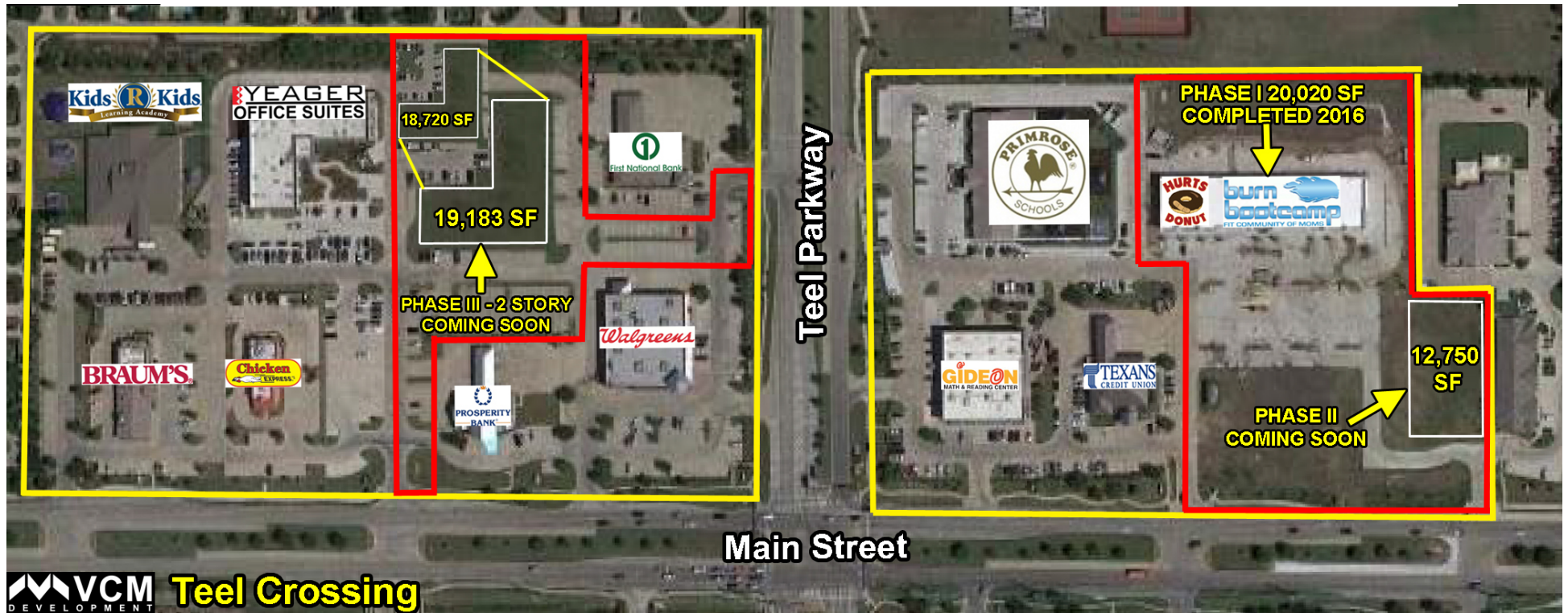


FOR LEASE - TEEL CROSSING - WEST FRISCO RETAIL



VCM DEVELOPMENT Teel Crossing

Completed:

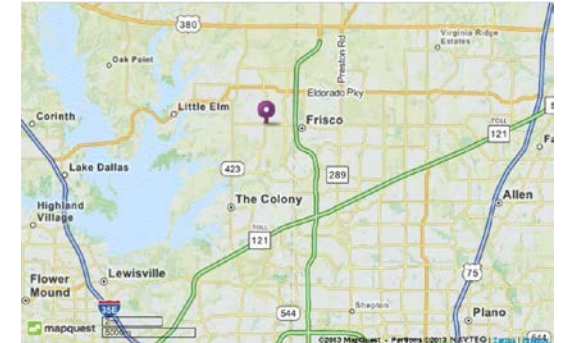
Phase I: 20,020 sf (Fall 2016)

Coming soon:

Phase II: 12,750 sf retail / restaurant

Phase III: 19,183 sf 1st floor retail
18,720 sf 2nd floor office

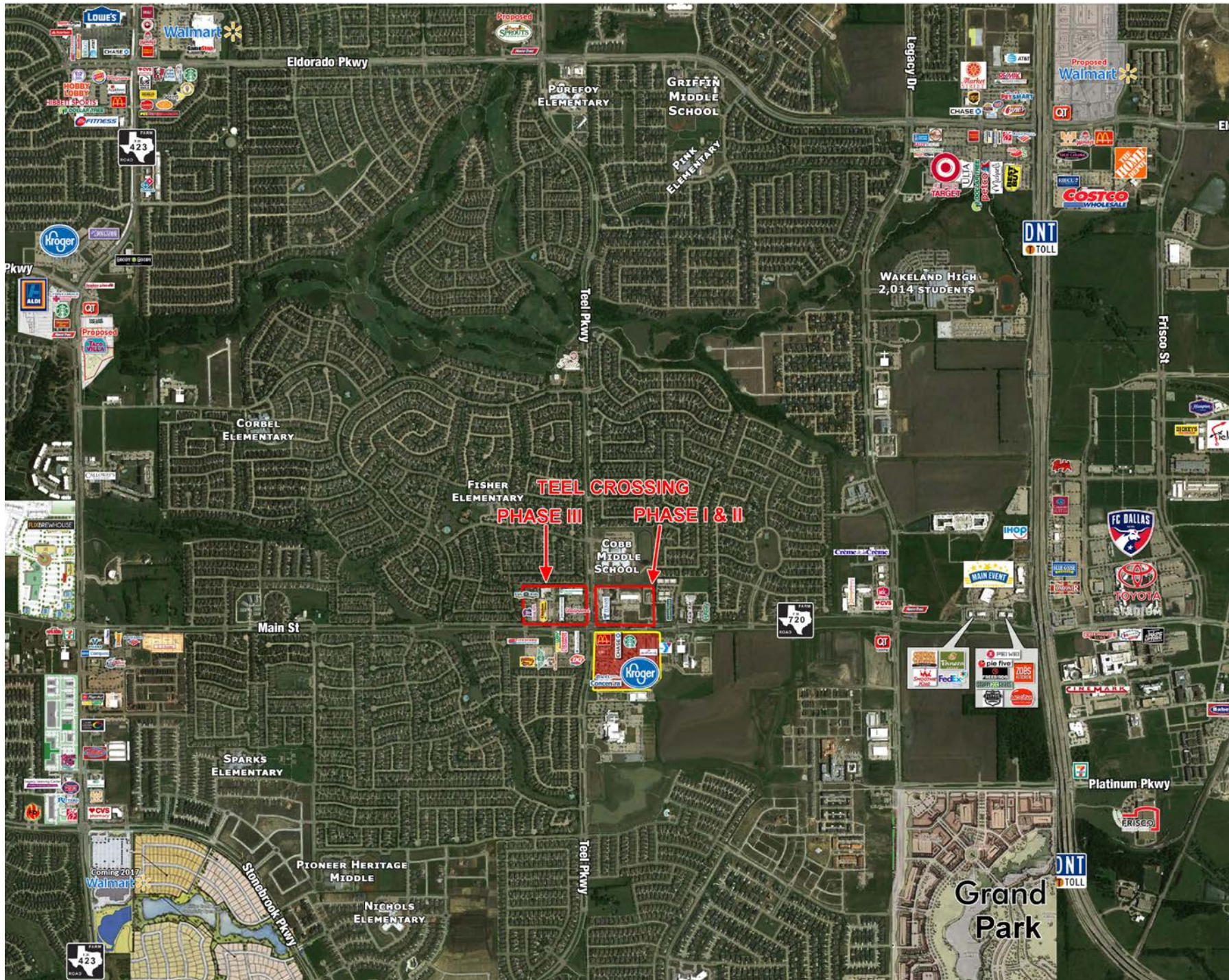
**NEC & NWC Main Street & Teel Parkway
Frisco, TX**
Area Anchors:



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

VCM
DEVELOPMENT

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

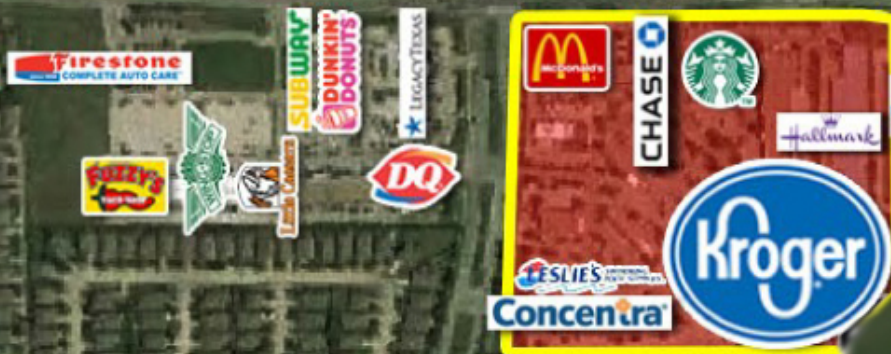
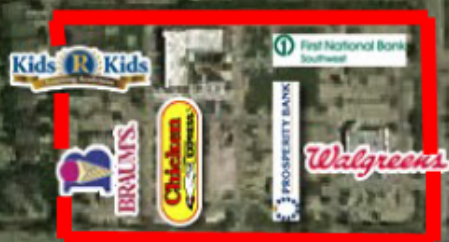


TEEL CROSSING

PHASE III

PHASE I & II

**COBB
MIDDLE
SCHOOL**



18,720 SF
2nd Floor
Office /
Retail

60'

60'

**YEAGER
OFFICE SUITES**

70'

LOT 3
RETAIL A
19,183 SF

70'

LOT 4
First National Bank
Southwest

LOT 1
WALGREEN'S
14,456 SF

Walgreens

**PROSPERITY
BANK**

LOT 6
kids kids
SCHOOLS OF QUALITY LEARNING

BRAUM'S
ICE CREAM & SWEET STUFF

PAD
SITE

1.17 AC

**Chicken
EXPRESS**

MAIN STREET
(FM 720)

TEEL PARKWAY



TEEL CROSSING PHÁSE III, FRISCO, TX



60'

60'

70'

70'

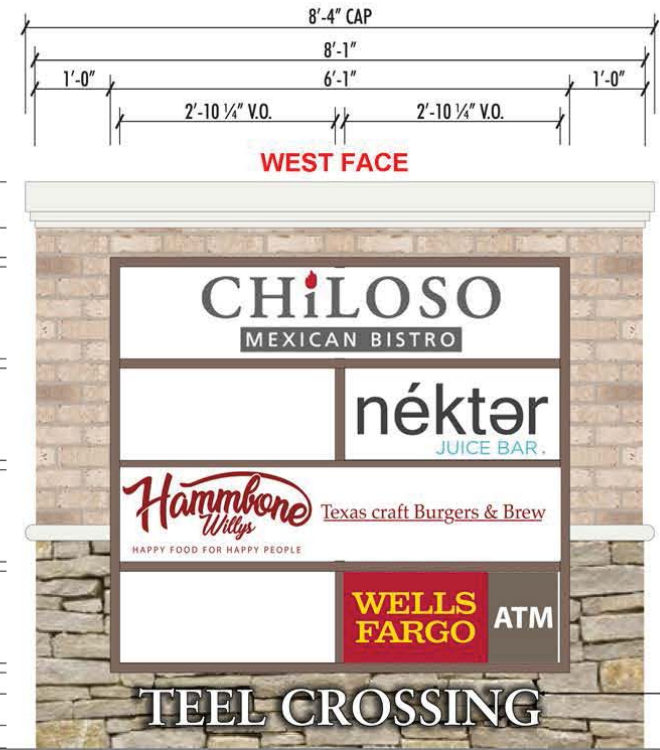
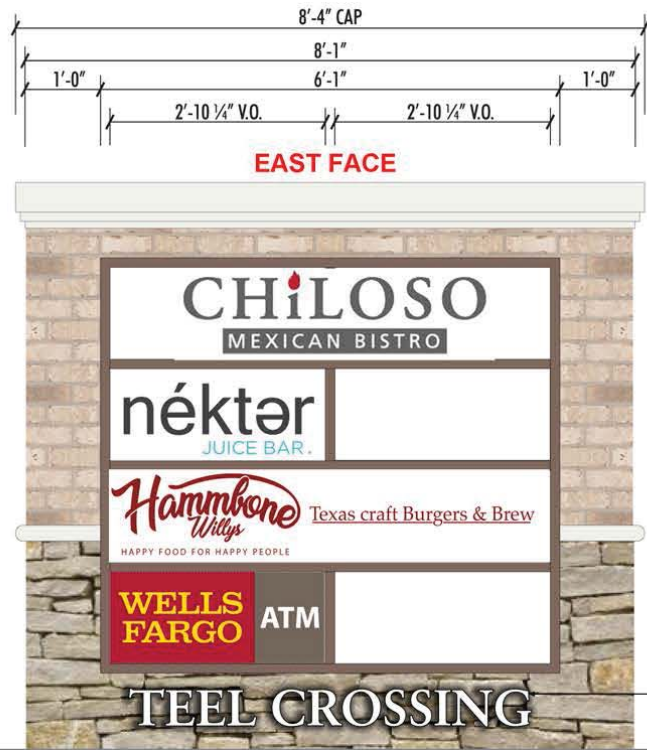
LOT 3
RETAIL A

19,183 SF

152



Teel Crossing Phase II Sign



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

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

Main St & Teel Pkwy		1 Mile	3 Miles	5 Miles
TX				
POPULATION	2011 Estimated Population	11,394	65,493	152,017
	2016 Projected Population	14,163	80,371	182,774
	2010 Census Population	10,729	61,328	143,353
	2000 Census Population	604	8,492	48,550
	Projected Annual Growth 2011 to 2016	4.9%	4.5%	4.0%
	Historical Annual Growth 2000 to 2011	162.5%	61.0%	19.4%
HOUSEHOLDS	2011 Estimated Households	3,519	21,600	53,005
	2016 Projected Households	4,782	28,681	68,471
	2010 Census Households	3,247	19,280	48,717
	2000 Census Households	206	2,884	16,526
	Projected Annual Growth 2011 to 2016	7.2%	6.6%	5.8%
	Historical Annual Growth 2000 to 2011	146.4%	59.0%	20.1%
AGE	2011 Est. Population Under 10 Years	18.3%	16.6%	16.2%
	2011 Est. Population 10 to 19 Years	14.9%	14.6%	14.6%
	2011 Est. Population 20 to 29 Years	14.0%	13.9%	13.5%
	2011 Est. Population 30 to 44 Years	22.7%	24.2%	24.4%
	2011 Est. Population 45 to 59 Years	18.0%	19.0%	19.6%
	2011 Est. Population 60 to 74 Years	9.6%	9.1%	9.0%
	2011 Est. Population 75 Years or Over	2.5%	2.6%	2.6%
	2011 Est. Median Age	30.8	32.0	32.6
MARITAL STATUS & GENDER	2011 Est. Male Population	48.1%	50.0%	50.1%
	2011 Est. Female Population	51.9%	50.0%	49.9%
	2011 Est. Never Married	9.8%	17.2%	18.6%
	2011 Est. Now Married	85.7%	68.3%	66.5%
	2011 Est. Separated or Divorced	3.1%	11.6%	12.5%
	2011 Est. Widowed	1.4%	2.8%	2.5%
INCOME	2011 Est. HH Income \$200,000 or More	15.8%	10.3%	8.3%
	2011 Est. HH Income \$150,000 to \$199,999	16.3%	9.3%	9.3%
	2011 Est. HH Income \$100,000 to \$149,999	39.1%	26.2%	23.3%
	2011 Est. HH Income \$75,000 to \$99,999	12.8%	17.0%	17.9%
	2011 Est. HH Income \$50,000 to \$74,999	8.8%	17.3%	19.0%
	2011 Est. HH Income \$35,000 to \$49,999	2.7%	8.1%	9.9%
	2011 Est. HH Income \$25,000 to \$34,999	0.4%	5.3%	5.1%
	2011 Est. HH Income \$15,000 to \$24,999	1.5%	2.9%	3.5%
	2011 Est. HH Income Under \$15,000	2.6%	3.5%	3.7%
	2011 Est. Average Household Income	\$145,294	\$115,047	\$106,243
	2011 Est. Median Household Income	\$123,492	\$94,882	\$88,890
	2011 Est. Per Capita Income	\$46,090	\$38,277	\$37,226
	2011 Est. Total Businesses	185	1,237	3,573
	2011 Est. Total Employees	1,464	11,343	36,415

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Main St & Teel Pkwy

TX

1 Mile

3 Miles

5 Miles

RACE	2011 Est. White	80.4%	75.2%	74.0%
	2011 Est. Black	6.4%	9.2%	9.3%
	2011 Est. Asian or Pacific Islander	8.8%	6.7%	7.3%
	2011 Est. American Indian or Alaska Native	0.3%	0.6%	0.6%
	2011 Est. Other Races	4.1%	8.2%	8.7%
HISPANIC	2011 Est. Hispanic Population	1,030	11,092	27,060
	2011 Est. Hispanic Population	9.0%	16.9%	17.8%
	2016 Proj. Hispanic Population	11.2%	18.9%	19.7%
	2010 Hispanic Population	8.2%	14.5%	17.0%
EDUCATION (Adults 25 or Older)	2011 Est. Adult Population (25 Years or Over)	6,818	40,678	95,416
	2011 Est. Elementary (Grade Level 0 to 8)	1.9%	4.2%	3.9%
	2011 Est. Some High School (Grade Level 9 to 11)	1.7%	4.1%	4.0%
	2011 Est. High School Graduate	9.6%	17.0%	17.6%
	2011 Est. Some College	16.7%	22.4%	23.5%
	2011 Est. Associate Degree Only	8.3%	7.7%	7.8%
	2011 Est. Bachelor Degree Only	44.2%	33.2%	31.7%
	2011 Est. Graduate Degree	17.6%	11.4%	11.6%
HOUSING	2011 Est. Total Housing Units	3,667	22,883	56,258
	2011 Est. Owner-Occupied	88.6%	80.0%	75.0%
	2011 Est. Renter-Occupied	7.3%	14.4%	19.2%
	2011 Est. Vacant Housing	4.1%	5.6%	5.8%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	95.3%	32.2%	20.2%
	2000 Homes Built 1995 to 1998	-	23.9%	21.2%
	2000 Homes Built 1990 to 1994	-	8.6%	13.5%
	2000 Homes Built 1980 to 1989	1.1%	18.0%	22.1%
	2000 Homes Built 1970 to 1979	1.1%	7.8%	18.5%
	2000 Homes Built 1960 to 1969	-	3.9%	2.3%
	2000 Homes Built 1950 to 1959	-	2.3%	1.1%
	2000 Homes Built Before 1949	-	2.6%	0.9%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	1.0%	1.1%
	2000 Home Value \$500,000 to \$999,999	-	5.2%	3.2%
	2000 Home Value \$400,000 to \$499,999	1.3%	6.8%	2.7%
	2000 Home Value \$300,000 to \$399,999	11.0%	7.0%	2.5%
	2000 Home Value \$200,000 to \$299,999	47.4%	12.9%	6.7%
	2000 Home Value \$150,000 to \$199,999	37.5%	20.1%	16.9%
	2000 Home Value \$100,000 to \$149,999	2.0%	24.1%	33.7%
	2000 Home Value \$50,000 to \$99,999	-	19.0%	31.5%
	2000 Home Value \$25,000 to \$49,999	-	3.4%	1.5%
	2000 Home Value Under \$25,000	-	0.3%	0.2%
	2000 Median Home Value	\$213,724	\$202,587	\$154,452
	2000 Median Rent	\$712	\$400	\$630

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Main St & Teel Pkwy

TX

1 Mile

3 Miles

5 Miles

LABOR FORCE

2011 Est. Labor Population Age 16 Years or Over	8,200	48,427	113,084
2011 Est. Civilian Employed	74.9%	70.8%	70.6%
2011 Est. Civilian Unemployed	4.3%	4.9%	5.1%
2011 Est. in Armed Forces	-	-	-
2011 Est. not in Labor Force	20.8%	24.3%	24.3%
2011 Labor Force Males	48.0%	49.7%	49.7%
2011 Labor Force Females	52.0%	50.3%	50.3%

OCCUPATION

2000 Occupation: Population Age 16 Years or Over	308	4,362	25,870
2000 Mgmt, Business, & Financial Operations	34.2%	23.4%	21.0%
2000 Professional, Related	24.7%	19.7%	22.3%
2000 Service	5.8%	10.3%	8.8%
2000 Sales, Office	30.8%	27.4%	30.8%
2000 Farming, Fishing, Forestry	-	0.4%	0.2%
2000 Construction, Extraction, Maintenance	1.6%	9.6%	8.7%
2000 Production, Transport, Material Moving	2.9%	9.2%	8.3%
2000 White Collar Workers	89.6%	70.5%	74.1%
2000 Blue Collar Workers	10.4%	29.5%	25.9%

TRANSPORTATION
TO WORK

2000 Drive to Work Alone	88.1%	82.0%	84.2%
2000 Drive to Work in Carpool	5.3%	12.6%	10.6%
2000 Travel to Work by Public Transportation	-	0.4%	0.3%
2000 Drive to Work on Motorcycle	-	-	-
2000 Walk or Bicycle to Work	-	1.1%	0.5%
2000 Other Means	-	0.4%	0.7%
2000 Work at Home	5.8%	3.4%	3.6%

TRAVEL TIME

2000 Travel to Work in 14 Minutes or Less	5.9%	20.4%	16.2%
2000 Travel to Work in 15 to 29 Minutes	33.5%	28.0%	27.2%
2000 Travel to Work in 30 to 59 Minutes	48.4%	42.1%	47.4%
2000 Travel to Work in 60 Minutes or More	12.1%	9.0%	9.1%
2000 Average Travel Time to Work	30.0	27.9	29.8

CONSUMER EXPENDITURE

2011 Est. Total Household Expenditure	\$326 M	\$1.68 B	\$3.92 B
2011 Est. Apparel	\$15.9 M	\$81.5 M	\$189 M
2011 Est. Contributions, Gifts	\$25.1 M	\$121 M	\$277 M
2011 Est. Education, Reading	\$11.1 M	\$52.9 M	\$120 M
2011 Est. Entertainment	\$18.7 M	\$95.8 M	\$222 M
2011 Est. Food, Beverages, Tobacco	\$48.2 M	\$256 M	\$599 M
2011 Est. Furnishings, Equipment	\$15.4 M	\$78.1 M	\$181 M
2011 Est. Health Care, Insurance	\$21.3 M	\$113 M	\$266 M
2011 Est. Household Operations, Shelter, Utilities	\$98.4 M	\$505 M	\$1.17 B
2011 Est. Miscellaneous Expenses	\$5.04 M	\$26.7 M	\$62.8 M
2011 Est. Personal Care	\$4.62 M	\$24.1 M	\$56.1 M
2011 Est. Transportation	\$62.4 M	\$330 M	\$771 M

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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.

1996 NTCAR form 15 (1/96)