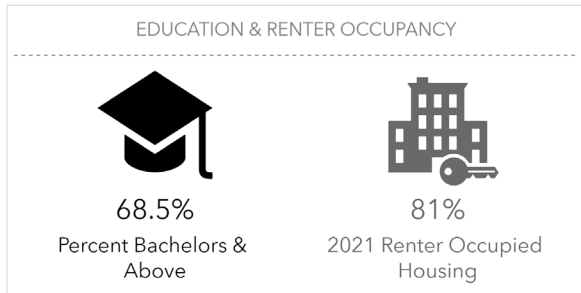
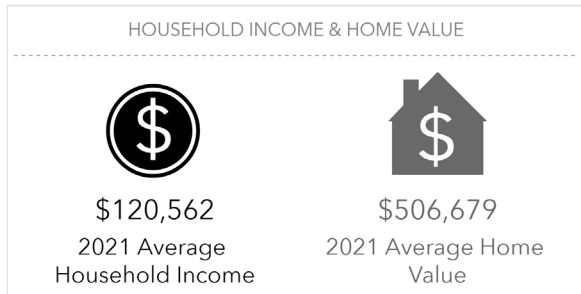
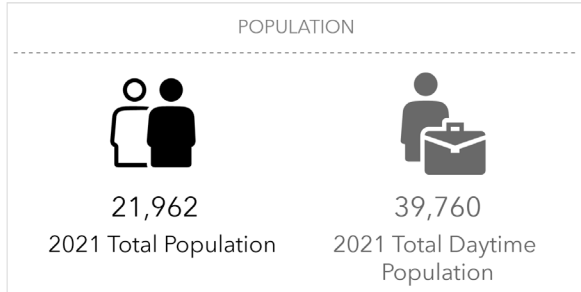
Omni Hotels & Resorts

PROPERTY PHOTOS

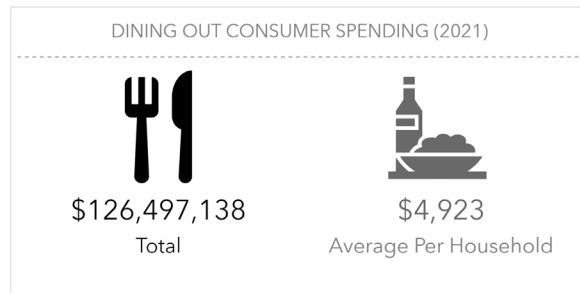
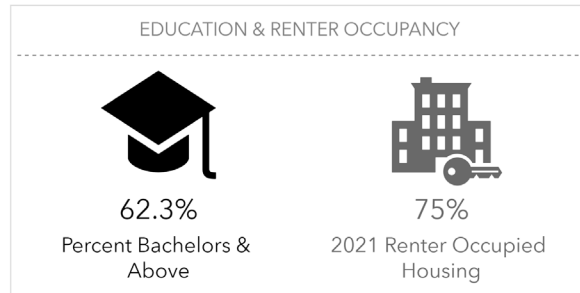
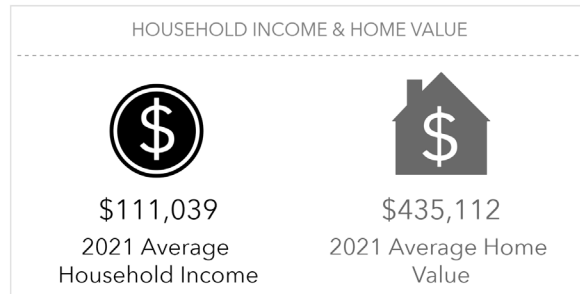
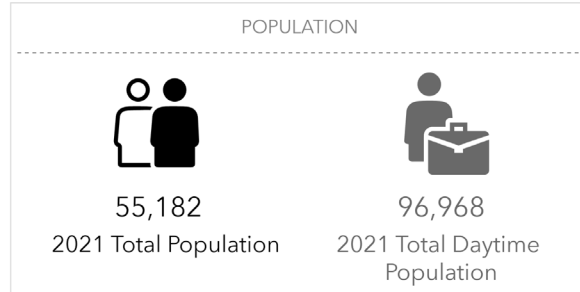


DEMOGRAPHICS

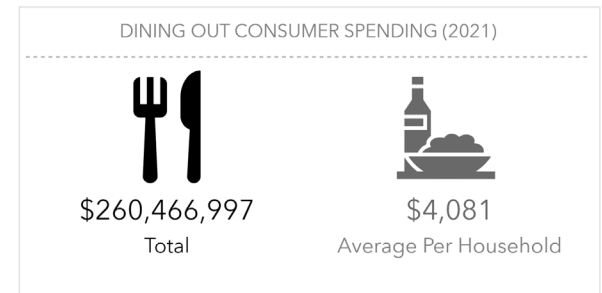
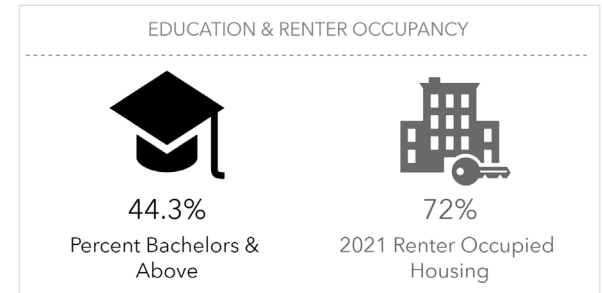
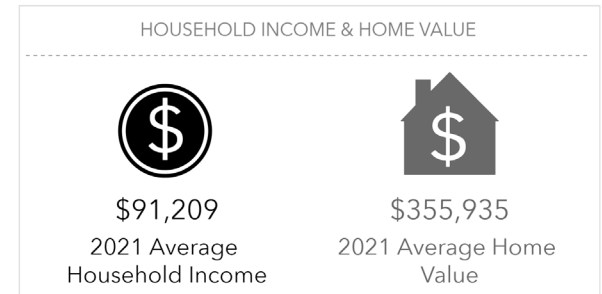
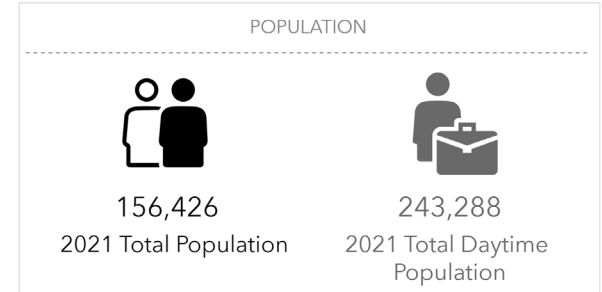
5 MINUTES



7 MINUTES



10 MINUTES



AREA OVERVIEW



WILLIAM SQUARE
1.4 MILLION SF
CLASS A OFFICE SPACE

CREST AT LAS COLINAS STATION
374 UNITS

DOWNTOWN DALLAS
11.7 MILES

801 LasCO
422 UNITS

LEGACY LAKESHORE
293 UNITS
UNDER CONSTRUCTION

LAKESIDE URBAN CENTER
317 UNITS

THE CAROLYN
319 UNITS

OMNI + HOTELS
& RESORTS

ALESIO URBAN CENTER
908 UNITS

GABLES WATER STREET
340 UNITS

LAKE CAROLYN

LESS THAN 15 MIN WALK
* MARRIOTT LAS COLINAS
* TOYOTA MUSIC FACTORY
* THE WESTIN
* IRVING CONVENTION CENTER
* MUSTANGS OF LAS COLINAS MUSEUM



CONTACT:

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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.



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 on 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:
 - 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.

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Robert E. Young, Jr.

Designated Broker of Firm

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Margaret Patricia Hansen

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date