

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



See the VIDEO

## Completed:

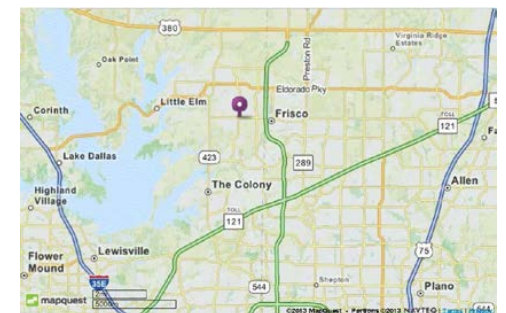
Phase I: 20,020 sf retail / restaurant

Phase II: 12,750 sf retail / restaurant

## Coming soon:

Phase III: 1<sup>st</sup> Floor 18,413 sf retail / restaurant

2<sup>nd</sup> Floor 15,228 sf office / retail



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



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



**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



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







| Parking      |                  | Req'd      | Prv'd      | Ratio / sf   |
|--------------|------------------|------------|------------|--------------|
| Restaurant   | 10,065 sf        | 51         | 53         | 1spc / 200sf |
| Office       | 2,251 sf         | 7          | 9          | 1spc / 350sf |
| Retail       | 21,235 sf        | 107        | 109        | 1spc / 200sf |
| <b>Total</b> | <b>33,551 sf</b> | <b>165</b> | <b>171</b> |              |

**TEEL CROSSING SHOPPING CENTER PHASE III  
NWC MAIN ST & TEEL PKWY, FRISO, TX**



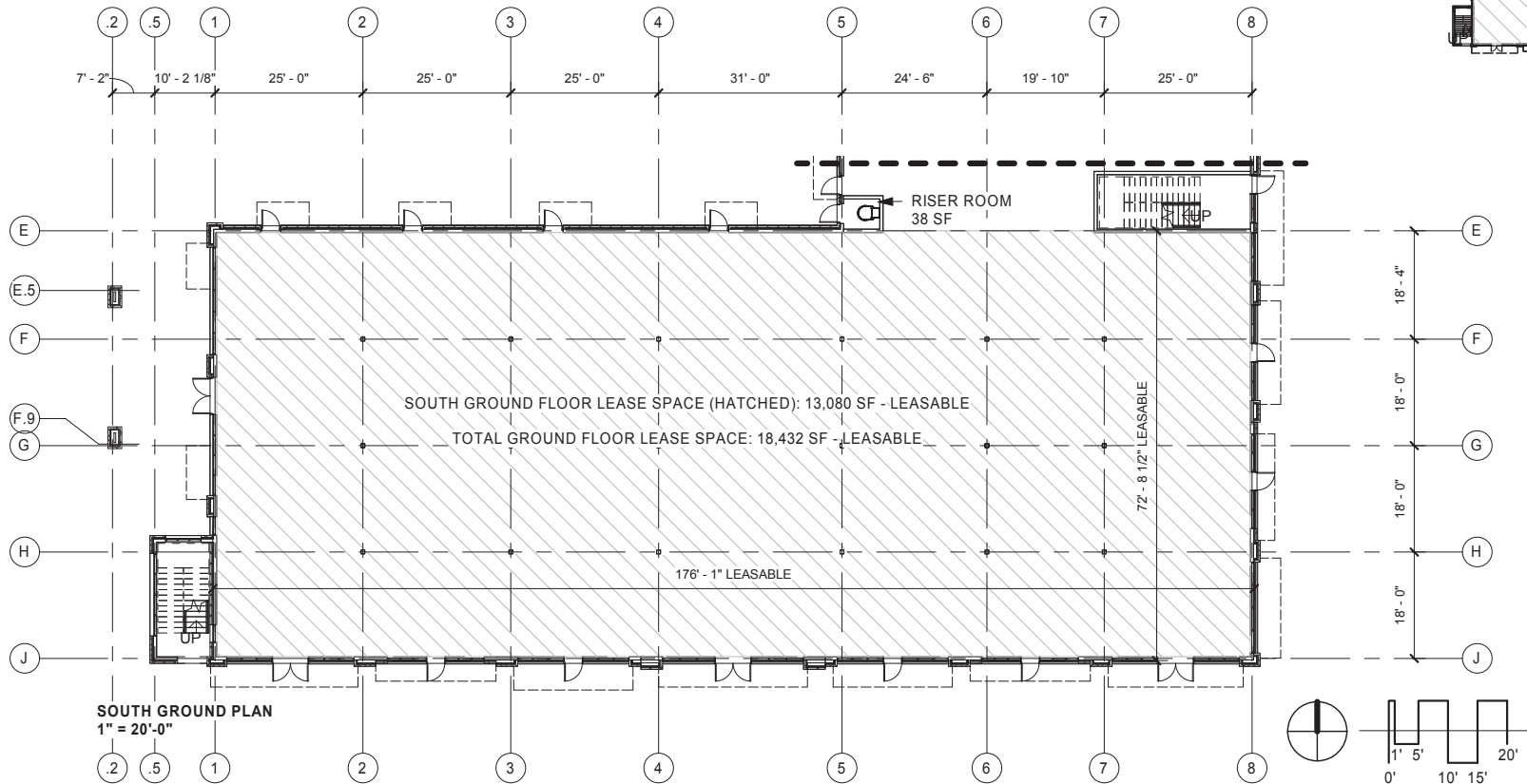
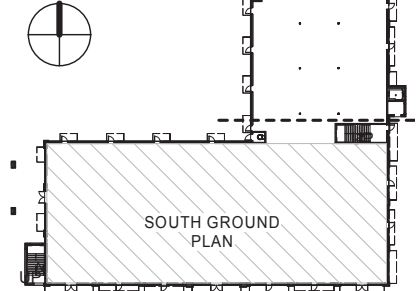
**SOUTH ELEVATION FACING MAIN STREET**



### EAST ELEVATION FACING TEEL PKWY



KEY PLAN



**Heights Venture**  
ARCHITECTURE • DESIGN

Not for regulatory approval, permitting, or construction  
Robert Holton, AIA TX #14938

## TEEL CROSSING SHOPPING CENTER III

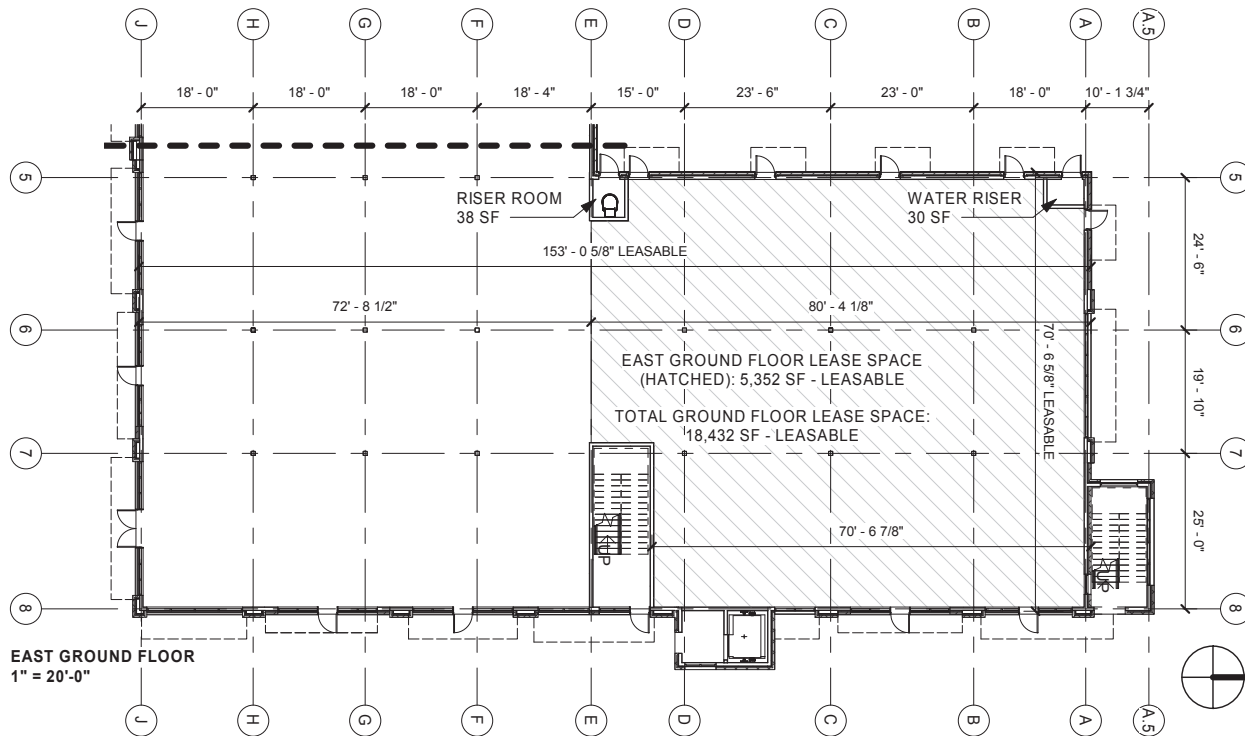
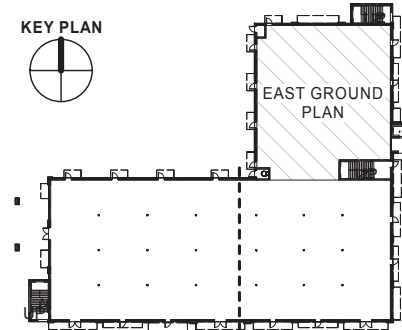
NW CORNER OF MAIN STREET & TEEL PARKWAY

FRISCO, TX 75033

LEASING PLAN - SOUTH GROUND FLOOR

04/01/20





**Heights Venture**  
ARCHITECTURE • DESIGN

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## TEEL CROSSING SHOPPING CENTER III

NW CORNER OF MAIN STREET & TEEL PARKWAY

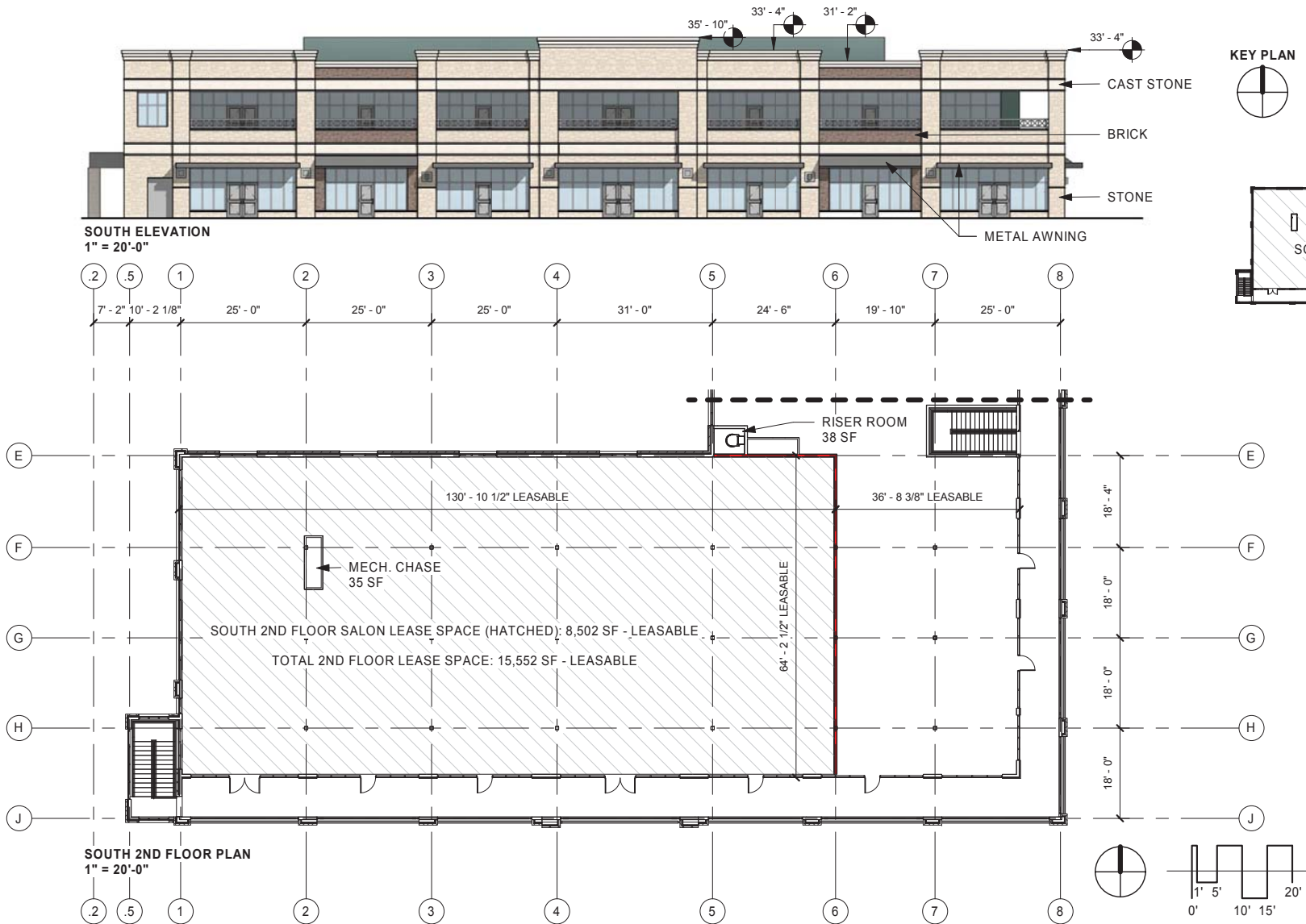
FRISCO, TX 75033

LEASING PLAN - EAST GROUND FLOOR

04/01/20







**Heights Venture**  
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## TEEL CROSSING SHOPPING CENTER III

NW CORNER OF MAIN STREET & TEEL PARKWAY

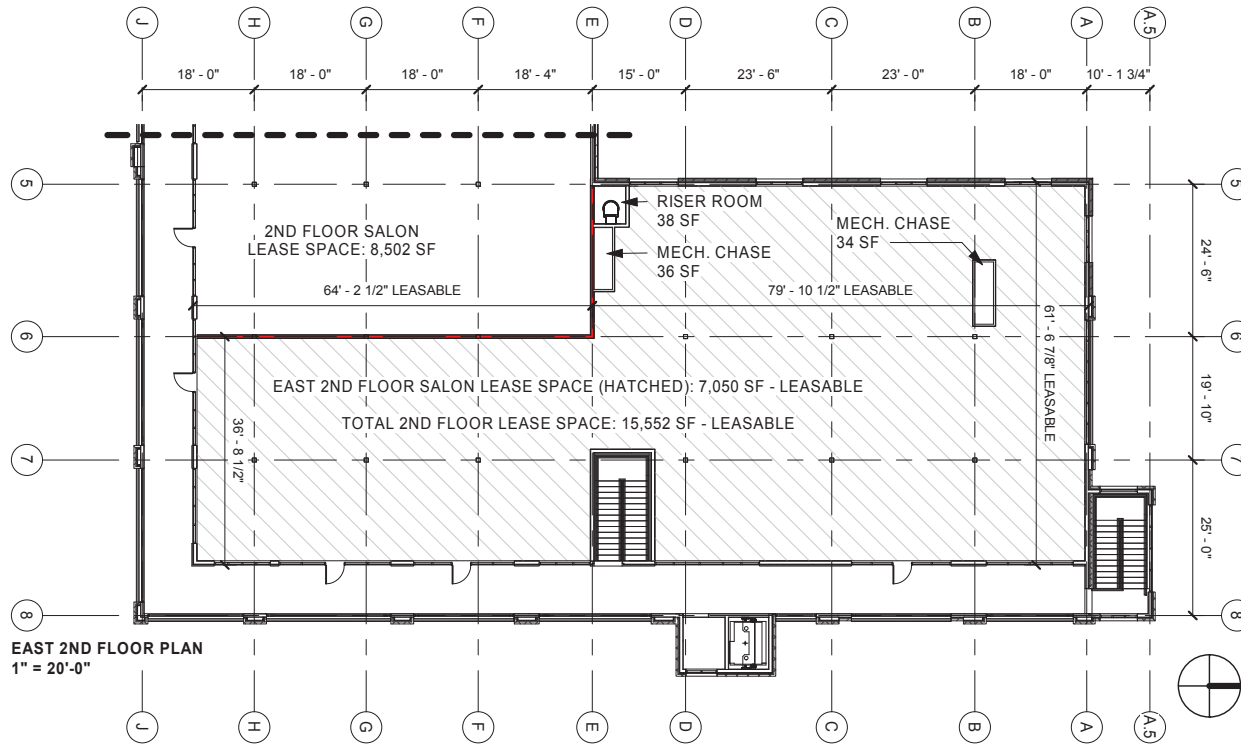
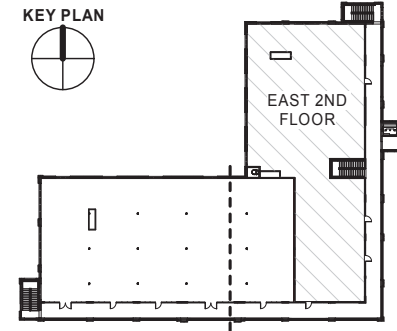
FRISCO, TX 75033

LEASING PLAN - SOUTH 2ND FLOOR

04/01/20







**Heights Venture**  
ARCHITECTURE • DESIGN

Not for regulatory approval, permitting, or construction  
Robert Holton, AIA TX #14938

## TEEL CROSSING SHOPPING CENTER III

NW CORNER OF MAIN STREET & TEEL PARKWAY

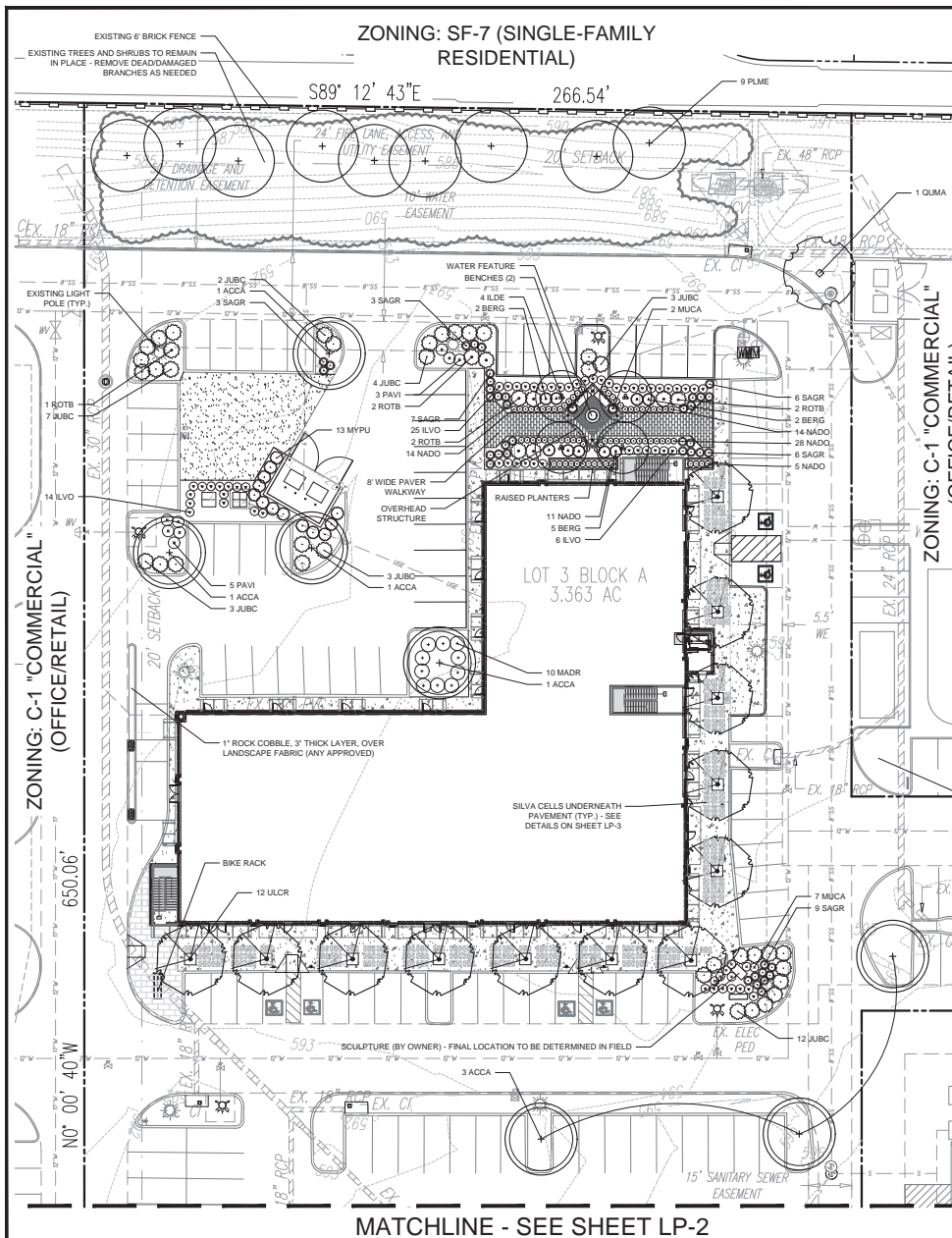
FRISCO, TX 75033

LEASING PLAN - EAST 2ND FLOOR

04/01/20







# PLANTING LEGEND

| SYMBOL       | BOTANIC NAME           | COMMON NAME      | SIZE                 | SPACING  | QUANTITY | % OF TOTAL | REMARKS/DETAILS        |
|--------------|------------------------|------------------|----------------------|----------|----------|------------|------------------------|
| <b>TREES</b> |                        |                  |                      |          |          |            |                        |
| ACCA         | Acer saccharum 'Caddo' | Caddo Maple      | 3" cal, 10'-12" h    | Per plan | 17       | 34.7%      | Parking lot tree       |
| ILDE         | Ilex decidua           | Possumhaw Holly  | 3" cal, total 6'-10' | Per plan | 4        | 8.2%       | Open space tree        |
| PLME         | Platanus mexicana      | Mexican Sycamore | 3" cal, 10'-12" h    | Per plan | 9        | 18.4%      | Drainage easement tree |
| QUIMA        | Quercus macrocarpa     | Burr Oak         | 3" cal, 10'-12" h    | Per plan | 7        | 14.3%      | Parkway tree           |
| ULCR         | Ulmus crassifolia      | Cedar Elm        | 3" cal, 10'-12" h    | Per plan | 12       | 24.5%      | Facade tree            |

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

## SHRUBS

|      |                                      |                              |          |         |    |     |                           |
|------|--------------------------------------|------------------------------|----------|---------|----|-----|---------------------------|
| BERG | Berberis japonica 'Rose Glow'        | Rose Glow Barberry           | 5 gallon | 4' o.c. | 6  | N/A |                           |
| ILVO | Ilex vomitoria 'Nana'                | Dwarf Yaupon Holly           | 5 gallon | 3' o.c. | 58 | N/A |                           |
| JUBC | Juniperus horizontalis 'Blue Chip'   | Blue Chip Juniper            | 5 gallon | 5' o.c. | 46 | N/A |                           |
| MADR | Malvaviscus drummondii               | Turk's Cap                   | 5 gallon | 5' o.c. | 10 | N/A |                           |
| MYPU | Myrica pusilla                       | Dwarf Waxmyrtle              | 5 gallon | 4' o.c. | 39 | N/A | 3' o.c. along streetscape |
| NADO | Nandina domestica 'Harbor Dwarf'     | Harbor Dwarf Heavenly Bamboo | 3 gallon | 2' o.c. | 71 | N/A |                           |
| ROTB | Rosmarinus officinalis 'Tuscan Blue' | Tuscan Blue Rosemary         | 5 gallon | 4' o.c. | 9  | N/A |                           |

## PERENNIALS AND ORNAMENTAL GRASSES

|      |                                |                          |          |          |    |     |  |
|------|--------------------------------|--------------------------|----------|----------|----|-----|--|
| MUCA | Muhlenbergia capillaris        | Gulf Muhly               | 3 gallon | 36" o.c. | 9  | N/A |  |
| PAVI | Panicum virgatum 'Prairie Sky' | Prairie Sky Switch Grass | 1 gallon | 36" o.c. | 8  | N/A |  |
| SAGR | Salvia greggii 'Salmon'        | Salmon Autumn Sage       | 3 gallon | 36" o.c. | 44 | N/A |  |

## TURF

|              |                  |                      |     |     |     |  |  |
|--------------|------------------|----------------------|-----|-----|-----|--|--|
| 4' x 4' x 1" | Cynodon dactylon | Common Bermuda Grass | Sod | --- | --- |  |  |
|--------------|------------------|----------------------|-----|-----|-----|--|--|

## AMENITIES PROVIDED

- REQUIRED**
- BRICK PAVEMENT PATHWAY, 8' WIDE
  - TREES, 6" CALIPER
  - PLAZA (DECORATIVE CONCRETE)
  - BENCHES
- ELECTIVE (8 REQUIRED, 9 PROVIDED)**
- SCULPTURE (1)
  - INTERPRETIVE SIGNAGE (1)
  - SMALL WATER FEATURE (3)
  - RAISED PLANTERS (1)
  - OVERHEAD STRUCTURE (3)

## ACTION

| STAFF | APPROVED | DENIED |
|-------|----------|--------|
| DATE  | DATE     | DATE   |
| DATE  | DATE     | DATE   |

NEIGHBORHOOD # \_\_\_\_\_

SEE THE STAFF APPROVAL LETTER OR PIZ RESULT MEMO FOR ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE PROJECT.

**DYNAMIC ENGINEERING**

LAND DEVELOPMENT CONSULTING • PLANNING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

14000 North Loop West, Suite 100, Houston, Texas 77040 • 281.468.1100 • www.dynamic-engineering.com

**TITLE: PLANTING/LIVING SCREEN PLAN**

**PROJECT: TEEL CROSSING SHOPPING CENTER II**

**SP02-0001**

**CLIENT: VCM DEVELOPMENT GROUP**

**LOCATION: LOT 3, TEEL CROSSING SHOPPING CENTER II**

**CITY OF PRISCO, DENSON COUNTY, TEXAS**

**3.363 AC, CROWN & BARRON SURVEY, ABSTRACT NO. 229**

**DATE: 01/27/2020**

**SCALE: 1" = 20'**

**SHEET NO: LP-1**

**OF 2**

**PROTECT YOURSELF**

**FOR STATE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS**

**2/11/2020**



Scale 1" = 20'





#### AMENITY LEGEND

- ① DECORATIVE CONCRETE PLAZA, ACID ETCH FINISH.
- ② BENCH, MODEL "BENCH 93", COLOR "ALMOND", AS MADE BY DU MOR, (800) 598-4018.
- ③ PROPOSED 6" CALIPER TREES.
- ④ RAISED PLANTERS. SEE DETAIL D, SHEET OS-2.
- ⑤ FOUNTAIN - "SHINNESS" PLANTER (MODEL QR-SH-3618P, COLOR TO MATCH BUILDING, ACID ETCH FINISH, 7" HOLE DRILLED IN BOTTOM), AS MADE BY QUICKCRETE, (866) 703-3434. DECORATIVE GRAVEL AROUND FOUNTAIN SHALL BE 3/4" RIVER ROCK, GREY COLOR, ANY APPROVED. SEE DETAIL C, SHEET OS-2.
- ⑥ OVERHEAD STRUCTURE. SEE DETAILS ON SHEETS OS-2 AND OS-3.
- ⑦ PLANTER, "ASIAN PLANTER" GFRC POT, MODEL FGEGG-24, "URBAN SLATE" COLOR, AS MADE BY ARCHITECTURAL POTTERY, MIDWAY CITY, CA, (714) 895-3359.
- ⑧ PAVER WALKWAY, 8" WIDE, AS MADE BY PAVESTONE, (866) 409-7971. PAVER PATTERN SHALL BE HERRINGBONE. SEE DETAIL A, SHEET OS-2.
- ⑨ GAUCHO SCULPTURE WITH INTERPRETIVE SIGNAGE, PROVIDED BY OWNER. SEE DETAIL B, SHEET OS-2.
- ⑩ EXISTING TREES AND SHRUBS TO REMAIN IN PLACE.
- ⑪ EXISTING 6" BRICK FENCE

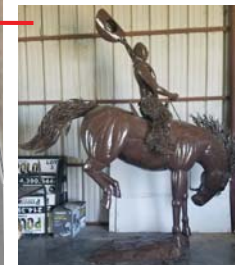
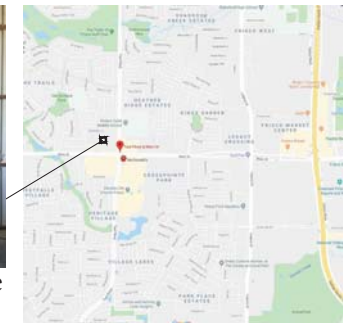
NOTE: ALL MATERIALS ARE "OR EQUAL".

#### LEGEND

TOTAL LOT AREA: 146,482 SF (3.36 ACRES)

|                        | REQUIRED  | PROVIDED |
|------------------------|-----------|----------|
| OPEN SPACE             | 14,649 SF | 3,407 SF |
| OPEN SPACE A           |           | 2,622 SF |
| OPEN SPACE B           |           | 785 SF   |
| LANDSCAPE BUFFER (25') |           |          |
| PAVERS                 |           |          |

#### VICINITY MAP



The Gaucho Statue  
by Bennie Duran



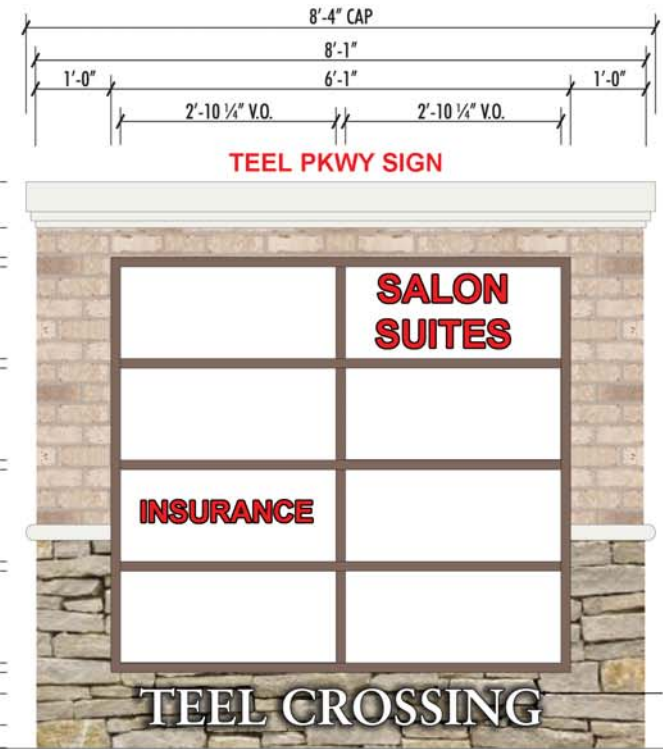
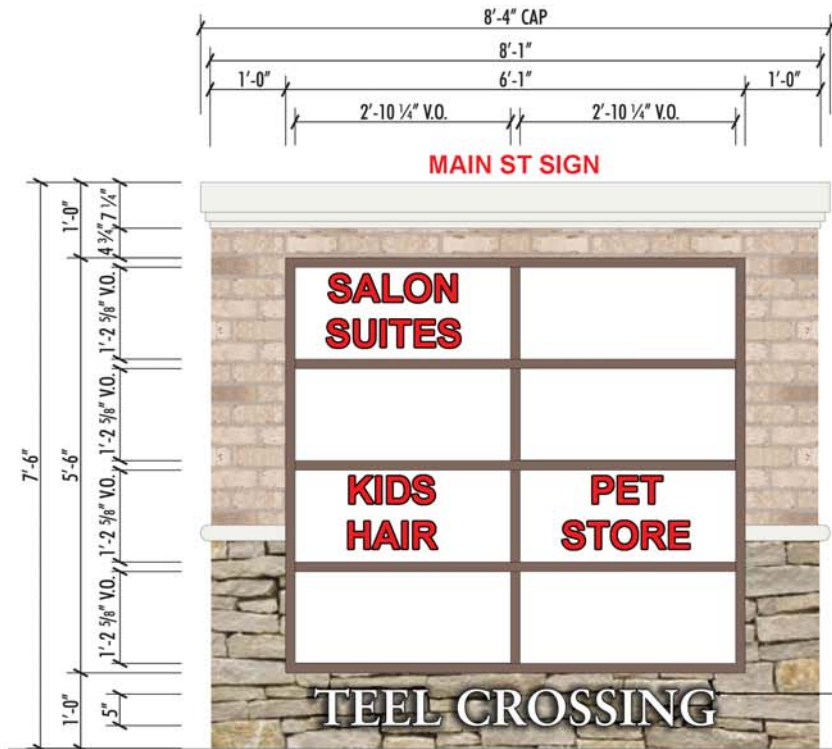
Scale 1" = 30'



|  |  |   |  |
|--|--|---|--|
| <b>DYNAMIC ENGINEERING</b><br>LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING<br>15445 Dallas Pkwy., Ste 400, Addison, TX 75001<br>Phone: (972) 382-1100 Fax: (972) 382-1101<br>Mobile: (972) 382-1102 Email: info@dynamiceng.com             |  | Project: TEEL CROSSING SHOPPING CENTER II<br>SHEET: 01/27/2020<br>DRAWN BY: BDC<br>DESIGNED BY: KAY<br>CHECKED BY: KAY<br>DATE: 2/11/2020 | JOB No: 3204-99-001<br>SCALE: 1/4" = 1'-0"<br>SHEET No: 01/27/2020<br>OF 2<br>Rev: 0 |
| TITLE: OPEN SPACE PLAN<br>PROJECT: TEEL CROSSING SHOPPING CENTER II<br>SUBPROJECT: VCM DEVELOPMENT GROUP<br>BLOCK A, LOT 3, TEEL CROSSING SHOPPING CENTER II<br>NW CORNER OF MAIN STREET & TEEL PARKWAY<br>CITY OF FRISCO, DENTON COUNTY, TEXAS<br>3-363 AC, GRAD & BOUND SURVEY, ABSTRACT NO. 229 |  | CITY OF FRISCO<br>PLANNING & ZONING DEPARTMENT<br>2/11/2020   |  |



## Teel Crossing Phase III Sign



.125 ALUMINUM F.C.O.  
PAINTED BLACK w/  
APPLIED WHITE VINYL  
& STUD MOUNTED

**DOUBLE-FACE MONUMENT SIGN**  
SCALE: 1/2" = 1'-0"



**UDIO TINT**  
CUSTOM SOUND

PHASE I





## PHASE I





## PHASE I





PHASE II





COBB MIDDLE SCHOOL

Bandolier Ln  
**TEEL CROSSING PHASE III  
TO BE BUILT**

**TEEL CROSSING PHASE I  
COMPLETED 2016**

**TEEL CROSSING  
PHASE II  
COMPLETED  
2019**

TEEL PKWY

MAIN STREET

**TEEL VILLAGE  
95% LEASED**

**MAIN STREET  
VILLAGE  
93% LEASED**

Sparks Dr

Davis Dr

Son Dr

Teel Pkwy

Kids R Kids

YEAGER  
OFFICE SUITES

First National Bank

BRAUM'S

Chick-fil-ee

PROSPERITY  
BANK

Walgreens

PRIMROSE  
SCHOOLS

HURTS  
Auto Wash

GIDEON  
MATH & READING CENTER

TEXANS  
CREDIT UNION

Firestone

DUNKIN'  
DONUTS

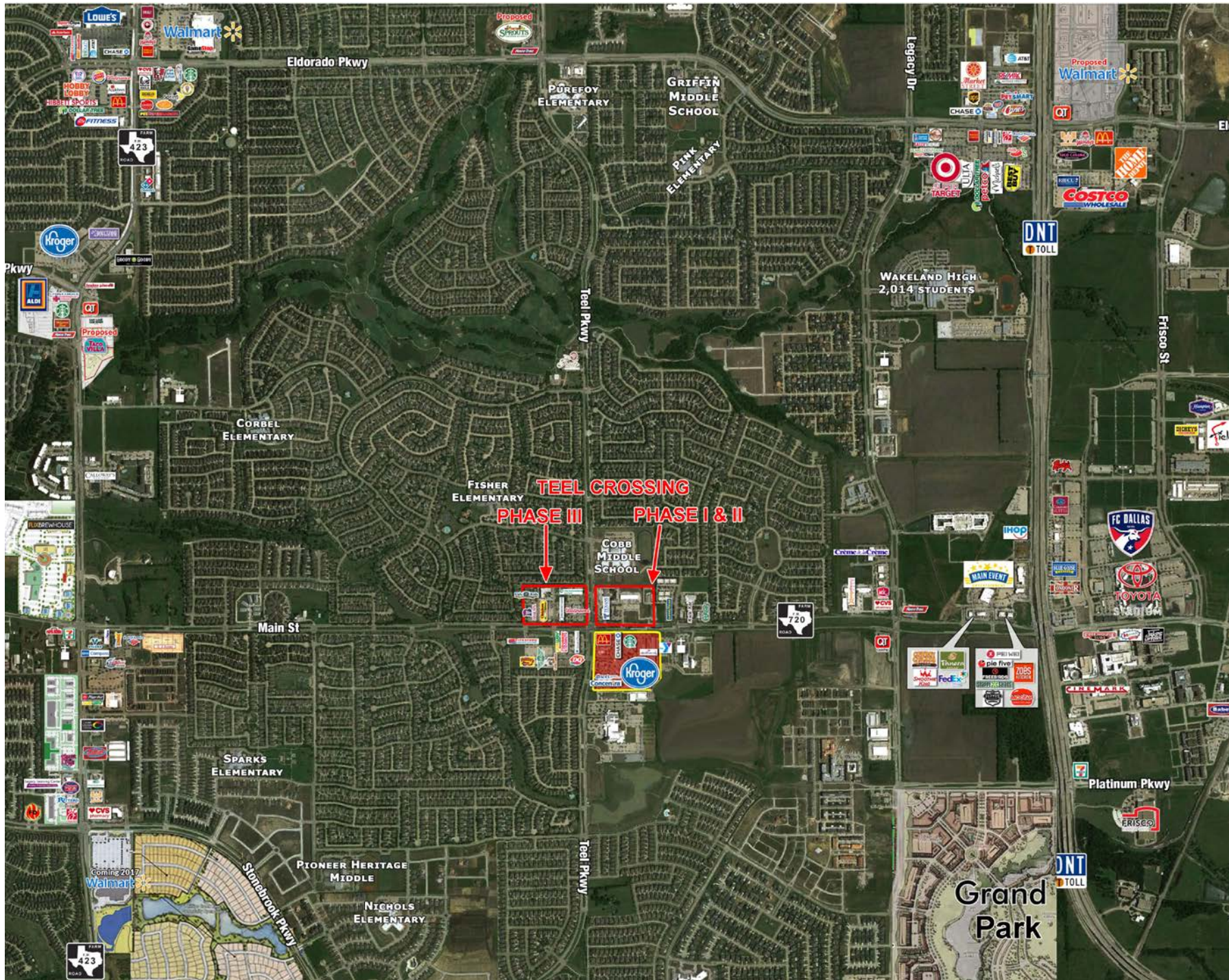
McDonald's

STARBUCKS  
COFFEE

Kroger

the Y







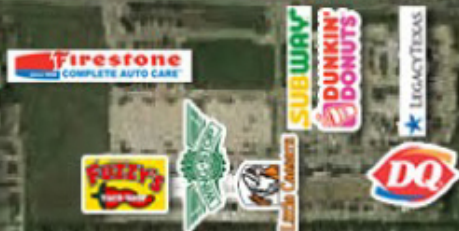
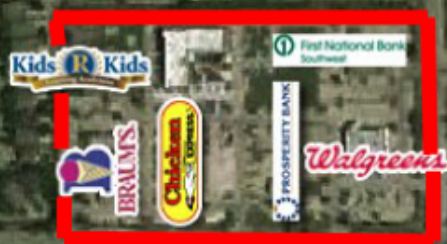
**FISHER  
ELEMENTARY**

**TEEL CROSSING**

**PHASE III**

**PHASE I & II**

**COBB  
MIDDLE  
SCHOOL**







## 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   |
|--------------------------------------|-----------|-----------|-----------|
| <b>Census 2010 Summary</b>           |           |           |           |
| 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      |
| <b>2019 Summary</b>                  |           |           |           |
| 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 |
| <b>2024 Summary</b>                  |           |           |           |
| 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 |
| <b>Trends: 2019-2024 Annual Rate</b> |           |           |           |
| 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



## 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

| 2019 Households by Income | 1 mile    |         | 2 miles   |         | 3 miles   |         |
|---------------------------|-----------|---------|-----------|---------|-----------|---------|
|                           | 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 | 1 mile    |         | 2 miles   |         | 3 miles   |         |
|---------------------------|-----------|---------|-----------|---------|-----------|---------|
|                           | 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





## 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

| 2010 Population by Age | 1 mile |         | 2 miles |         | 3 miles |         |
|------------------------|--------|---------|---------|---------|---------|---------|
|                        | 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 | 1 mile |         | 2 miles |         | 3 miles |         |
|------------------------|--------|---------|---------|---------|---------|---------|
|                        | 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 | 1 mile |         | 2 miles |         | 3 miles |         |
|------------------------|--------|---------|---------|---------|---------|---------|
|                        | 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.

August 29, 2019





## 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

| 2010 Race and Ethnicity    | 1 mile |         | 2 miles |         | 3 miles |         |
|----------------------------|--------|---------|---------|---------|---------|---------|
|                            | 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 |         |
|----------------------------|--------|---------|---------|---------|--------|---------|
|                            | 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%   |

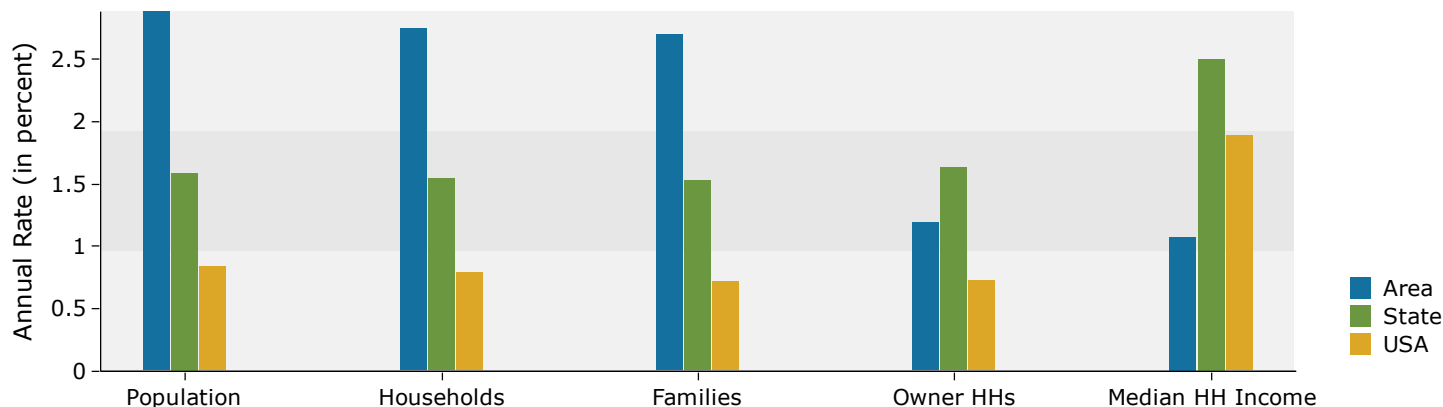
| 2024 Race and Ethnicity    | Number |         | Percent |         | Number |         |
|----------------------------|--------|---------|---------|---------|--------|---------|
|                            | Number | Percent | Number  | Percent | Number | Percent |
| White Alone                | 12,559 | 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.

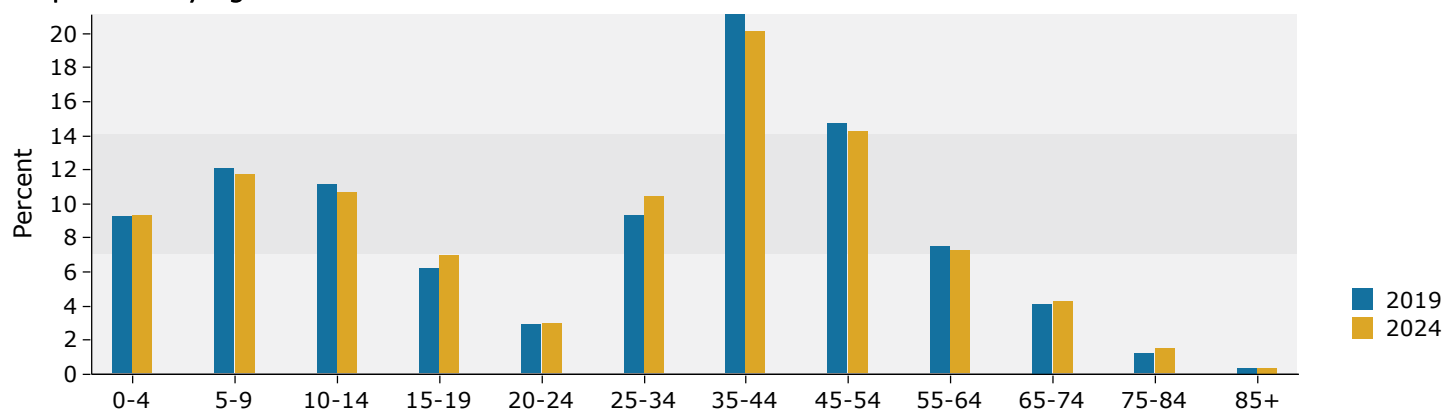
August 29, 2019

## 1 mile

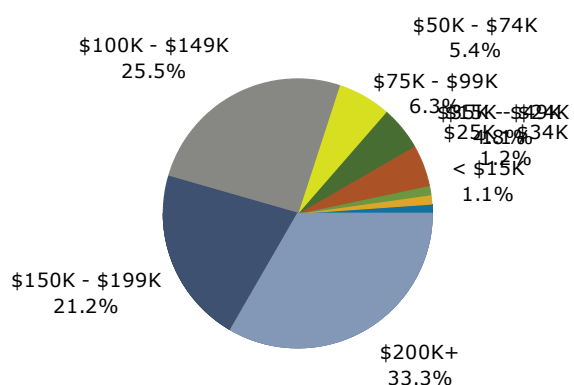
### Trends 2019-2024



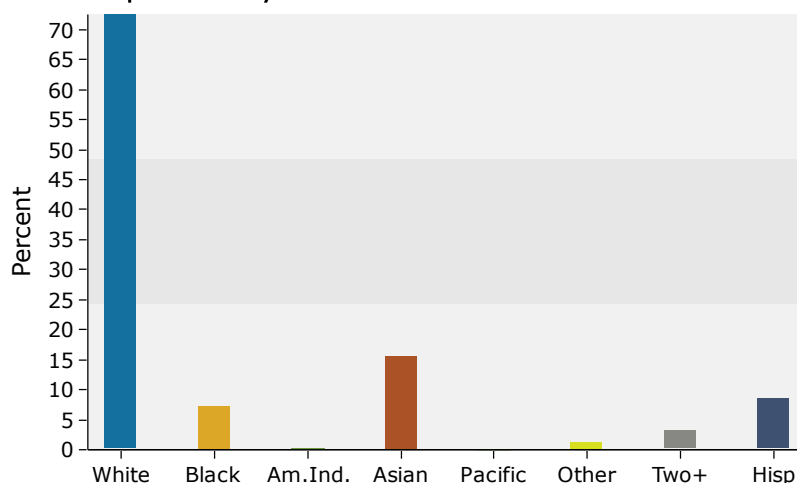
### Population by Age



### 2019 Household Income



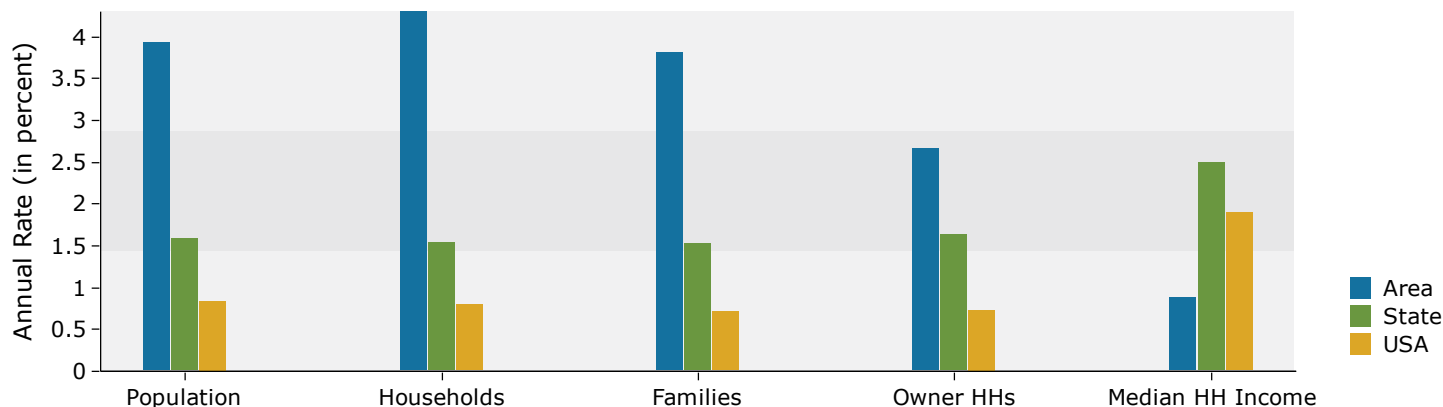
### 2019 Population by Race



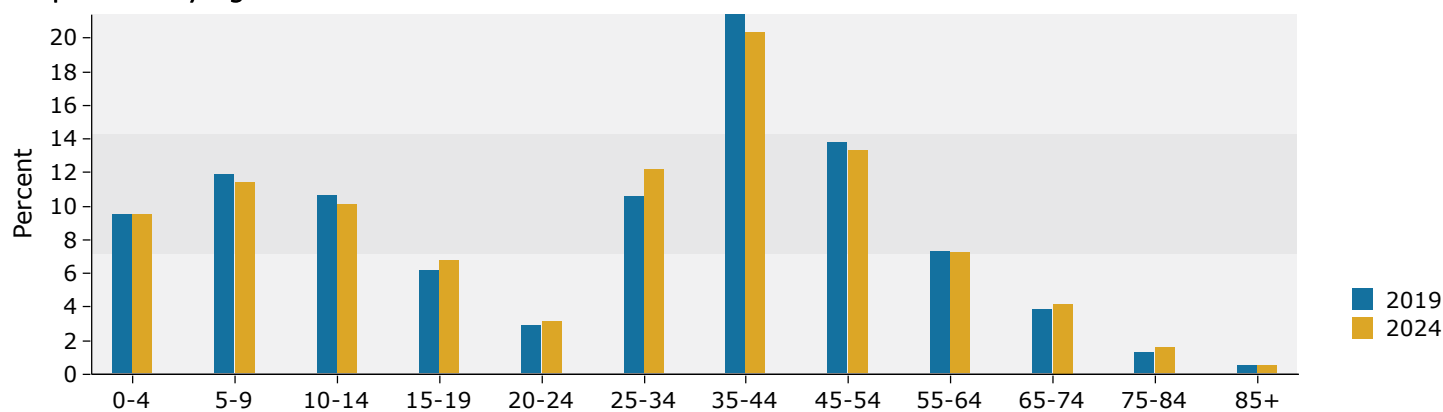


## 2 miles

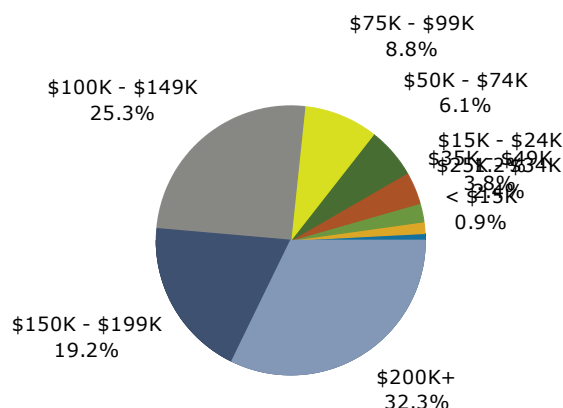
### Trends 2019-2024



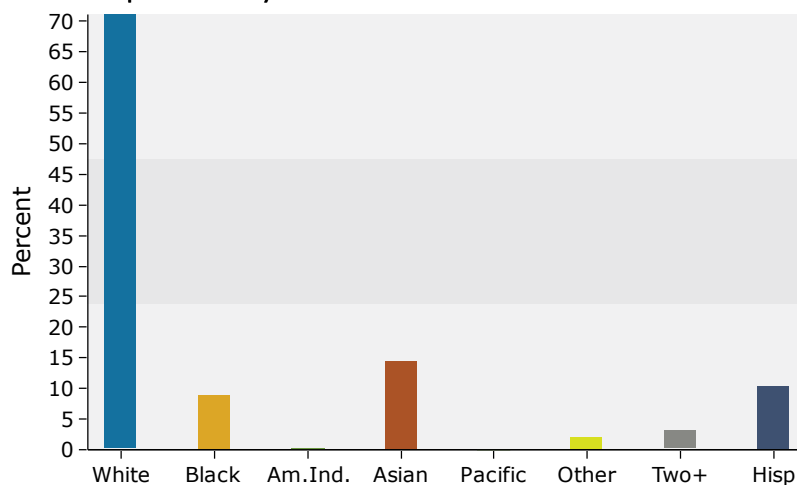
### Population by Age



### 2019 Household Income



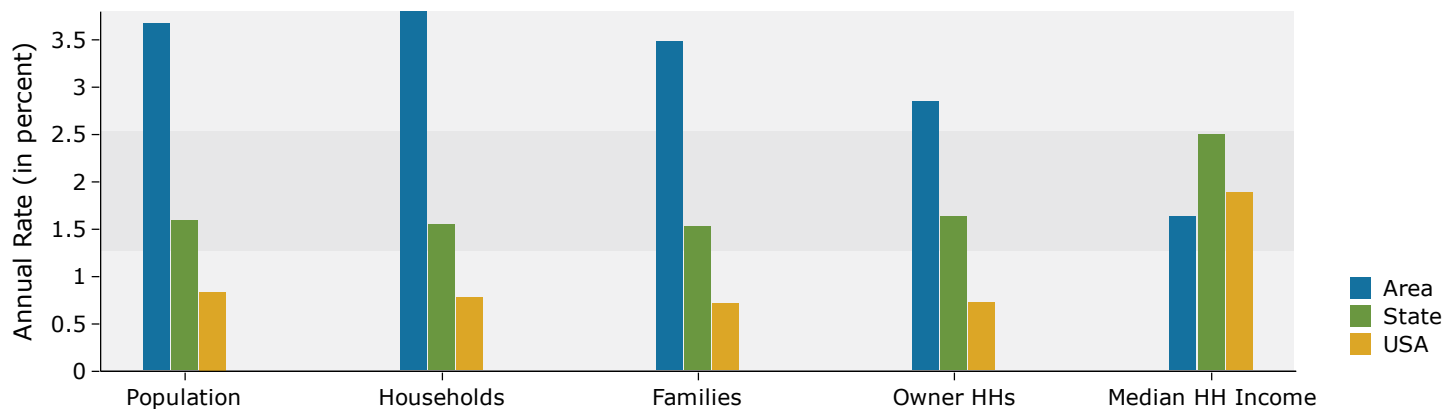
### 2019 Population by Race



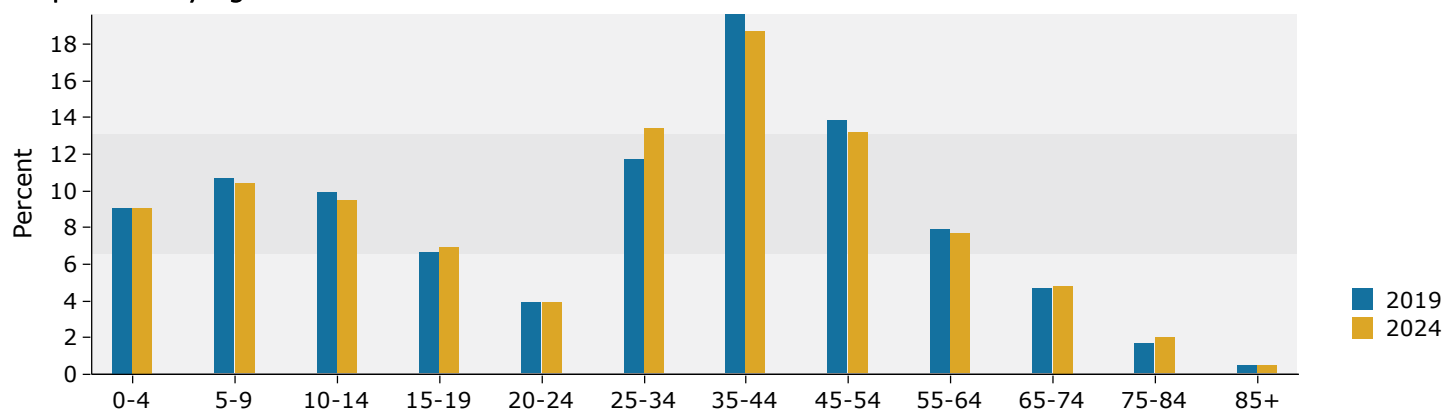


## 3 miles

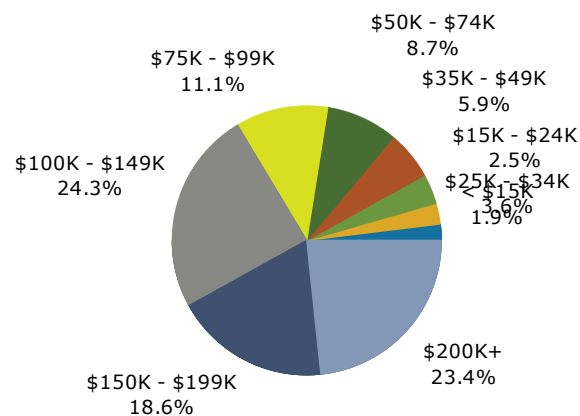
### Trends 2019-2024



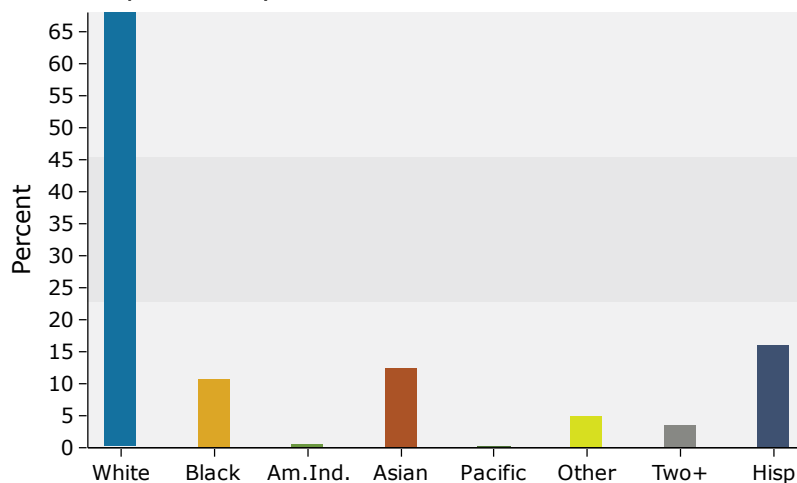
### Population by Age



### 2019 Household Income



### 2019 Population by Race





## 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.

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