FOR LEASE - TEEL CROSSING - NEC & NWC MAIN ST & TEEL PWY, FRISCO, TX

See the VIDEO

Completed:

Phase I: 20,020 sf retail / restaurant

Phase II: 12,750 sf retail / restaurant

Coming soon:

Phase III: 1st Floor 18,704 sf retail / restaurant

2nd Floor 14,244 sf office / retail

burn bootcamp FIT COMMUNITY OF MOMS

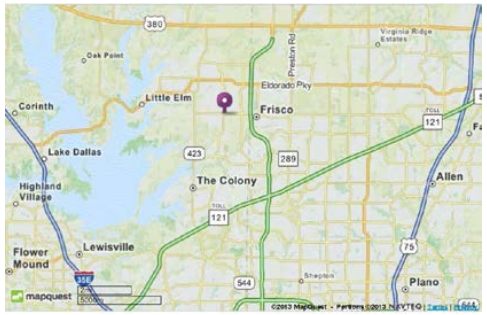
MAPLE STREET

PRIMROSE SCHOOLS

CHiLOSO MEXICAN BISTRO

HURTS DONUT Company

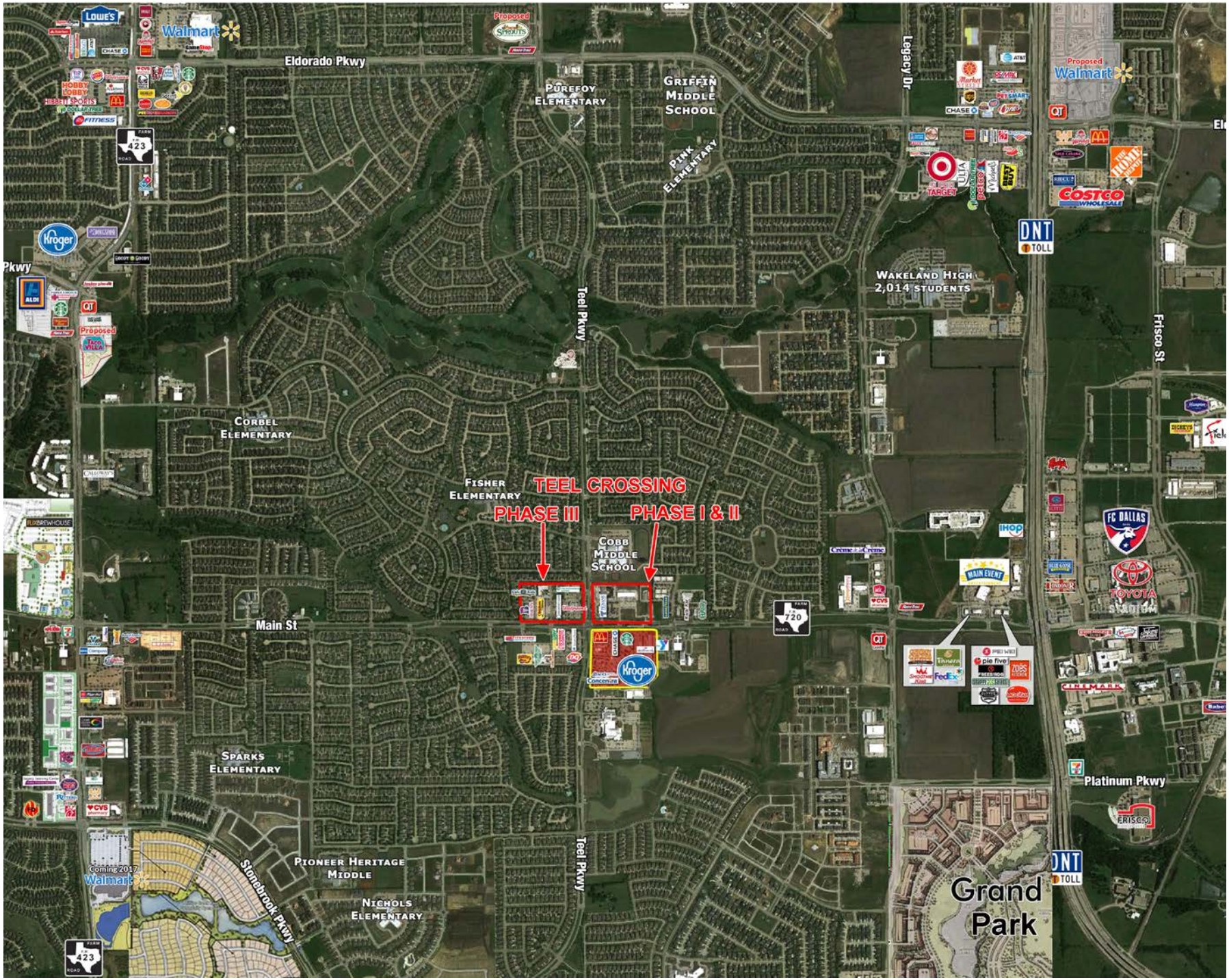
néktar JUICE BAR.



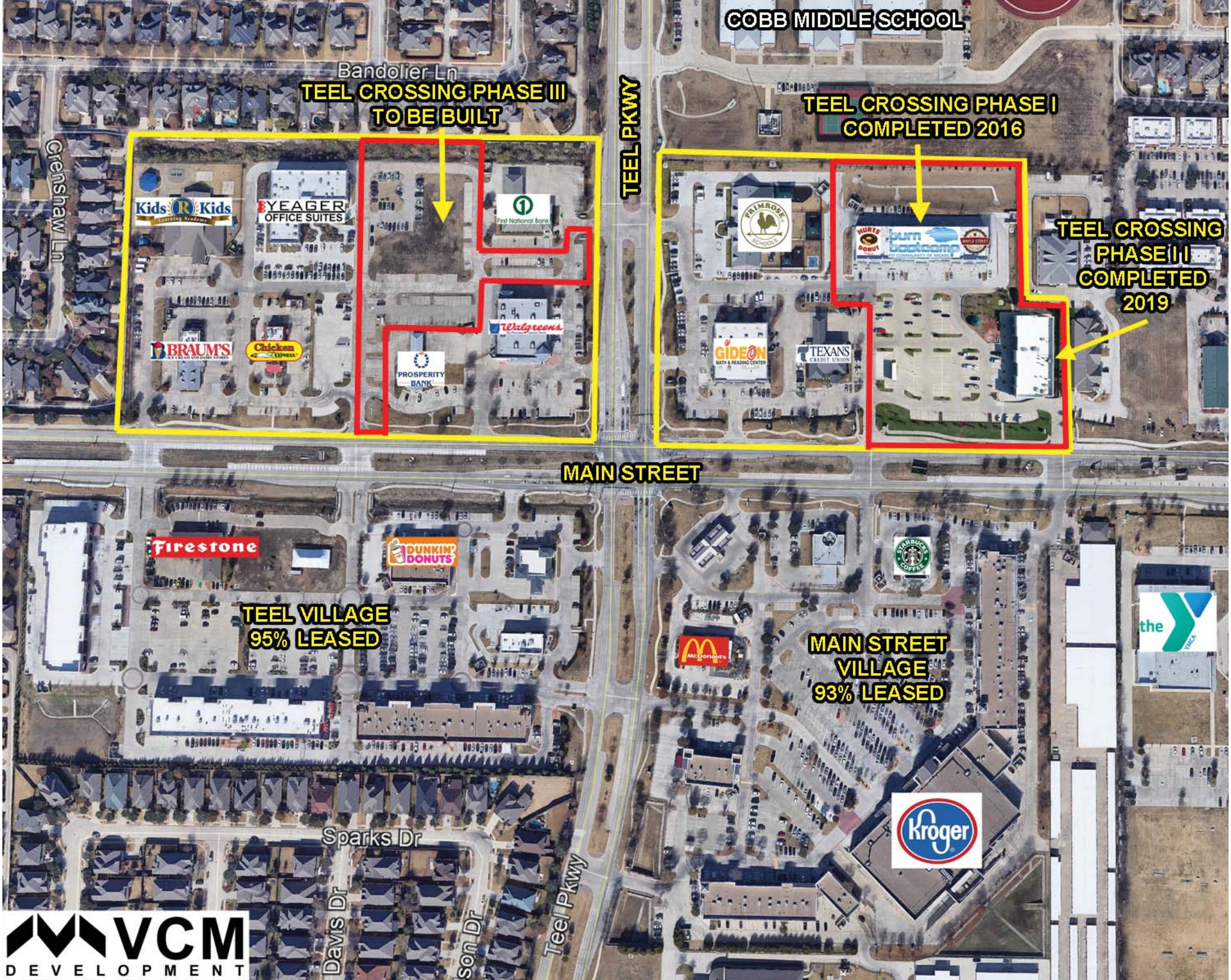
Contact:
Vaughn Miller
214-390-3444
vaughn@vcmdevelopment.com

VCM DEVELOPMENT

25 Highland Park Village
Suite 100
Dallas, TX 75205
www.VCMRE.com


TEEL CROSSING
PHASE III
PHASE I & II
Eldorado Pkwy
Legacy Dr
Teel Pkwy
Main St
Frisco St
Platinum Pkwy
Stonebrook Pkwy
Purefoy Elementary
Griffin Middle School
Pink Elementary
Wakeland High
2,014 students
Corbel Elementary
Fisher Elementary
Cobb Middle School
Sparks Elementary
Pioneer Heritage Middle
Nichols Elementary
Grand Park
Walmart
Proposed Walmart
Coming 2017 Walmart
Proposed Sprouts
Proposed Taco Villa
Lowe's
Hobby Lobby
Hibbett Sports
Kroger
Aldi
Target
Costco
Dallas North Tollway
FC Dallas
Toyota Stadium
Main Event
IHOP
Cinemark
Frisco

FISHER ELEMENTARY
TEEL CROSSING
PHASE III
PHASE I & II
COBB MIDDLE SCHOOL
Kids R Kids
First National Bank Southwest
BRAUMS
Chick-fil-A
PROSPERITY BANK
Walgreens
TEXANS CREDIT UNION
GOODYEAR
Kwik Kar
O'Reilly
Firestone COMPLETE AUTO CARE
SUBWAY
DUNKIN' DONUTS
LEGACY TEXAS
FUZZY'S
DQ
CHASE
Hallmark
the Y
Kroger
LESLIE'S
Concentra



VCM
DEVELOPMENT

TEEL CROSSING PHASE III
NWC MAIN ST & TEEL PKWY
FRISCO, TX

TEEL CROSSING PHASE III
NWC MAIN ST & TEEL PKWY
FRISCO, TX
YEAGER
OFFICE SUITES
Walgreens
The Pharmacy America Trusts
MAIN ST
VCM
DEVELOPMENT

TEEL CROSSING PHASE III
NWC MAIN ST & TEEL PKWY
FRISCO, TX
YEAGER
OFFICE SUITES
BRAUM'S
ICE CREAM AND DAIRY STORES
Walgreens
The Pharmacy America Trusts
MAIN ST
VCM
DEVELOPMENT

01 South Schematic Elevation (front)

General Notes:

1. This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
2. All mechanical units shall be screened from public view.
3. When permitted, exposed utility boxes and conduits shall be painted to match building.
4. All signage areas and locations are subject to approval by Development Services.
5. Roof access shall be provided internally, unless otherwise permitted by Building Official.

VCM DEVELOPMENT

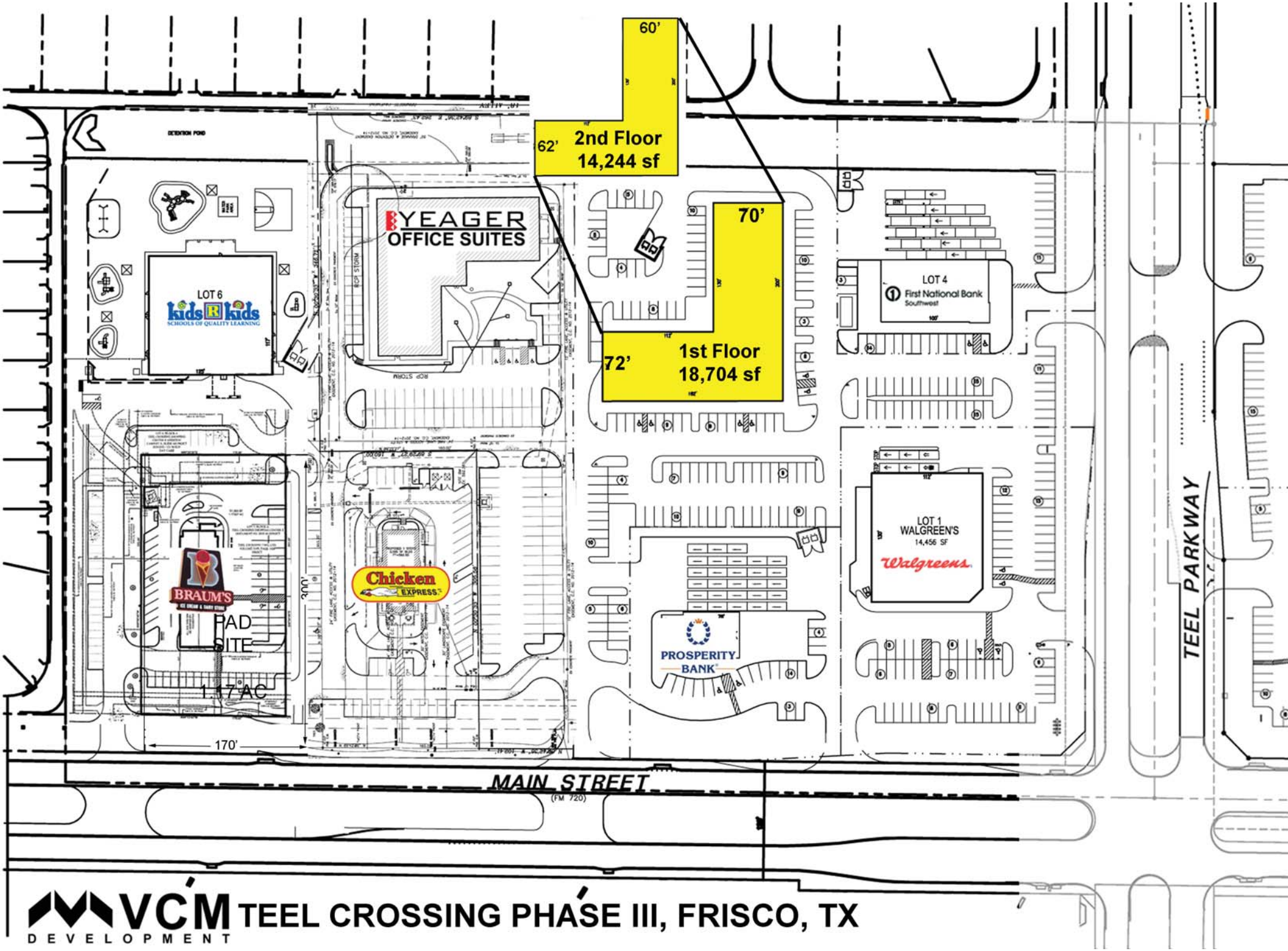
Duane Meyers Architect
560 PR 2422
Uncertain, TX 75661
903.484.4040
www.duanemeyers.com
dmeyers@mac.com

10 September 2019

Teel Crossing Phase III

Leasable Office/Retail Schematic Elevation
Main Street @ Teel Parkway (NE Corner)

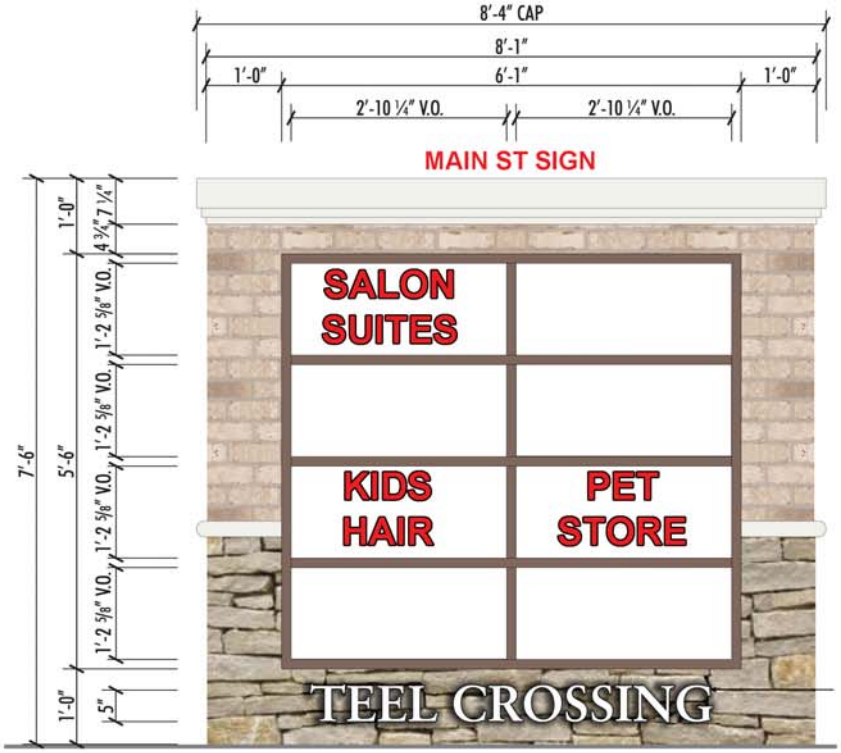
This document is released for the purpose of interim review under the authority of Duane Meyers Architect registration no. 8599 in the State of Texas and is not to be used for construction, bidding or permitting.

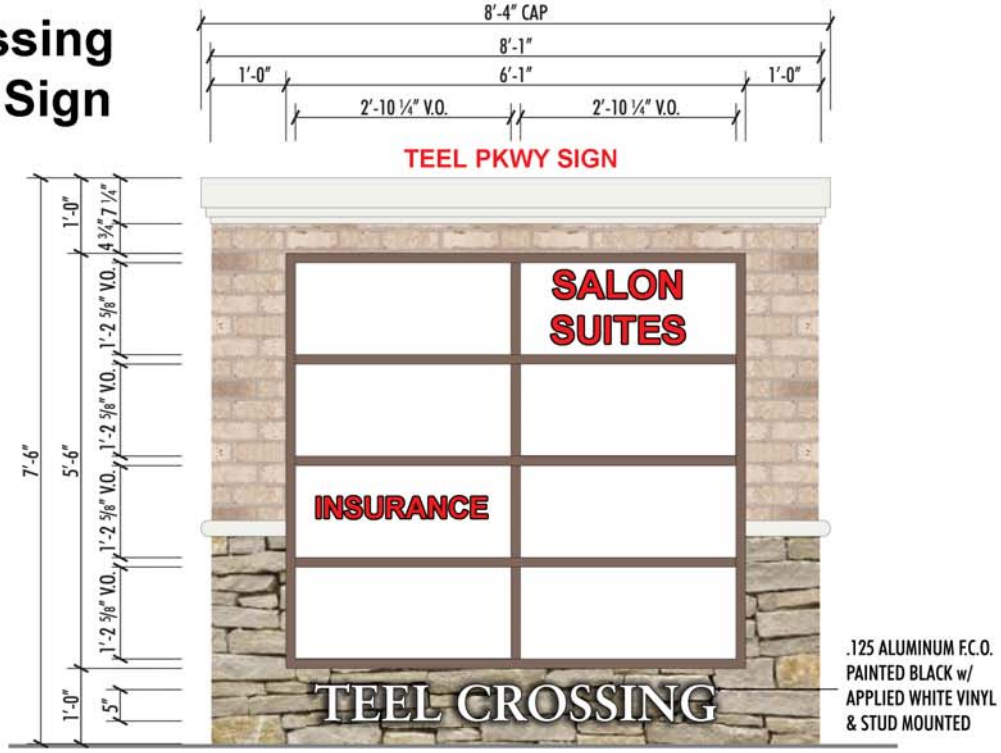


VCM DEVELOPMENT

TEEL CROSSING PHASE III, FRISCO, TX

Teel Crossing Phase III Sign





DOUBLE-FACE MONUMENT SIGN
SCALE: ½" = 1'-0"

TEEL CROSSING - MAIN ST & TEEL PKWY

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TEEL CROSSING - MAIN ST & TEEL PKWY

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TEEL CROSSING - MAIN ST & TEEL PKWY

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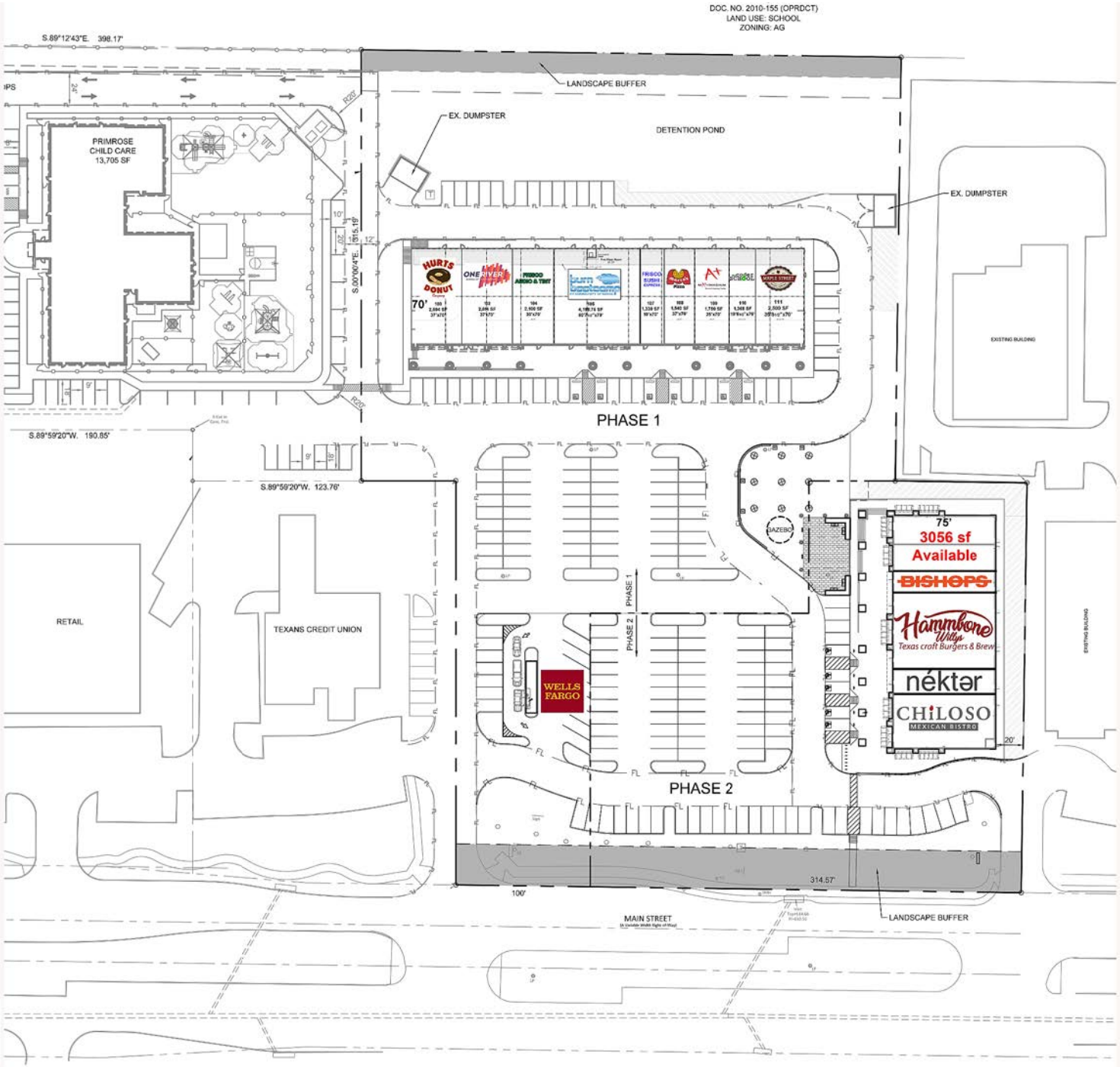
burn bootcamp
FRISCO
SUSHI EXPRESS
Marco's
107
108
marco's
Pizza
Hours of Operation
Sun - Thur 11am -10pm
Fri - Sat 11am -11pm
Order Online
marcos.com
PHILLY
CHEESE ST
$13.99

HURTS
DONUT CO.
FRISCO AUDIO TINT
MOTORSPORTS CUSTOM SOUND
OPEN
TAHOE

HURTS
DONUT CO.
101
102

3290
CHILOSO
MEXICAN BISTRO
CHILOSO
MEXICAN BISTRO
Craft
Brew
OPEN
FIRE LANE
NO PARKING



TEEL CROSSING
PHASE I & II
FRISCO, TEXAS

VCM DEVELOPMENT

Demographic and Income Comparison Profile

3288 Main St, Frisco, Texas, 75033
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 33.15325
Longitude: -96.86177

	1 mile	2 miles	3 miles
Census 2010 Summary			
Population	10,360	25,973	65,152
Households	3,149	7,827	20,749
Families	2,824	6,961	17,261
Average Household Size	3.28	3.30	3.13
Owner Occupied Housing Units	2,939	7,196	17,367
Renter Occupied Housing Units	210	631	3,382
Median Age	34.0	33.4	33.1
2019 Summary			
Population	15,997	47,025	107,915
Households	4,727	14,097	33,982
Families	4,228	12,307	27,741
Average Household Size	3.38	3.32	3.17
Owner Occupied Housing Units	3,834	11,339	26,528
Renter Occupied Housing Units	892	2,757	7,454
Median Age	34.2	33.6	33.7
Median Household Income	$157,695	$152,790	$128,567
Average Household Income	$185,446	$181,282	$155,945
2024 Summary			
Population	18,433	57,016	129,312
Households	5,413	17,396	40,945
Families	4,831	14,839	32,935
Average Household Size	3.40	3.27	3.15
Owner Occupied Housing Units	4,068	12,927	30,545
Renter Occupied Housing Units	1,345	4,469	10,400
Median Age	33.4	33.1	33.1
Median Household Income	$166,428	$159,713	$139,469
Average Household Income	$203,059	$195,581	$170,483
Trends: 2019-2024 Annual Rate			
Population	2.88%	3.93%	3.68%
Households	2.75%	4.30%	3.80%
Families	2.70%	3.81%	3.49%
Owner Households	1.19%	2.66%	2.86%
Median Household Income	1.08%	0.89%	1.64%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

August 29, 2019

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	1 mile		2 miles		3 miles	
2019 Households by Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<$15,000	52	1.1%	120	0.9%	641	1.9%
$15,000 - $24,999	53	1.1%	169	1.2%	835	2.5%
$25,000 - $34,999	57	1.2%	333	2.4%	1,232	3.6%
$35,000 - $49,999	228	4.8%	538	3.8%	2,009	5.9%
$50,000 - $74,999	255	5.4%	866	6.1%	2,952	8.7%
$75,000 - $99,999	300	6.3%	1,247	8.8%	3,766	11.1%
$100,000 - $149,999	1,207	25.5%	3,561	25.3%	8,263	24.3%
$150,000 - $199,999	1,004	21.2%	2,709	19.2%	6,327	18.6%
$200,000+	1,572	33.3%	4,553	32.3%	7,956	23.4%
Median Household Income	$157,695		$152,790		$128,567	
Average Household Income	$185,446		$181,282		$155,945	
Per Capita Income	$55,476		$54,284		$49,096	
2024 Households by Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<$15,000	54	1.0%	167	1.0%	688	1.7%
$15,000 - $24,999	53	1.0%	204	1.2%	830	2.0%
$25,000 - $34,999	56	1.0%	349	2.0%	1,233	3.0%
$35,000 - $49,999	213	3.9%	607	3.5%	2,082	5.1%
$50,000 - $74,999	249	4.6%	998	5.7%	3,291	8.0%
$75,000 - $99,999	282	5.2%	1,325	7.6%	4,019	9.8%
$100,000 - $149,999	1,298	24.0%	4,134	23.8%	9,803	23.9%
$150,000 - $199,999	1,203	22.2%	3,536	20.3%	8,427	20.6%
$200,000+	2,004	37.0%	6,078	34.9%	10,572	25.8%
Median Household Income	$166,428		$159,713		$139,469	
Average Household Income	$203,059		$195,581		$170,483	
Per Capita Income	$60,464		$59,612		$53,965	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

August 29, 2019

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	1 mile		2 miles		3 miles	
2010 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	1,099	10.6%	2,925	11.3%	6,864	10.5%
Age 5 - 9	1,418	13.7%	3,516	13.5%	7,744	11.9%
Age 10 - 14	1,044	10.1%	2,558	9.8%	6,024	9.2%
Age 15 - 19	522	5.0%	1,335	5.1%	3,637	5.6%
Age 20 - 24	159	1.5%	401	1.5%	1,777	2.7%
Age 25 - 34	1,094	10.6%	2,936	11.3%	8,709	13.4%
Age 35 - 44	2,672	25.8%	6,721	25.9%	15,098	23.2%
Age 45 - 54	1,364	13.2%	3,182	12.3%	7,901	12.1%
Age 55 - 64	594	5.7%	1,409	5.4%	4,132	6.3%
Age 65 - 74	273	2.6%	644	2.5%	2,242	3.4%
Age 75 - 84	79	0.8%	221	0.9%	758	1.2%
Age 85+	41	0.4%	125	0.5%	268	0.4%
2019 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	1,473	9.2%	4,471	9.5%	9,786	9.1%
Age 5 - 9	1,934	12.1%	5,611	11.9%	11,570	10.7%
Age 10 - 14	1,780	11.1%	5,019	10.7%	10,667	9.9%
Age 15 - 19	993	6.2%	2,935	6.2%	7,090	6.6%
Age 20 - 24	469	2.9%	1,357	2.9%	4,178	3.9%
Age 25 - 34	1,495	9.3%	4,985	10.6%	12,643	11.7%
Age 35 - 44	3,382	21.1%	10,049	21.4%	21,115	19.6%
Age 45 - 54	2,347	14.7%	6,503	13.8%	14,943	13.8%
Age 55 - 64	1,204	7.5%	3,420	7.3%	8,479	7.9%
Age 65 - 74	660	4.1%	1,846	3.9%	5,103	4.7%
Age 75 - 84	198	1.2%	601	1.3%	1,805	1.7%
Age 85+	62	0.4%	226	0.5%	536	0.5%
2024 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	1,721	9.3%	5,404	9.5%	11,829	9.1%
Age 5 - 9	2,159	11.7%	6,501	11.4%	13,422	10.4%
Age 10 - 14	1,968	10.7%	5,738	10.1%	12,258	9.5%
Age 15 - 19	1,293	7.0%	3,857	6.8%	8,904	6.9%
Age 20 - 24	550	3.0%	1,743	3.1%	4,994	3.9%
Age 25 - 34	1,920	10.4%	6,942	12.2%	17,274	13.4%
Age 35 - 44	3,700	20.1%	11,591	20.3%	24,159	18.7%
Age 45 - 54	2,630	14.3%	7,596	13.3%	17,041	13.2%
Age 55 - 64	1,345	7.3%	4,106	7.2%	9,992	7.7%
Age 65 - 74	800	4.3%	2,368	4.2%	6,186	4.8%
Age 75 - 84	279	1.5%	897	1.6%	2,591	2.0%
Age 85+	68	0.4%	273	0.5%	664	0.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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	1 mile		2 miles		3 miles	
2010 Race and Ethnicity	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White Alone	8,572	82.7%	21,002	80.9%	49,465	75.9%
Black Alone	559	5.4%	1,664	6.4%	5,500	8.4%
American Indian Alone	38	0.4%	94	0.4%	339	0.5%
Asian Alone	760	7.3%	2,108	8.1%	4,852	7.4%
Pacific Islander Alone	5	0.0%	7	0.0%	27	0.0%
Some Other Race Alone	126	1.2%	353	1.4%	2,963	4.5%
Two or More Races	301	2.9%	744	2.9%	2,006	3.1%
Hispanic Origin (Any Race)	846	8.2%	2,211	8.5%	9,226	14.2%
2019 Race and Ethnicity	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White Alone	11,597	72.5%	33,442	71.1%	73,227	67.9%
Black Alone	1,157	7.2%	4,230	9.0%	11,673	10.8%
American Indian Alone	44	0.3%	138	0.3%	492	0.5%
Asian Alone	2,491	15.6%	6,766	14.4%	13,279	12.3%
Pacific Islander Alone	6	0.0%	12	0.0%	56	0.1%
Some Other Race Alone	206	1.3%	926	2.0%	5,382	5.0%
Two or More Races	496	3.1%	1,511	3.2%	3,807	3.5%
Hispanic Origin (Any Race)	1,373	8.6%	4,871	10.4%	17,162	15.9%
2024 Race and Ethnicity	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
White Alone	12,559	68.1%	38,155	66.9%	82,628	63.9%
Black Alone	1,618	8.8%	6,295	11.0%	16,557	12.8%
American Indian Alone	48	0.3%	153	0.3%	557	0.4%
Asian Alone	3,354	18.2%	9,283	16.3%	17,933	13.9%
Pacific Islander Alone	6	0.0%	13	0.0%	68	0.1%
Some Other Race Alone	254	1.4%	1,233	2.2%	6,827	5.3%
Two or More Races	594	3.2%	1,884	3.3%	4,742	3.7%
Hispanic Origin (Any Race)	1,693	9.2%	6,525	11.4%	22,082	17.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

August 29, 2019

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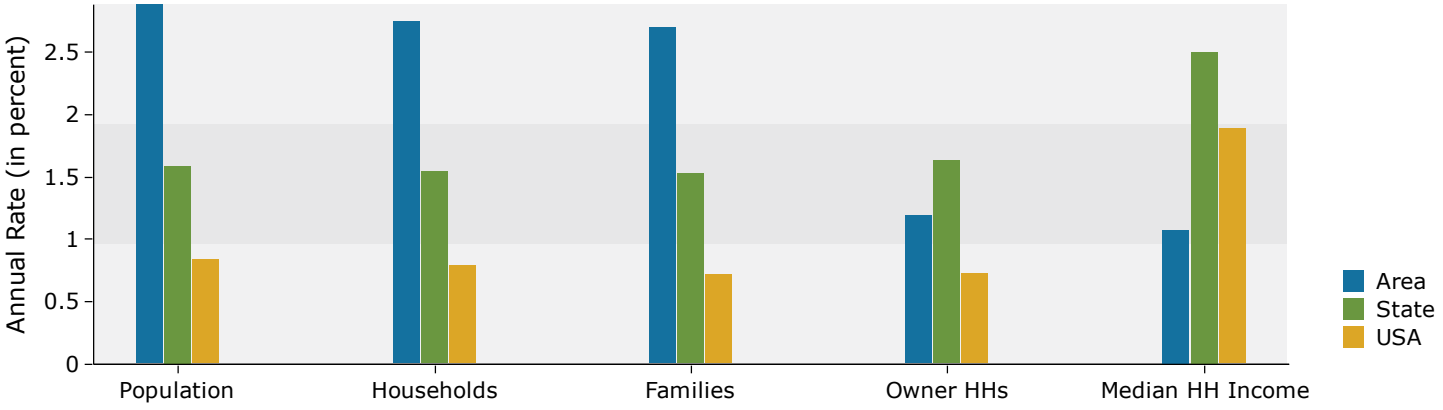
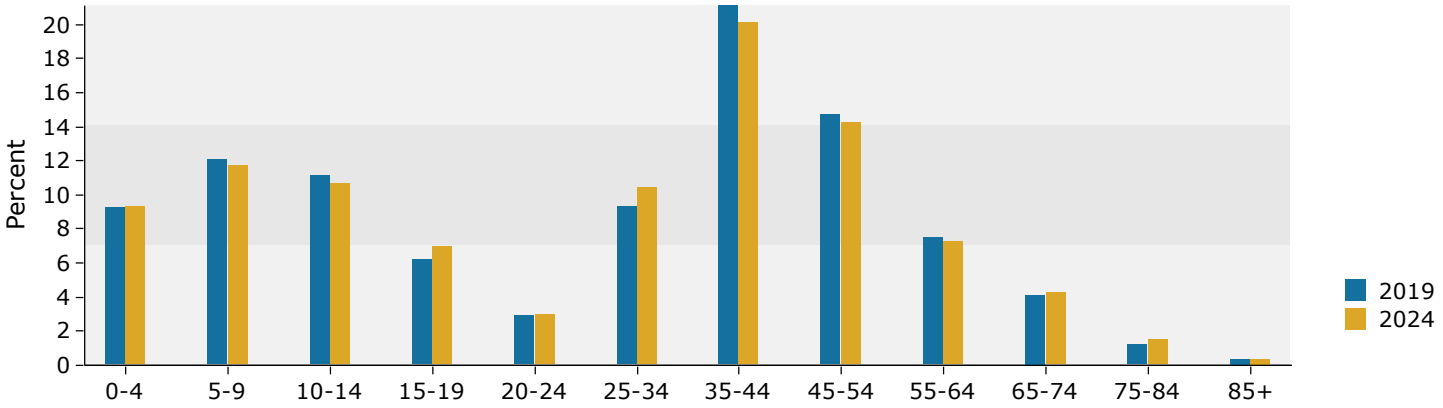
1 mile

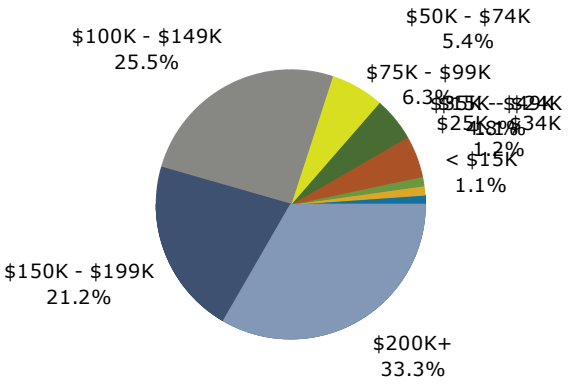
Trends 2019-2024



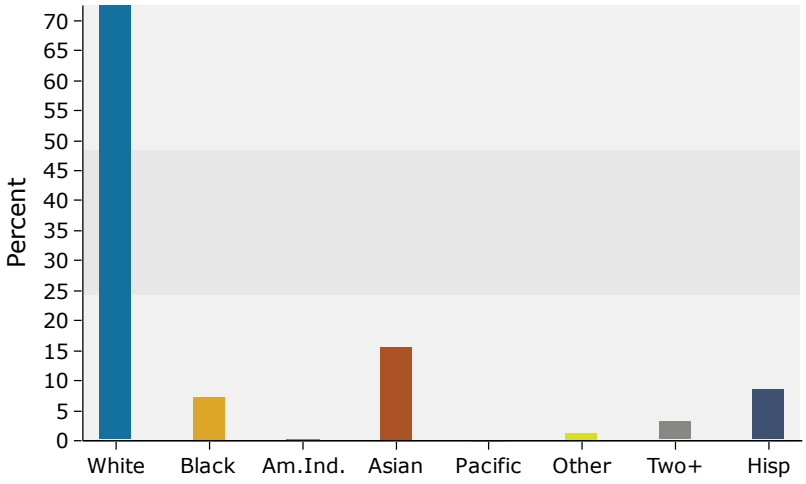
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

August 29, 2019

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Demographic and Income Comparison Profile

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Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 33.15325
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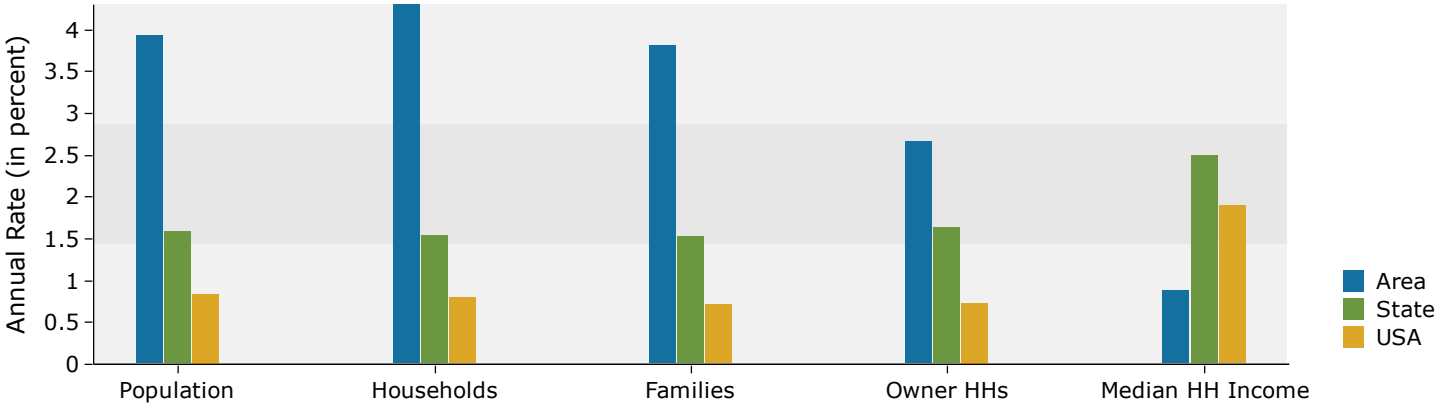
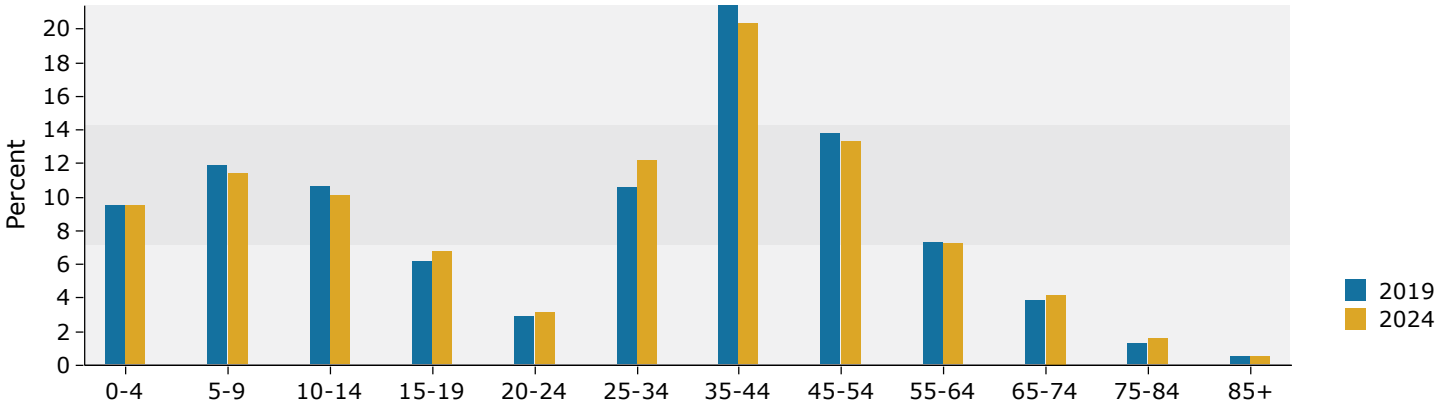
2 miles

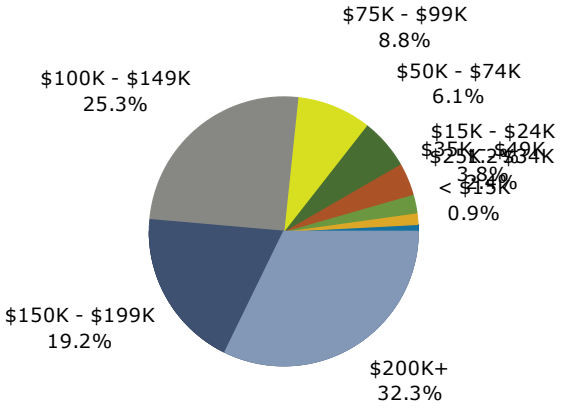
Trends 2019-2024



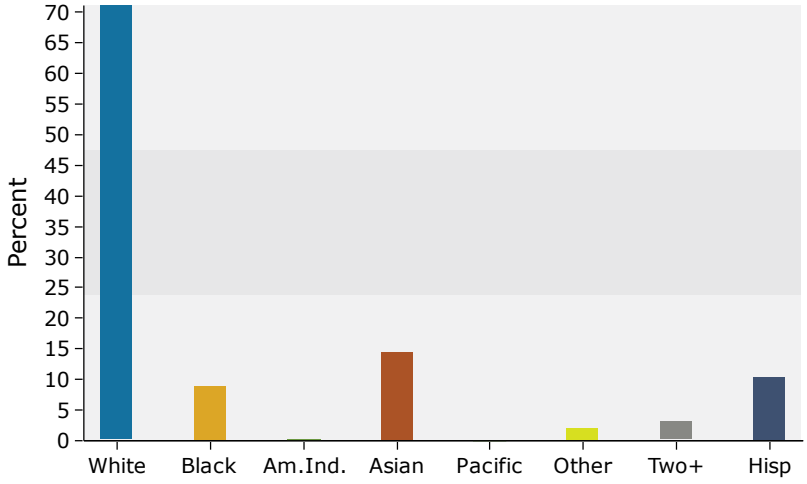
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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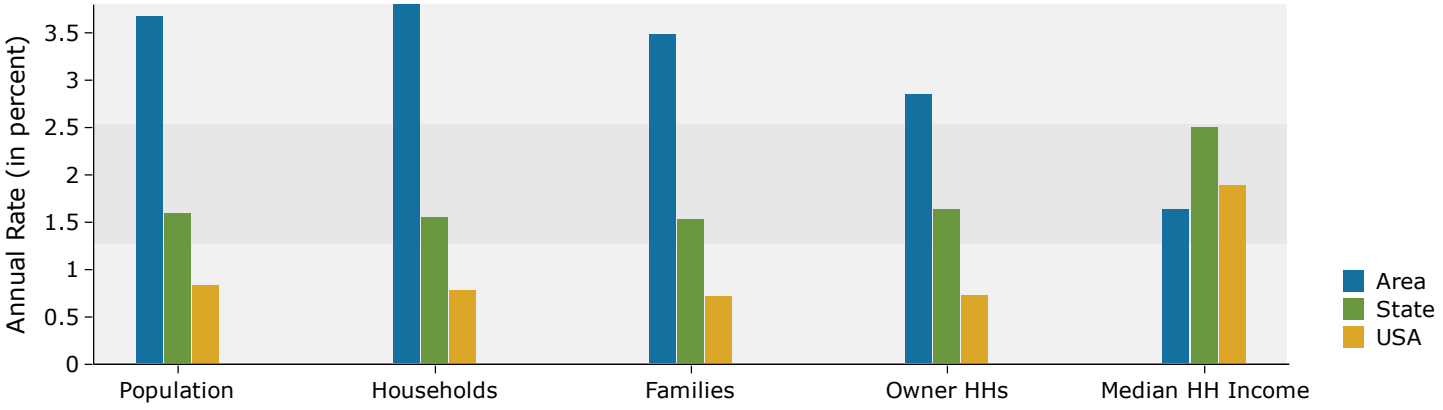
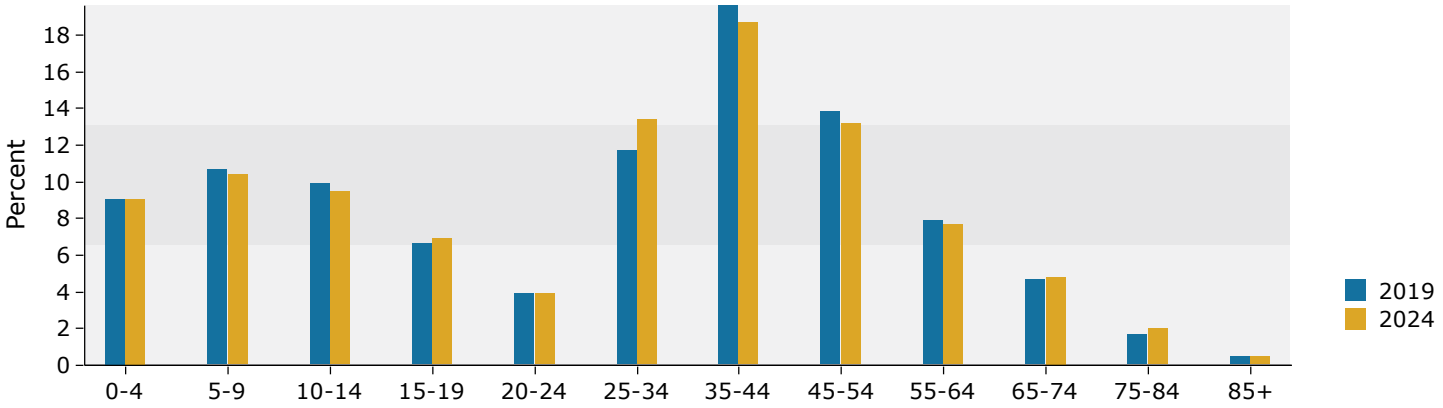
3 miles

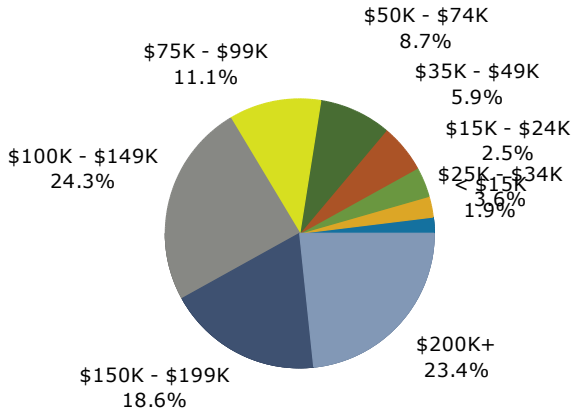
Trends 2019-2024



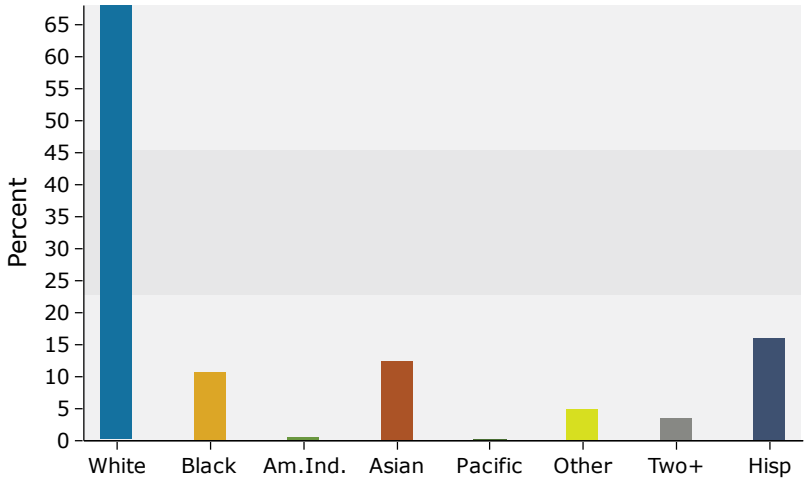
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

August 29, 2019

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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

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

INFORMATION ABOUT BROKERAGE SERVICES

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. A 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.

IF THE BROKER ACTS AS 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.

This is not a contract.
The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Real Estate Broker Company	Date	Buyer, Seller, Tenant or Landlord	Date
Vaughn Miller	Jan 2017		
Real Estate Licensee	Date	Buyer, Seller, Tenant or Landlord	Date

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