



9.3 Acre Corner with 7-11
20,020 sf Retail / Restaurant Space
Coming Soon

2 Pad Sites Available

1 Daycare Site Available

Great retail corner on FM 720 in super high-growth area.

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



PRESTONWOOD POLO CROSSING SWC FM 720 & MCCORMICK OAK POINT, TX

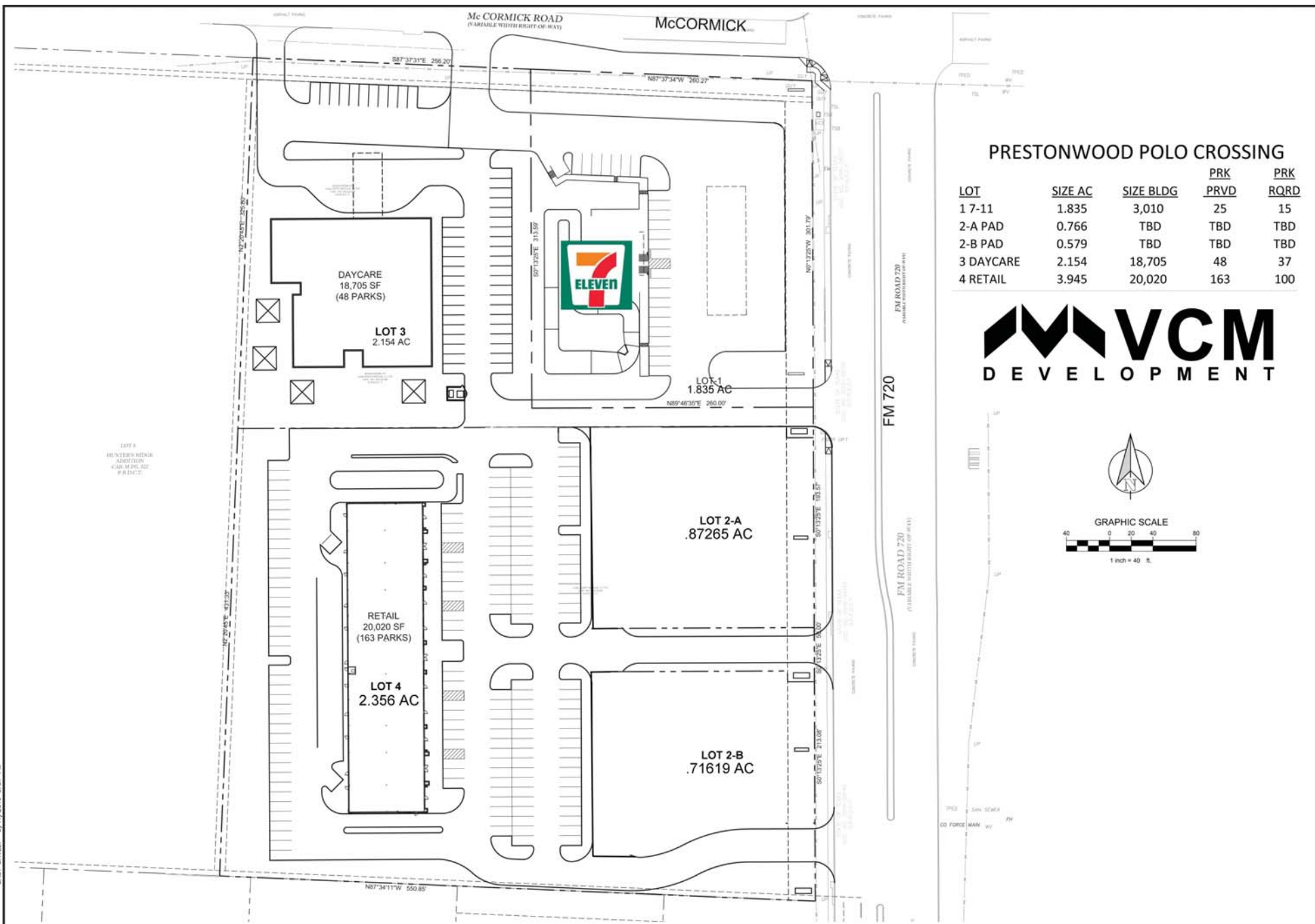
Contact:
Vaughn Miller
214-390-3444
vaughn@vcmdevelopment.com

VCM
DEVELOPMENT

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



PREPARED BY: DREW DOWNS
PLOTTED BY: JEV
LOCATION: Z:\PROJECTS\PROJECTS\2018-041 OAK POINT TX - FM 270 & MCCORMICK - 7 ELEVEN\CAD\BASE\SITE - OVERALL.DWG
LAST SAVED: 6/11/2019 6:37 PM

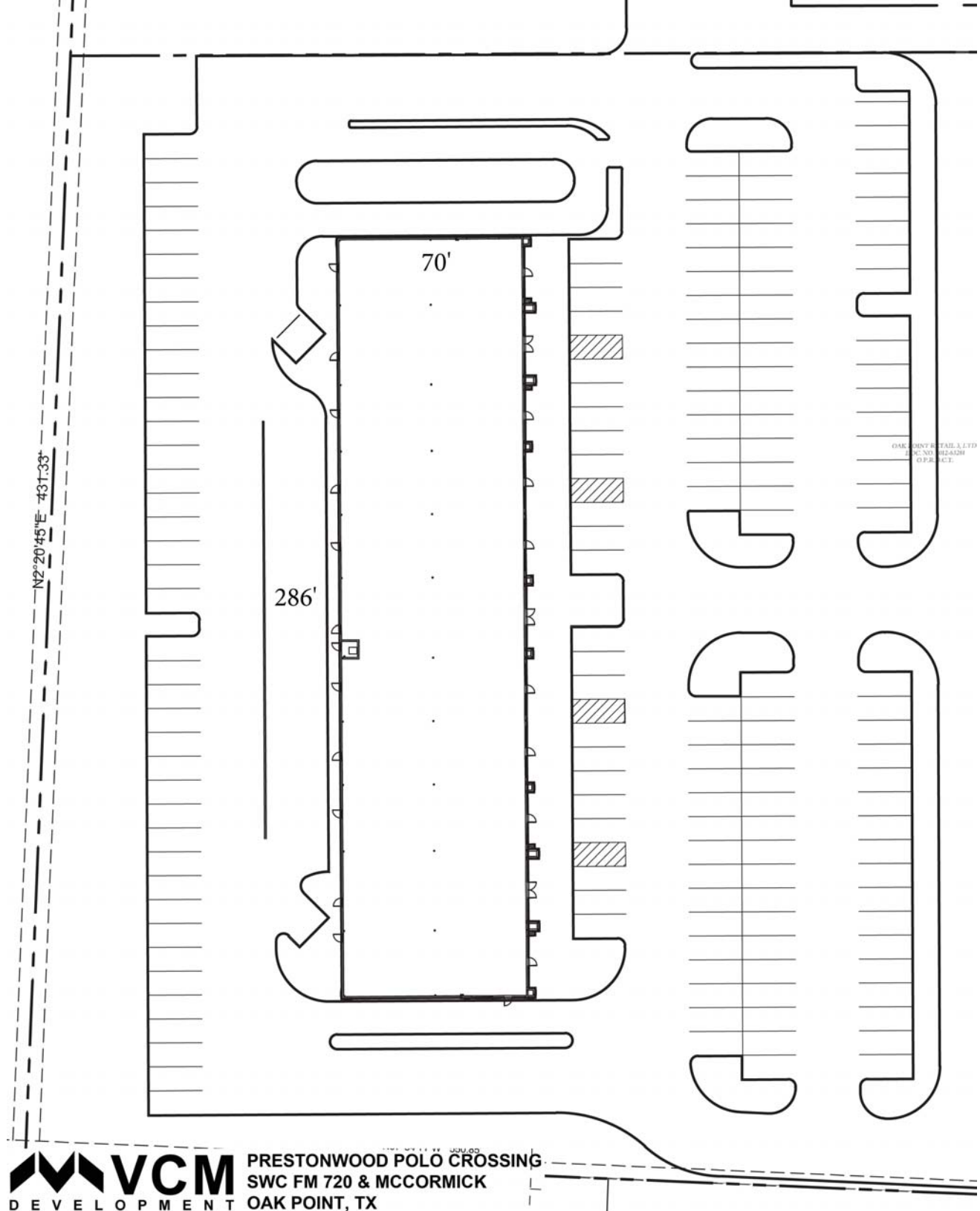


CLAY MOORE
ENGINEERING

FM 720 & MCCORMICK
OAK POINT, TX

CONCEPTUAL SITE PLAN

SHEET
SP-1





Demographic and Income Comparison Profile

FM 720 & McCormick, Oak Point, TX
FM-720 N, Little Elm, Texas, 75068
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.18648
Longitude: -96.97684

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	1,122	13,346	57,328
Households	347	4,600	18,810
Families	274	3,600	14,893
Average Household Size	3.23	2.90	3.05
Owner Occupied Housing Units	259	3,736	15,589
Renter Occupied Housing Units	88	864	3,221
Median Age	28.8	32.6	31.9
2019 Summary			
Population	1,898	24,307	105,988
Households	598	8,304	34,752
Families	464	6,406	27,041
Average Household Size	3.17	2.93	3.05
Owner Occupied Housing Units	496	6,963	28,813
Renter Occupied Housing Units	102	1,341	5,939
Median Age	30.2	33.8	33.1
Median Household Income	\$63,638	\$87,448	\$96,359
Average Household Income	\$78,476	\$107,110	\$111,158
2024 Summary			
Population	2,304	29,874	132,629
Households	728	10,181	43,293
Families	560	7,811	33,473
Average Household Size	3.16	2.93	3.06
Owner Occupied Housing Units	608	8,472	35,810
Renter Occupied Housing Units	120	1,709	7,483
Median Age	30.3	33.4	32.5
Median Household Income	\$76,180	\$101,425	\$106,916
Average Household Income	\$92,186	\$123,161	\$128,411
Trends: 2019-2024 Annual Rate			
Population	3.95%	4.21%	4.59%
Households	4.01%	4.16%	4.49%
Families	3.83%	4.05%	4.36%
Owner Households	4.16%	4.00%	4.44%
Median Household Income	3.66%	3.01%	2.10%

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

September 13, 2019



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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	44	7.4%	349	4.2%	1,187	3.4%
\$15,000 - \$24,999	41	6.9%	282	3.4%	1,153	3.3%
\$25,000 - \$34,999	64	10.7%	445	5.4%	1,256	3.6%
\$35,000 - \$49,999	86	14.4%	727	8.8%	2,550	7.3%
\$50,000 - \$74,999	101	16.9%	1,485	17.9%	5,763	16.6%
\$75,000 - \$99,999	120	20.1%	1,496	18.0%	6,156	17.7%
\$100,000 - \$149,999	66	11.0%	1,908	23.0%	9,561	27.5%
\$150,000 - \$199,999	60	10.0%	893	10.8%	4,287	12.3%
\$200,000+	16	2.7%	719	8.7%	2,838	8.2%
Median Household Income	\$63,638		\$87,448		\$96,359	
Average Household Income	\$78,476		\$107,110		\$111,158	
Per Capita Income	\$24,055		\$36,355		\$36,512	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	45	6.2%	328	3.2%	1,163	2.7%
\$15,000 - \$24,999	40	5.5%	268	2.6%	1,102	2.5%
\$25,000 - \$34,999	63	8.7%	425	4.2%	1,242	2.9%
\$35,000 - \$49,999	89	12.2%	731	7.2%	2,557	5.9%
\$50,000 - \$74,999	117	16.1%	1,529	15.0%	6,018	13.9%
\$75,000 - \$99,999	147	20.2%	1,684	16.5%	6,836	15.8%
\$100,000 - \$149,999	94	12.9%	2,621	25.7%	12,506	28.9%
\$150,000 - \$199,999	109	15.0%	1,551	15.2%	7,061	16.3%
\$200,000+	24	3.3%	1,044	10.3%	4,807	11.1%
Median Household Income	\$76,180		\$101,425		\$106,916	
Average Household Income	\$92,186		\$123,161		\$128,411	
Per Capita Income	\$28,296		\$41,674		\$42,070	

Data Note: Income is expressed in current dollars.

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

September 13, 2019



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Latitude: 33.18648
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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	118	10.5%	1,212	9.1%	5,596	9.8%
Age 5 - 9	106	9.5%	1,268	9.5%	5,610	9.8%
Age 10 - 14	97	8.7%	1,059	7.9%	4,846	8.5%
Age 15 - 19	90	8.0%	836	6.3%	3,628	6.3%
Age 20 - 24	82	7.3%	601	4.5%	2,441	4.3%
Age 25 - 34	184	16.4%	2,285	17.1%	10,110	17.6%
Age 35 - 44	184	16.4%	2,222	16.6%	10,513	18.3%
Age 45 - 54	116	10.4%	1,729	13.0%	6,858	12.0%
Age 55 - 64	79	7.1%	1,215	9.1%	4,433	7.7%
Age 65 - 74	46	4.1%	640	4.8%	2,245	3.9%
Age 75 - 84	16	1.4%	223	1.7%	826	1.4%
Age 85+	6	0.5%	54	0.4%	221	0.4%

2019 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	189	10.0%	2,052	8.4%	9,279	8.8%
Age 5 - 9	182	9.6%	2,063	8.5%	9,469	8.9%
Age 10 - 14	162	8.5%	2,032	8.4%	9,154	8.6%
Age 15 - 19	125	6.6%	1,646	6.8%	7,110	6.7%
Age 20 - 24	112	5.9%	1,323	5.4%	5,572	5.3%
Age 25 - 34	349	18.4%	3,461	14.2%	15,613	14.7%
Age 35 - 44	279	14.7%	4,101	16.9%	18,658	17.6%
Age 45 - 54	226	11.9%	3,057	12.6%	13,455	12.7%
Age 55 - 64	142	7.5%	2,374	9.8%	9,374	8.8%
Age 65 - 74	88	4.6%	1,516	6.2%	5,652	5.3%
Age 75 - 84	36	1.9%	559	2.3%	2,127	2.0%
Age 85+	9	0.5%	124	0.5%	529	0.5%

2024 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	243	10.5%	2,579	8.6%	11,842	8.9%
Age 5 - 9	223	9.7%	2,515	8.4%	11,786	8.9%
Age 10 - 14	208	9.0%	2,523	8.4%	11,475	8.7%
Age 15 - 19	161	7.0%	2,097	7.0%	9,209	6.9%
Age 20 - 24	122	5.3%	1,550	5.2%	6,617	5.0%
Age 25 - 34	433	18.8%	4,443	14.9%	21,434	16.2%
Age 35 - 44	380	16.5%	5,049	16.9%	22,646	17.1%
Age 45 - 54	224	9.7%	3,491	11.7%	15,761	11.9%
Age 55 - 64	162	7.0%	2,731	9.1%	10,984	8.3%
Age 65 - 74	98	4.2%	1,901	6.4%	7,039	5.3%
Age 75 - 84	44	1.9%	832	2.8%	3,148	2.4%
Age 85+	8	0.3%	163	0.5%	689	0.5%

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

September 13, 2019



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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.18648
Longitude: -96.97684

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	814	72.6%	10,649	79.8%	43,947	76.7%
Black Alone	39	3.5%	1,071	8.0%	5,811	10.1%
American Indian Alone	6	0.5%	94	0.7%	471	0.8%
Asian Alone	4	0.4%	180	1.3%	1,289	2.2%
Pacific Islander Alone	0	0.0%	16	0.1%	46	0.1%
Some Other Race Alone	195	17.4%	895	6.7%	3,977	6.9%
Two or More Races	63	5.6%	441	3.3%	1,787	3.1%
Hispanic Origin (Any Race)	582	51.9%	3,120	23.4%	12,115	21.1%

2019 Race and Ethnicity	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,294	68.2%	17,944	73.8%	74,136	69.9%
Black Alone	88	4.6%	2,961	12.2%	14,813	14.0%
American Indian Alone	8	0.4%	163	0.7%	768	0.7%
Asian Alone	11	0.6%	524	2.2%	3,790	3.6%
Pacific Islander Alone	0	0.0%	34	0.1%	114	0.1%
Some Other Race Alone	378	19.9%	1,731	7.1%	8,328	7.9%
Two or More Races	118	6.2%	950	3.9%	4,039	3.8%
Hispanic Origin (Any Race)	1,081	57.0%	6,049	24.9%	24,730	23.3%

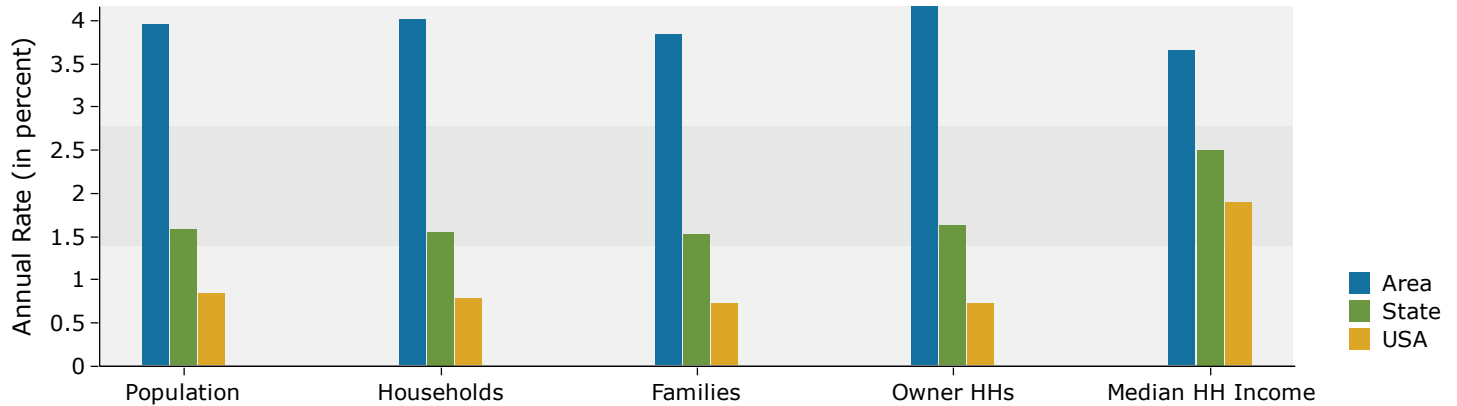
2024 Race and Ethnicity	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,520	66.0%	21,118	70.7%	88,406	66.7%
Black Alone	124	5.4%	4,290	14.4%	21,458	16.2%
American Indian Alone	10	0.4%	203	0.7%	952	0.7%
Asian Alone	15	0.7%	708	2.4%	5,121	3.9%
Pacific Islander Alone	0	0.0%	44	0.1%	159	0.1%
Some Other Race Alone	484	21.0%	2,280	7.6%	11,136	8.4%
Two or More Races	150	6.5%	1,231	4.1%	5,396	4.1%
Hispanic Origin (Any Race)	1,363	59.2%	7,879	26.4%	32,710	24.7%

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

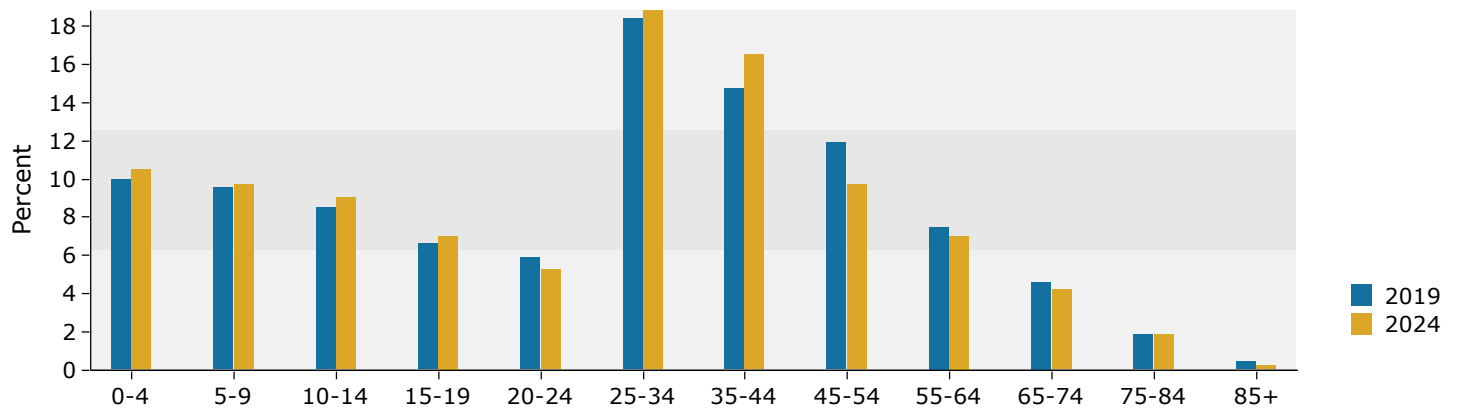
September 13, 2019

1 mile

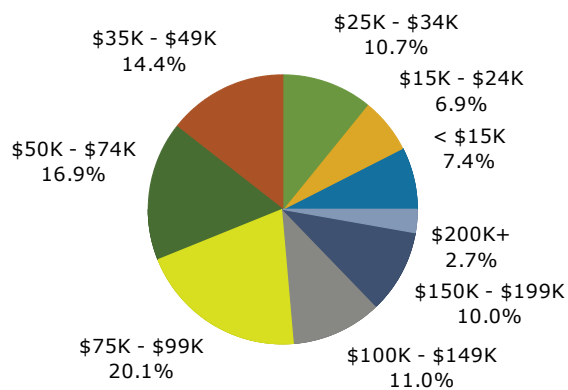
Trends 2019-2024



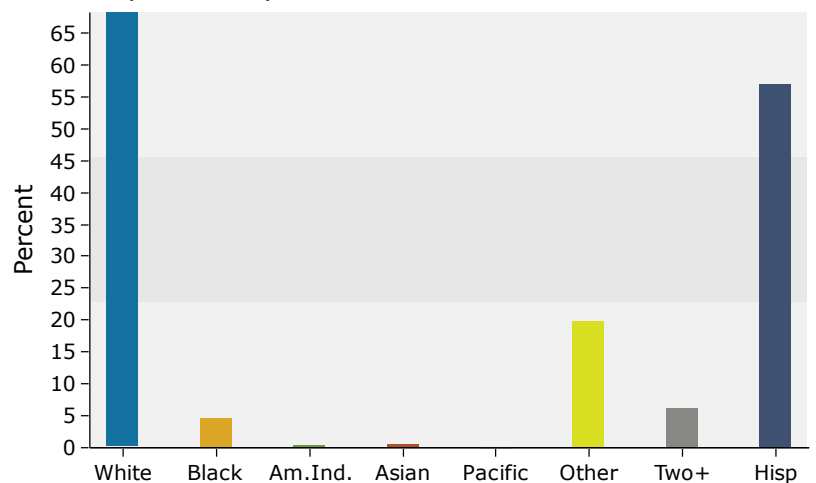
Population by Age



2019 Household Income

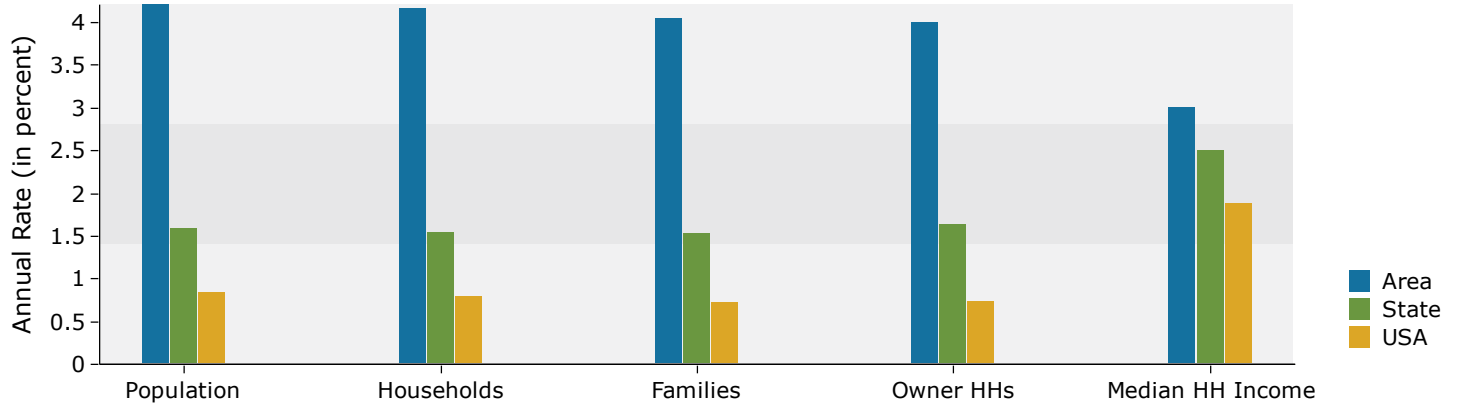


2019 Population by Race

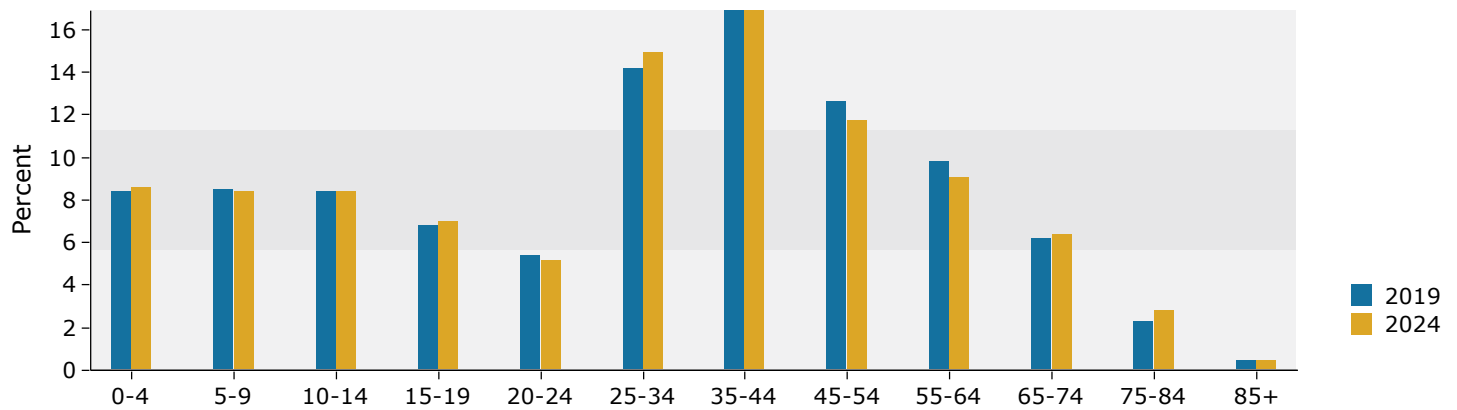


3 miles

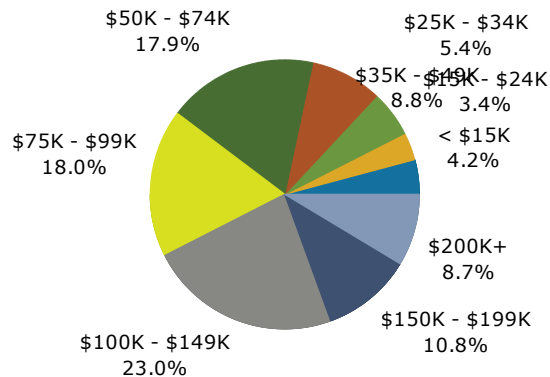
Trends 2019-2024



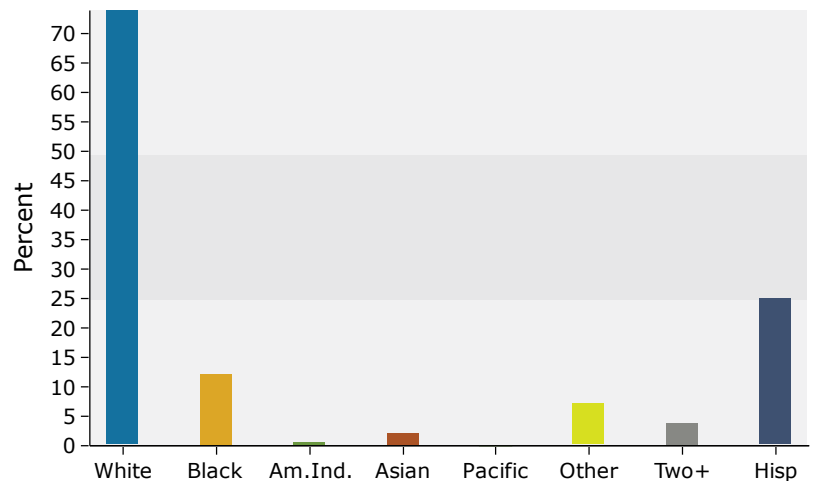
Population by Age



2019 Household Income

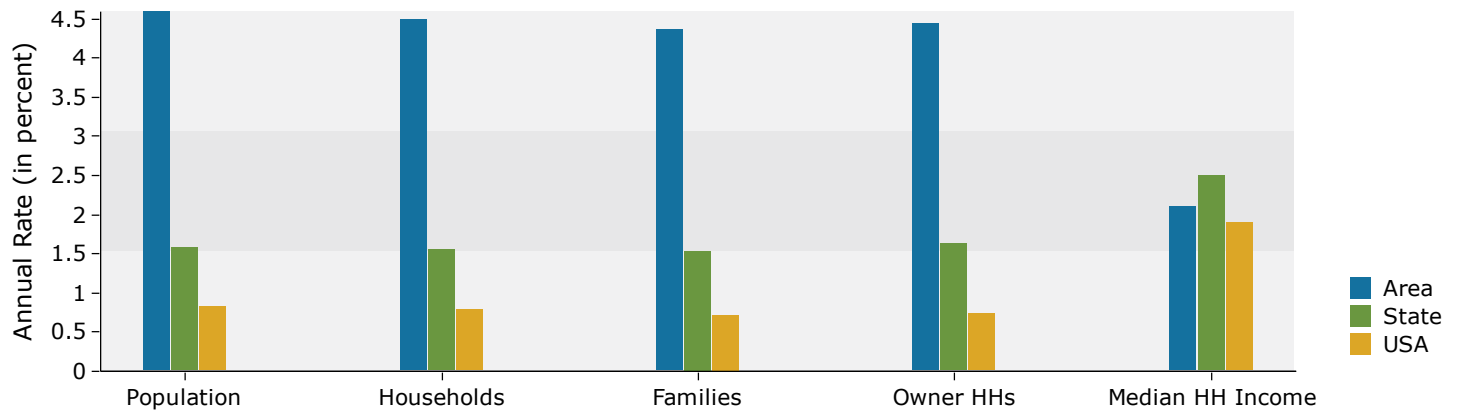


2019 Population by Race

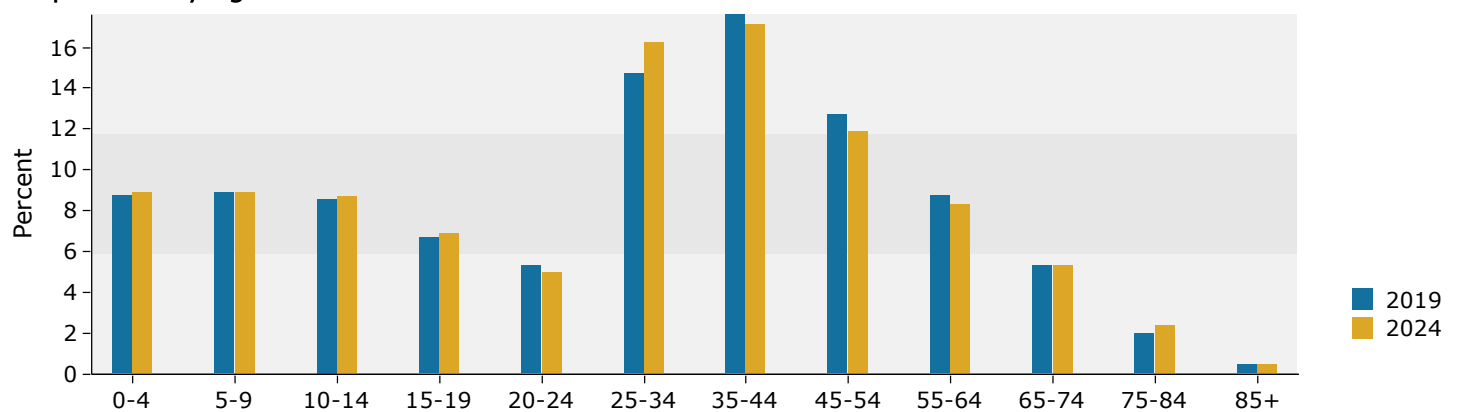


5 miles

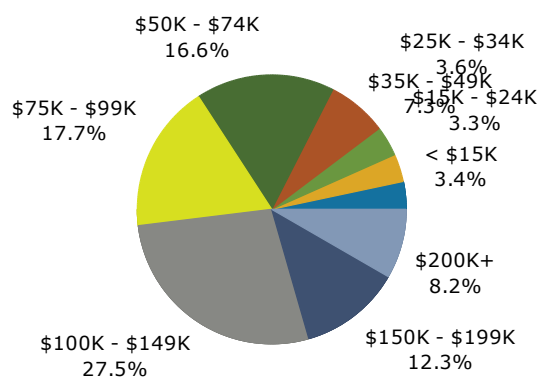
Trends 2019-2024



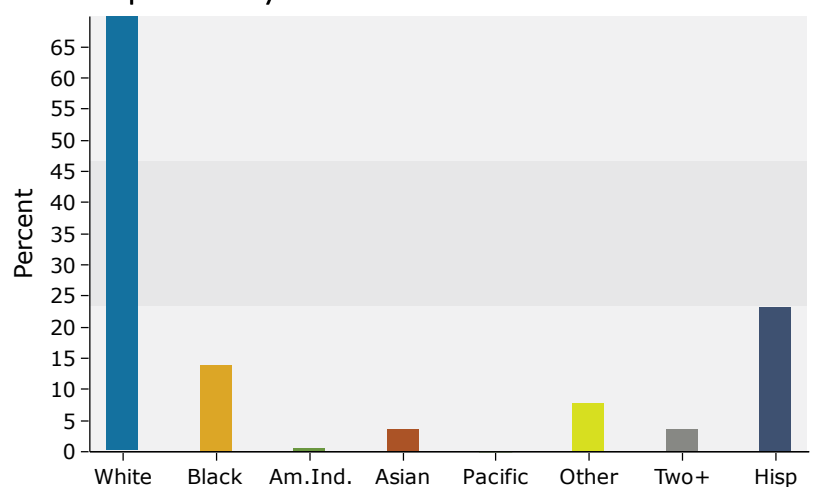
Population by Age



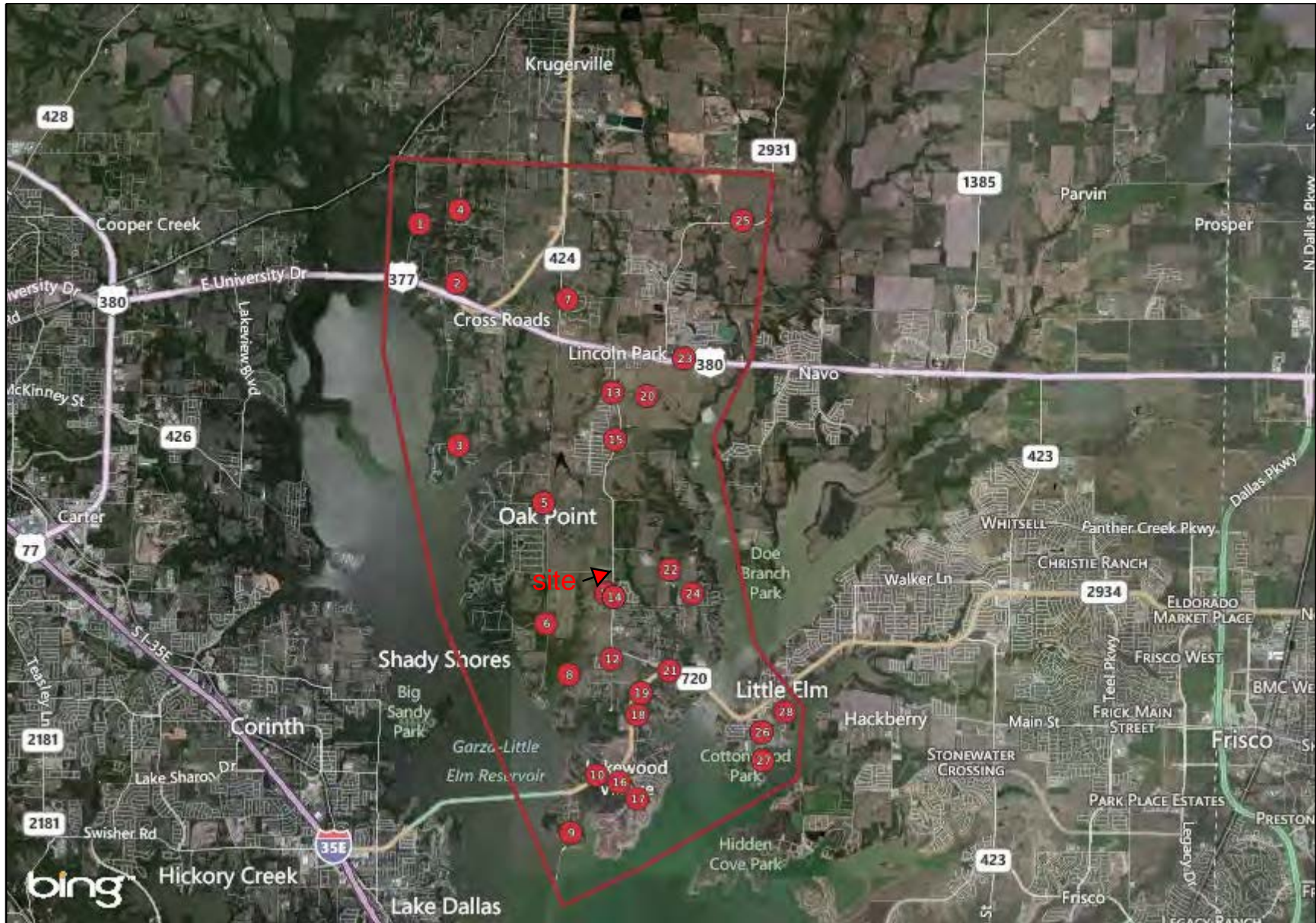
2019 Household Income



2019 Population by Race



Area of Interest
Oak Point Trade Area

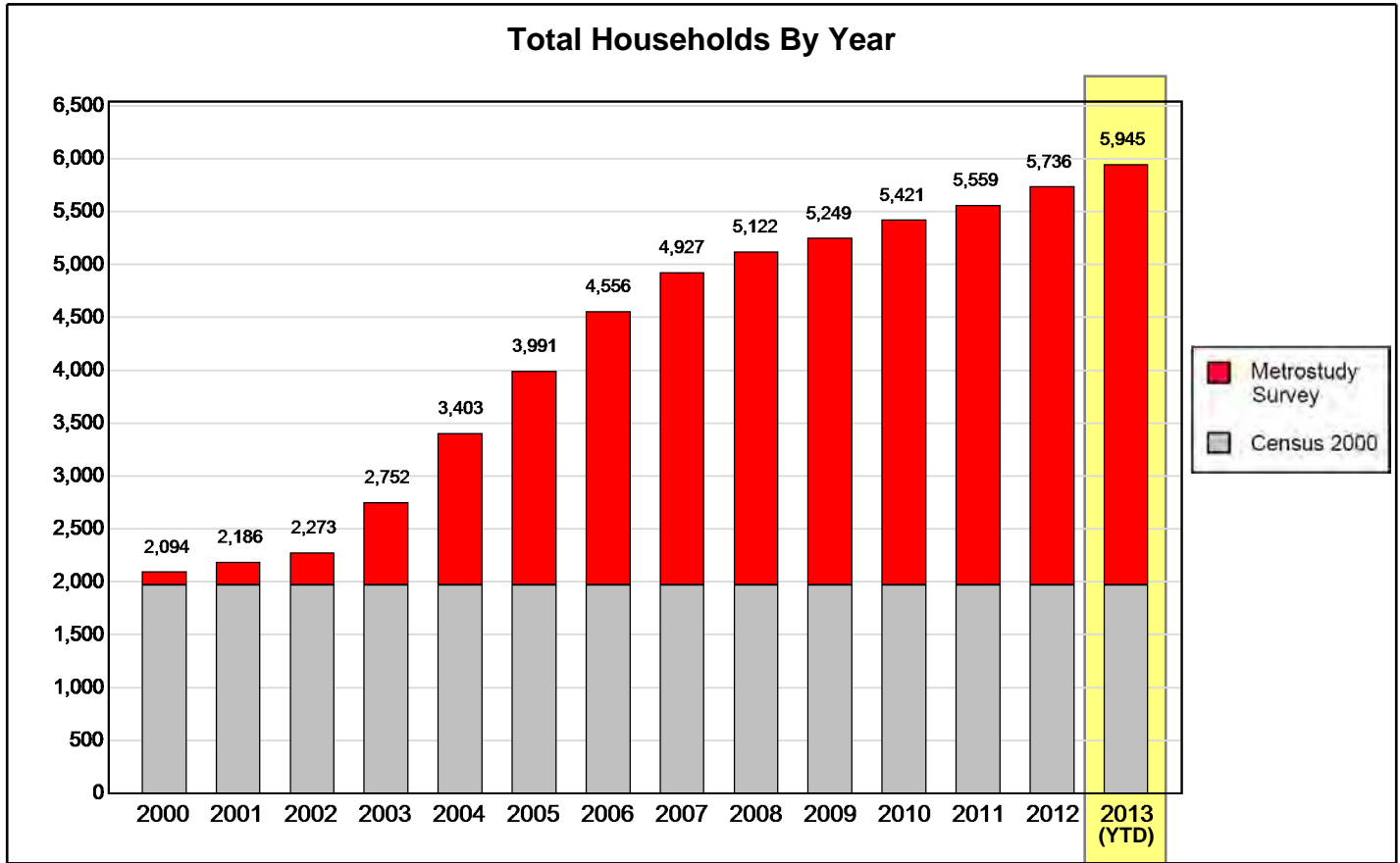


TX / Denton Co. (3Q13)
Copyright Metrostudy

metrostudy
Sales: 1-800-639-3777 A hantleywood Company

Household Growth Summary

Oak Point Trade Area

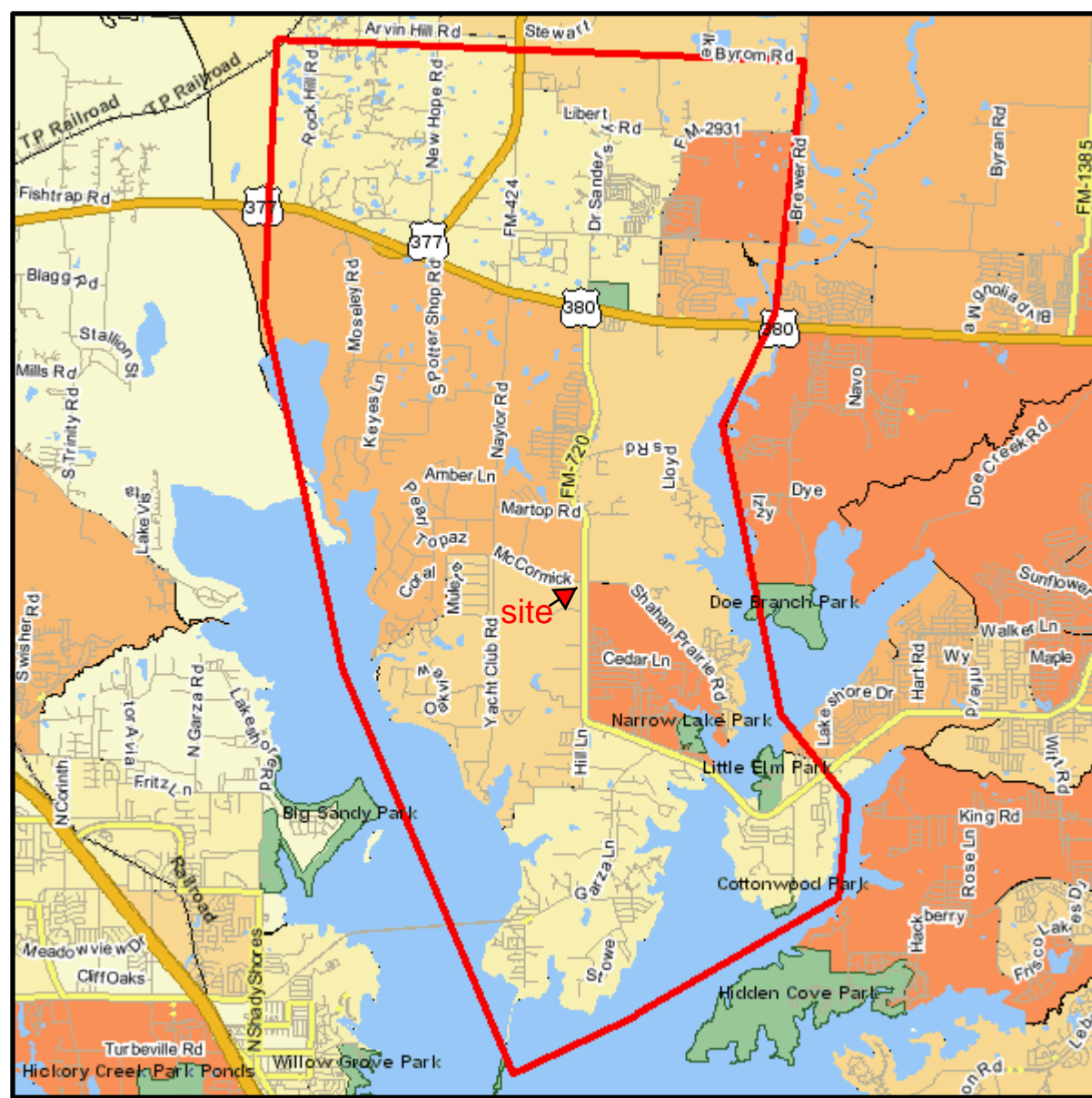


Household Development Summary								
Selected Subdivisions			Households By Construction Status					
Source	Count	Status	Future Lots	Vacant Lots	Housing Inventory	Occupied Units	Annual Closings Rate	Potential House-holds
Census						1,973 ¹		
Metrostudy	5	Builtout	0	0	0	153 ²		
Metrostudy	17	Active	1,178	840	148	3,819 ²		
Metrostudy	6	Future	3,815	0	0	0		
Totals	28		4,993	840	148	5,945	271	11,926

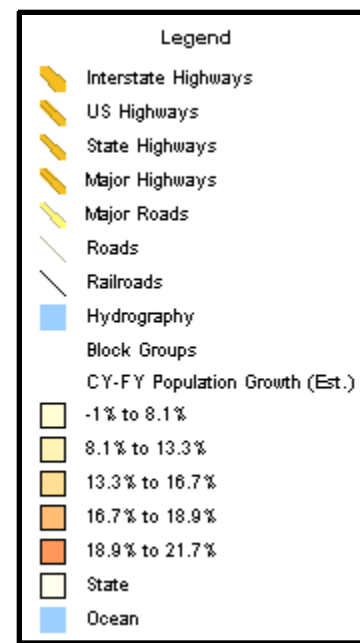
1. Total Households in Year 2000; SF/MF Ratio = 76%/24%

2. Cumulative closings since the Year 2000; Occupied units are recorded from onsite surveyor inspections performed during the Metrostudy residential survey. Closings are calculated as the change in occupied units between quarters.

Population Growth 2014- 2019



Polygon - See Appendix for Points



0 miles 1.03 2.05



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 _____

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.