# 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 18,413 sf retail / restaurant

2nd Floor 15,228 sf office / retail

burn bootcamp FIT COMMUNITY OF MOMS

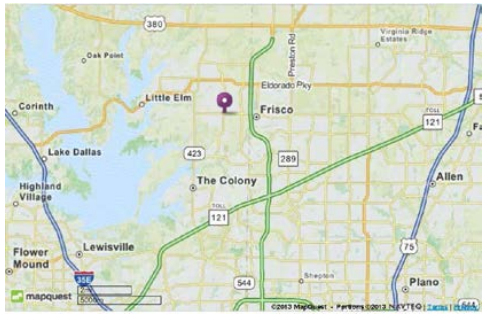
MAPLE STREET

PRIMROSE SCHOOLS

CHiLOSO MEXICAN BISTRO

HURTS DONUT Company

néktar JUICE BAR.





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

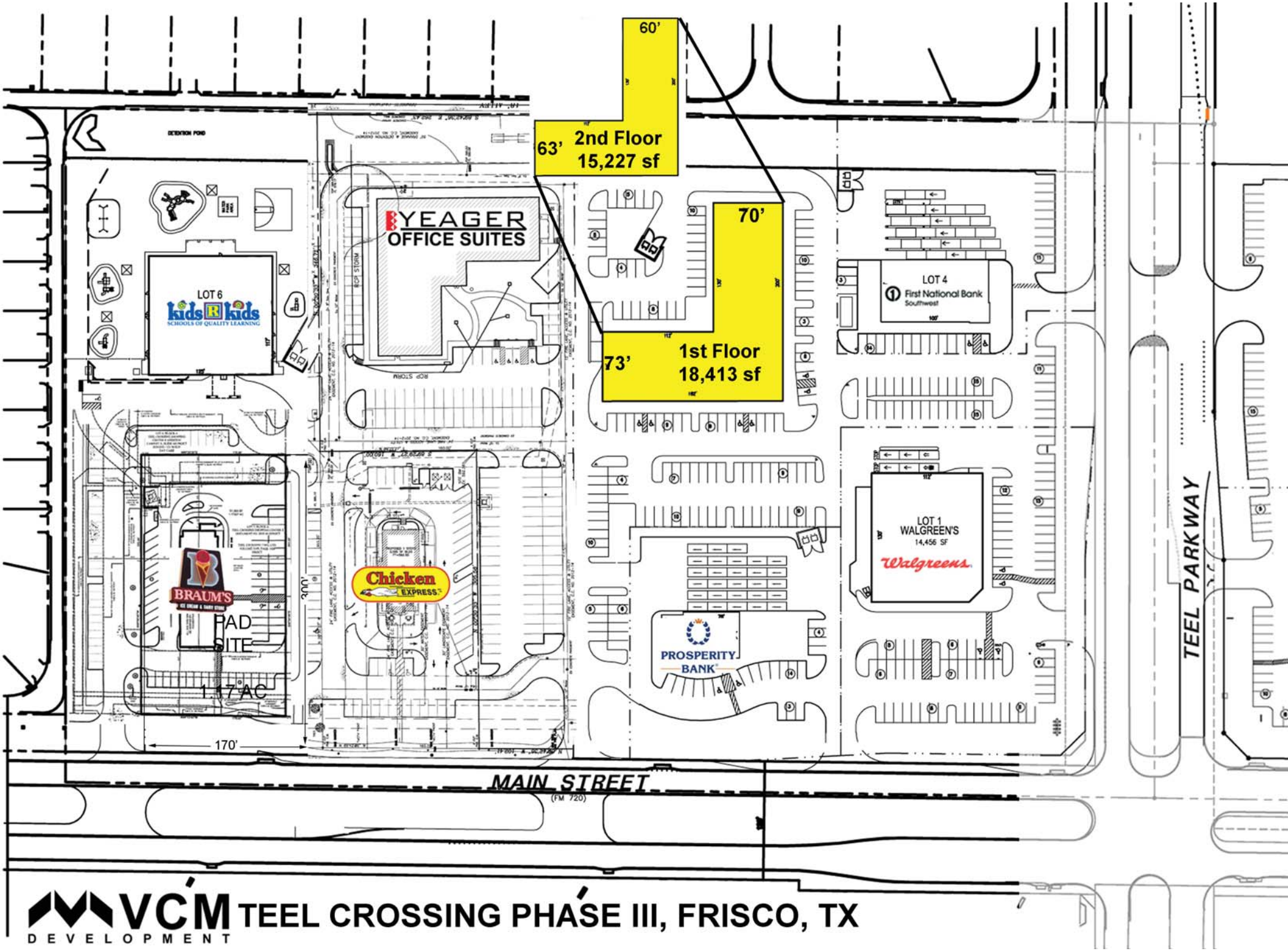

VCM DEVELOPMENT


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

# TEEL CROSSING PHASE III
# 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




VCM DEVELOPMENT

# TEEL CROSSING PHASE III, FRISCO, TX

## 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 - "SHINESS" PLANTER (MODEL QR-SH-3618P, COLOR TO MATCH BUILDING, ACID ETCH FINISH, 8" 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 |

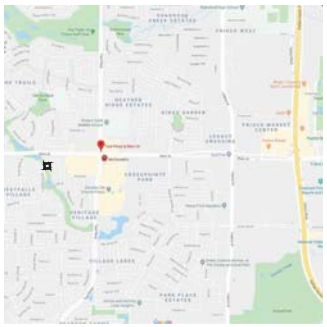
LANDSCAPE BUFFER (25')

PAVERS

Gaucho Statue

"The Gaucho" by Bennie Duran, Santa Fe, NM This metal sculpture was made by hand completely in metal by famous Santa Fe, New Mexican artist Bennie Duran. It depicts a Mexican Gaucho in an extreme moment of full action breaking in horse. Gaucho. Duran's art stands apart for its intricate detail, even down to the facial expressions of the Gaucho and the horse he's riding.

## VICINITY MAP



PROJECT LOCATION

Scale 1" = 30'

**ACTION**

| | APPROVED | DENIED | |
|---|---|---|---|
| STAFF | DATE | | INIT. |
| P&Z | DATE | | INIT. |

NEIGHBORHOOD # _____

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


EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com



DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
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Texas Registered Engineering Firm No. F-23000
744 S. Greenville Avenue, Suite 100
Allen, TX 75002
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www.dynamicsc.com
Lake Como, New Jersey T: 732.974.0198 | Chester, New Jersey T: 908.879.5128 | Neworck, New Jersey T: 973.755.7300 | Toms River, New Jersey T: 732.974.0198
Allen, Texas T: 972.534.2100 | Austin, Texas T:512.444.2446 | Houston, Texas T: 281.758.4450
Newtown, Pennsylvania T: 267.485.0976 | Delray Beach, Florida T: 561.721.8070


TITLE: OPEN SPACE PLAN

PROJECT: SP20-0001
TEEL CROSSING SHOPPING CENTER II
VCM DEVELOPMENT GROUP
BLOCK A, LOT 3, TEEL CROSSING SHOPPING CENTER II
NW CORNER OF MAIN STREET & TEEL PARKWAY
CITY OF FRISCO, DENTON COUNTY, TEXAS
3.363 Ac., CRAIN & WARREN SURVEY, ABSTRACT NO. 229

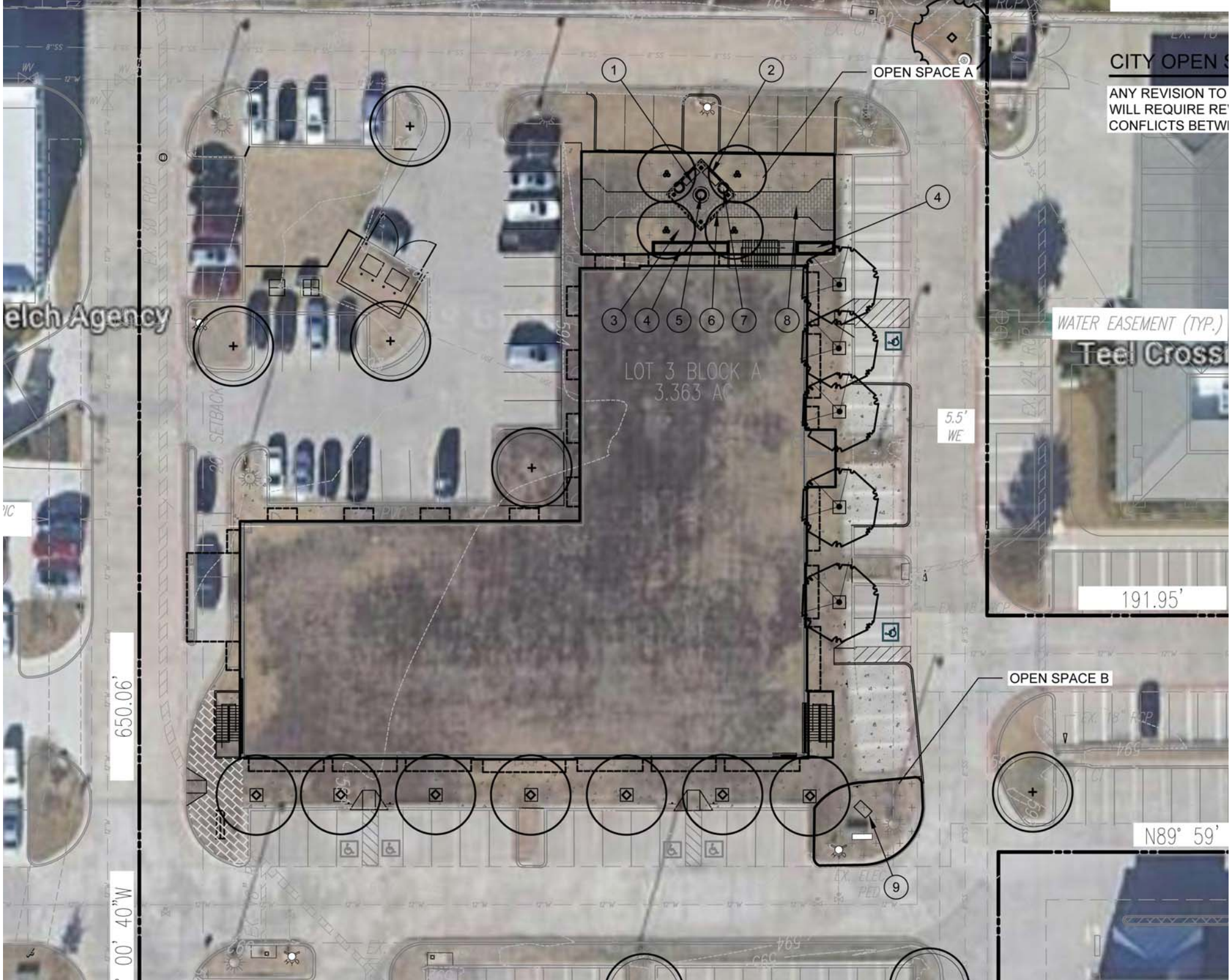
| | |
|---|---|
| JOB No: 3204-99-001 | DATE: 01/27/2020 |
| DRAWN BY: BDG | SCALE: (H) (V) |
| DESIGNED BY: KAV | SHEET No: |
| CHECKED BY: KAV | OS-1a |
| CHECKED BY: _ | OF 2 |

REGISTERED LANDSCAPE ARCHITECT — STATE OF TEXAS — 1/29/2020

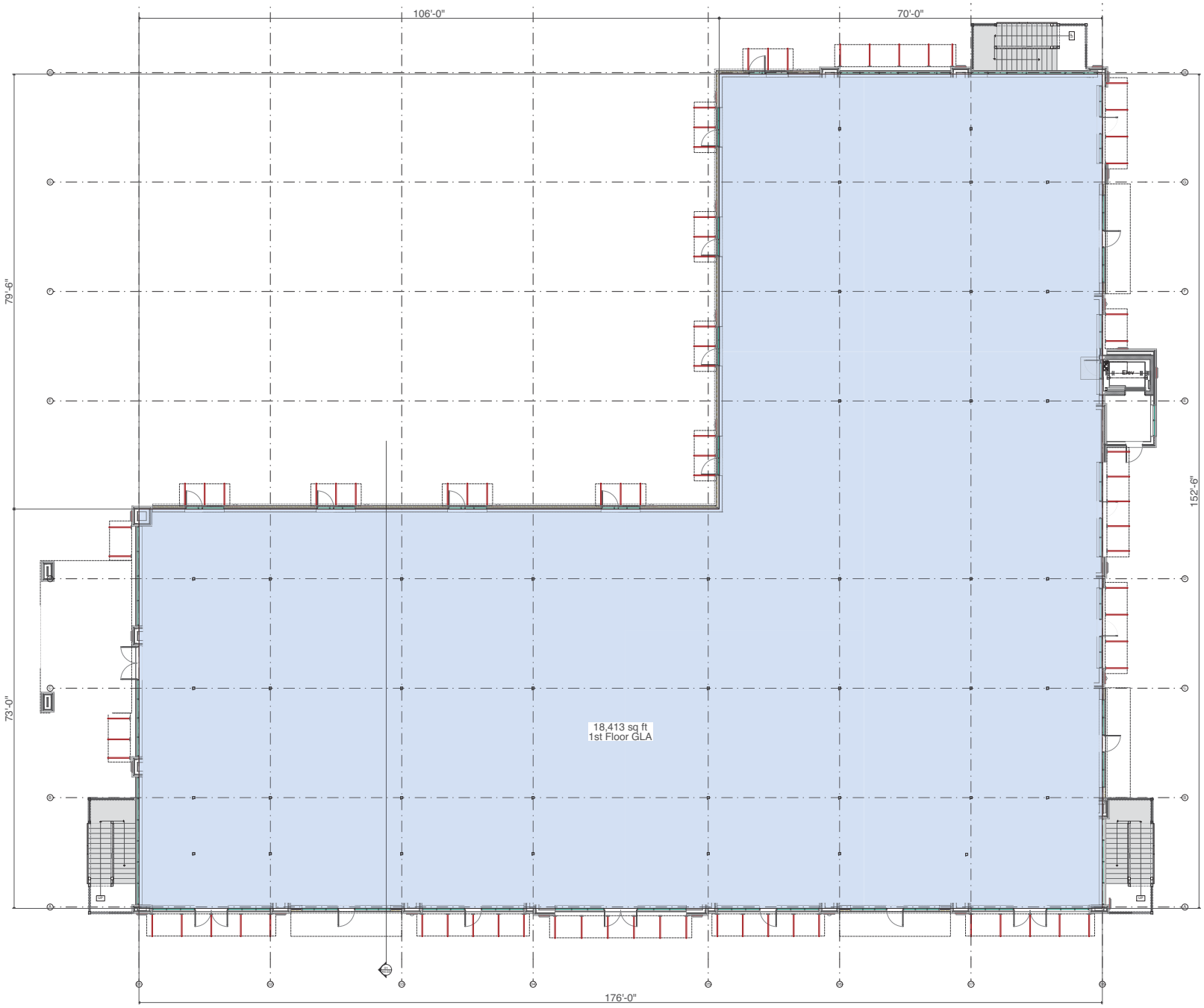
PROTECT YOURSELF
ALL DIGITS EXCEPT VERTICALS OF PROPERTIES, BUILDINGS, TO BE FIELD PROVING TO DESIGN TO CHECK SURVEY BASELINE IN ANY CASE.
811 Before you dig
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Rev. | Date | Comments | By

Rev. # 0


OPEN SPACE A
CITY OPEN S
ANY REVISION TO
WILL REQUIRE RE
CONFLICTS BETW
1
2
3
4
5
6
7
8
9
elch Agency
WATER EASEMENT (TYP.)
Teel Crossi
LOT 3 BLOCK A
3.363 AC
20' SETBACK
5.5'
WE
191.95'
OPEN SPACE B
650.06'
N89° 59'
00' 40"W

# 1st Floor




Duane Meyers Architect
560 FM 2432
Lindsay, TX 76461
(903) 668-6400
www.duanemeyers.com

**Teel Crossing Phase 3/Schematic Design**

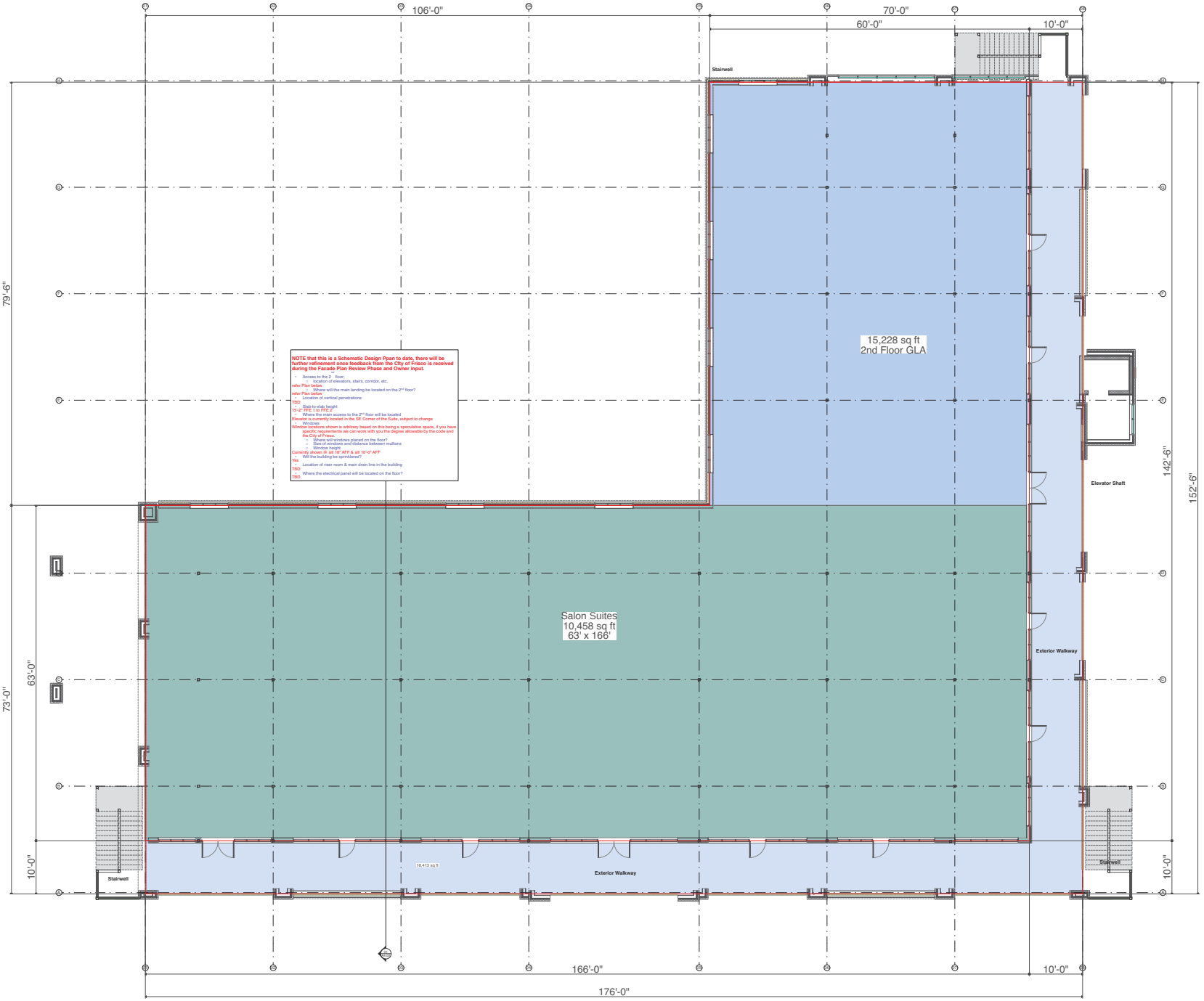
Frisco, Texas

This document is released for the purpose of interim review under the authority of Duane Meyers Architect registered in the State of Texas and is not to be used for construction, bidding or permitting.

**A2.01**

10 Dec 2019

# 2nd Floor




NOTE that this is a Schematic Design Ppan to date, there will be further refinement once feetback from the City of Frisco is received during the Facade Plan Review Phase and Owner input.

- Access to the 2 floor;
  - location of elevators, stairs, corridor, etc.

refer Plan below

- Where will the will the main landing be located on the 2nd floor?

refer Plan below

- Location of vertical penetrations

TBD

- Slab-to-slab height

15'-0" Slab-to-slab height

- Where the main access to the 2nd floor will be located

Elevator is currently located in the SE Corner of the Suite, subject to change

- Windows

Window locations shown is arbitrary based on this being a speculative space, if you have specific requirements we can work with you the degree allowable by the code and the City of Frisco.

- Where will windows placed on the floor?
  - Size of windows and distance between mullions
  - Window height

Currently shown ill sill 32" AFF & sill 10'-0" AFF

- Will the building be sprinklered?

Yes

- Location of riser room & main drain line in the building

TBD

- Where the electrical panel will be located on the floor?

TBD


Duane Meyers Architect
980 PR 2422
Lingleville, TX 76061
(512) 364-6000
www.duanemeyers.com


# Teel Crossing Phase 3/Schematic Design

Frisco, Texas

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A2.02

10 Dec 2019

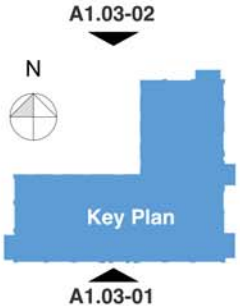
# Teel Crossing Phase 3

Frisco, Texas

01 A1.03 **P3 South Elevation Rendered**
SCALE: 1/8" = 1'-0"

02 A1.03 **P3 North Elevation Rendered**
SCALE: 1/8" = 1'-0"

| | | | 01 South Elevation (front) | | 02 North Elevation (rear) | | 03 West Elevation (left) | | 04 East Elevation (right) | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Material** | **Mfg.** | **Color** | **Area** | **Percentage** | **Area** | **Percentage** | **Area** | **Percentage** | **Area** | **Percentage** |
| stone veneer | Custom Stone | Granbury Natural Chopped (blend) | 2,038 | 33.1% | 877 | 16.9% | 877 | 16.9% | 2,038 | 33.1% |
| cast stone | Better Cast Stone | Sand | 973 | 15.8% | 1,005 | 19.3% | 1,005 | 19.3% | 973 | 15.8% |
| brick veneer | Pine Hall | Tuscany | 436 | 7.1% | 1,972 | 37.9% | 1,972 | 37.9% | 436 | 7.1% |
| stucco | Dryvit | 110 Van Dyke | 322 | 5.2% | 264 | 5.1% | 264 | 5.1% | 322 | 5.2% |
| aluminum storefront | US Aluminum | clear frame clear glass | 1,747 | 28.4% | 715 | 13.7% | 715 | 13.7% | 1,747 | 28.4% |
| metal awning | Berridge | Hemlock Green | 285 | 4.6% | 93 | 1.8% | 93 | 1.8% | 285 | 4.6% |
| metal coping | Pac Clad | Sandstone | 93 | 1.5% | 97 | 1.9% | 97 | 1.9% | 93 | 1.5% |
| EIFS (coping) | Dryvit | 456 Oyster Shell | 258 | 4.2% | 180 | 3.5% | 180 | 3.5% | 258 | 4.2% |
| **Totals** | | | **6,152** | **100.0%** | **5,203** | **100.0%** | **5,203** | **100.0%** | **6,152** | **100.0%** |
| aluminum storefront | US Aluminum | clear frame clear glass | 1,747 | 28.4% | 715 | 13.7% | 715 | 13.7% | 1,747 | 28.4% |
| **Total minus Glass** | | | **4,405** | | **4,488** | | **4,488** | | **4,405** | |
| stone veneer | Custom Stone | Granbury Natural Chopped (blend) | 2,038 | 46.3% | 877 | 19.5% | 877 | 19.5% | 2,038 | 46.3% |
| cast stone | Better Cast Stone | Sand | 973 | 22.1% | 1,005 | 22.4% | 1,005 | 22.4% | 973 | 22.1% |
| brick veneer | Pine Hall | Tuscany | 436 | 9.9% | 1,972 | 43.9% | 1,972 | 43.9% | 436 | 9.9% |
| stucco | Dryvit | 110 Van Dyke | 322 | 7.3% | 264 | 5.9% | 264 | 5.9% | 322 | 7.3% |
| metal awning | Berridge | Hemlock Green | 285 | 6.5% | 93 | 2.1% | 93 | 2.1% | 285 | 6.5% |
| metal coping | Pac Clad | Sandstone | 93 | 2.1% | 97 | 2.2% | 97 | 2.2% | 93 | 2.1% |
| EIFS (coping) | Dryvit | 456 Oyster Shell | 258 | 5.9% | 180 | 4.0% | 180 | 4.0% | 258 | 5.9% |
| **Totals** | | | | 100.0% | | 100.0% | | 100.0% | | 100.0% |




1. This Facade Plan is for conceptual purposes only. All building plans require review asnd approval by Development Services.
2. All mechanical units shall be screened from public view as required by the Zoning Ordinance.
3. When permitted, exposed utility boxes and conduits shall be painted to match the building.
4. All signage areas and locations are subject to approval by Developmental Services.
5. An onsite mockup of the building materials to be used on the structure shall be installed and reviewed by the Planning Division. Materials shall not be placed on the structure until a green tag is received by the Planning Division.
6. An approved Facade Plan shall be posted onsite at all times.

**ACTION**

| | APPROVED | DENIED |
|---|---|---|
| STAFF | Date | Initials |
| PAZ | Date | Initials |
| Neighborhood # ____ | | |

See the Staff Approval Letter or PAZ Result Memo for any conditions associated with the approval of the project.

Duane Meyers Architect
Duane Meyers
Architect
Texas Reg. No. 11502
972-464-8300
www.duanemeyers.com

PROJECT: **TEEL CROSSING SHOPPING CENTER II**
***VCW DEVELOPMENT GROUP***
LOT 3, BLOCK A, TEEL CROSSING SHOPPING CENTER II
NW CORNER OF MAIN STREET & TEEL PARKWAY
CITY OF FRISCO, DENTON COUNTY, TEXAS
City Project No.:

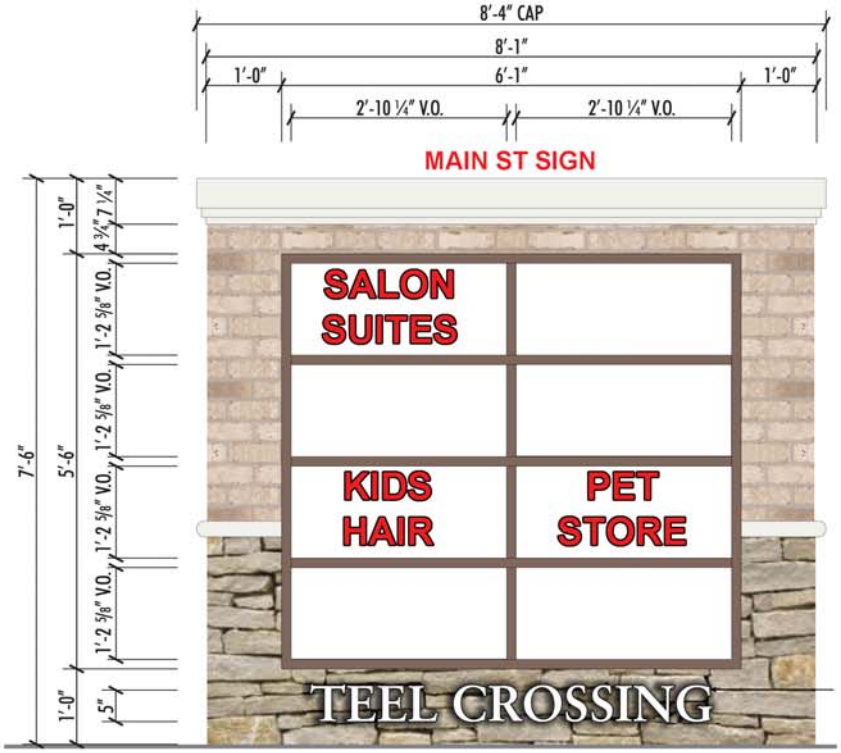
# Teel Crossing Phase 3
Frisco, Texas

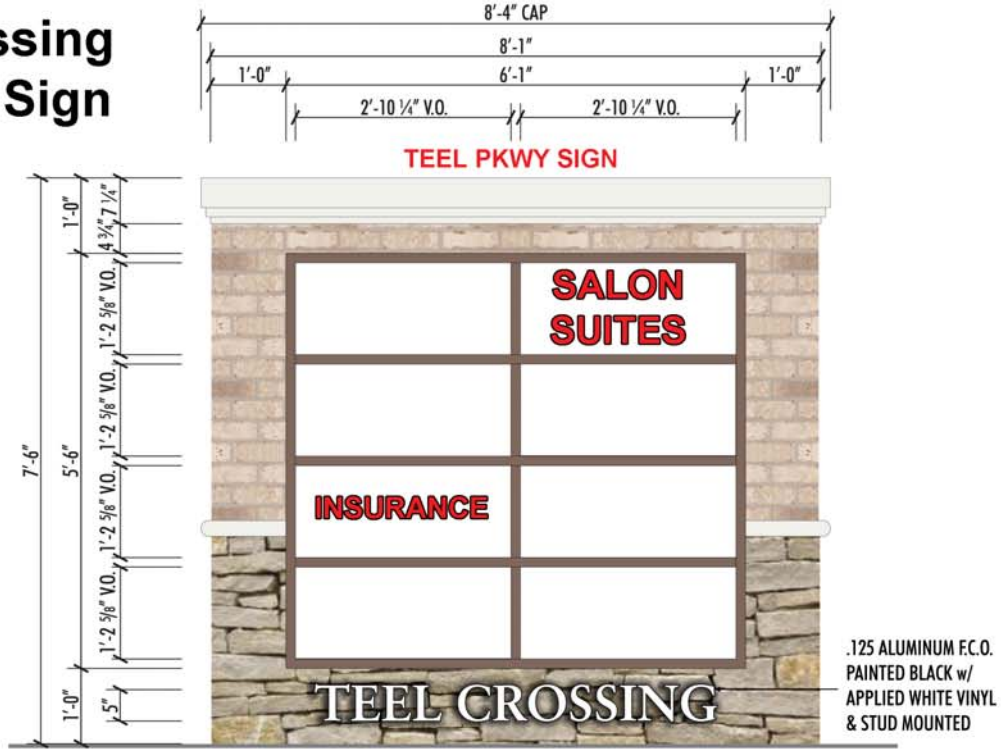
This document is released for the purpose of interim review under the authority of Duane Meyers Architect registration no. 8599 in the State of Texas and is not to be used for construction, bidding or permitting.

**A1.03**

9 Jan 2020

# Teel Crossing Phase III Sign




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

**PHASE II**

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

PHASE I
UDIO TINT
CUSTOM SOUND
ALPINE
HAND BUILT IN THE USA
DD AUDIO
105
DSP

# PHASE I

HURTS
DONUT CO.
FRISCO AUDIO TINT
MOTORSPORTS CUSTOM SOUND
OPEN

**PHASE I**

# TEEL CROSSING - MAIN ST & TEEL PKWY

## PHASE I & II

VCM DEVELOPMENT

# TEEL CROSSING - MAIN ST & TEEL PKWY

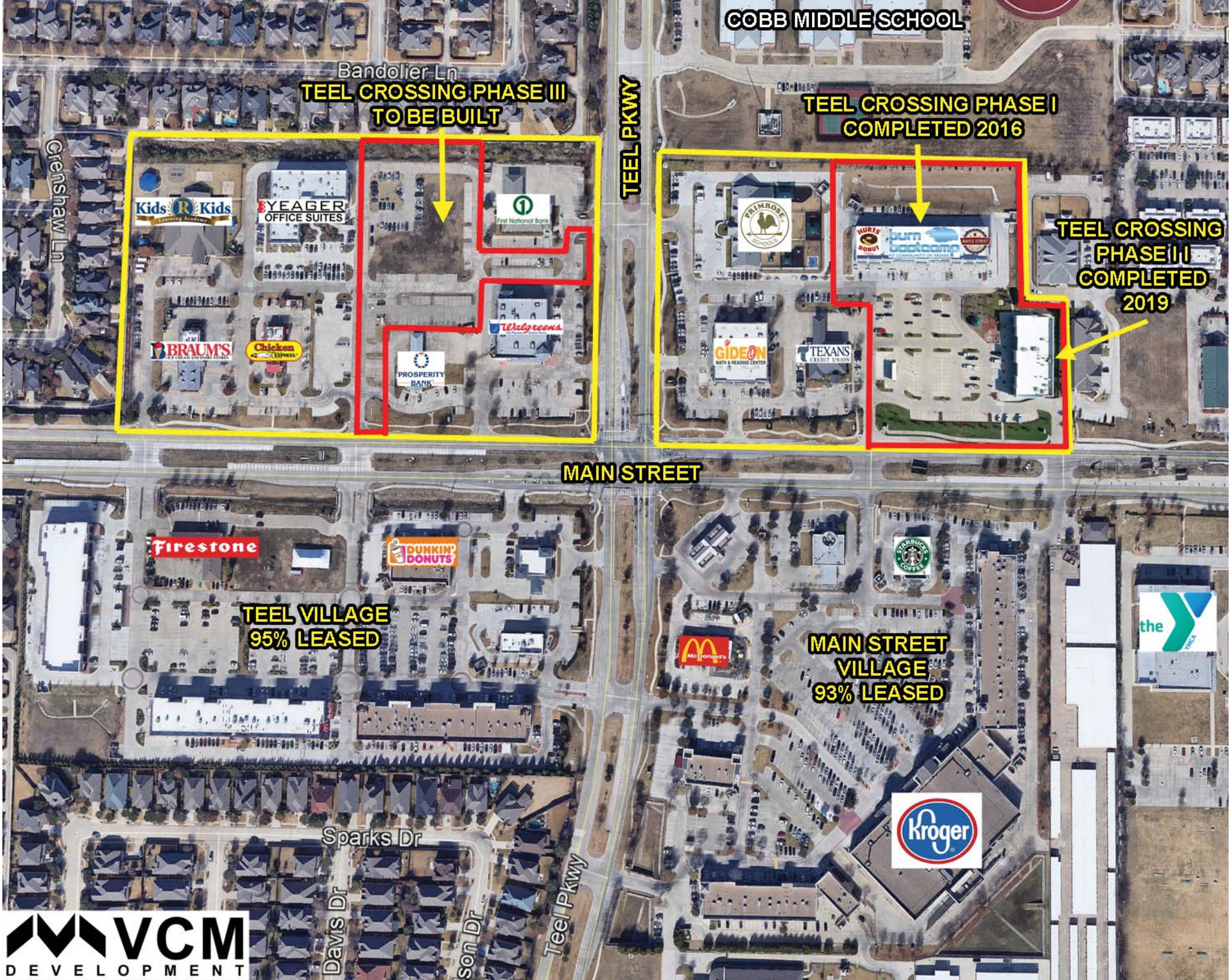
## PHASE I & II

VCM DEVELOPMENT

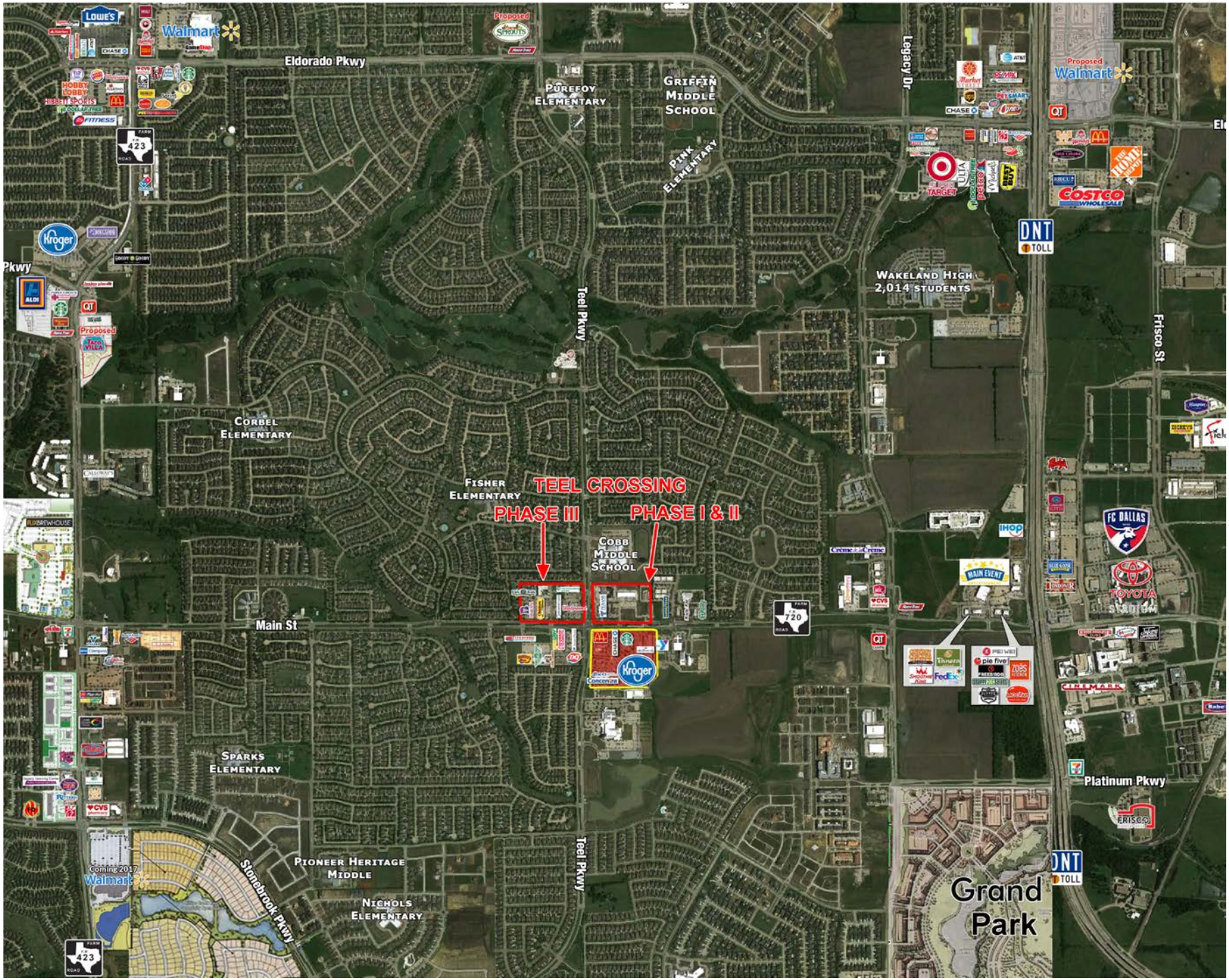
# TEEL CROSSING - MAIN ST & TEEL PKWY

## PHASE I & II

VCM DEVELOPMENT




VCM
DEVELOPMENT


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

# 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

©2019 Esri

# 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 | |
|---|---|---|---|---|---|---|
| **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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# 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 | |
|---|---|---|---|---|---|---|
| **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.

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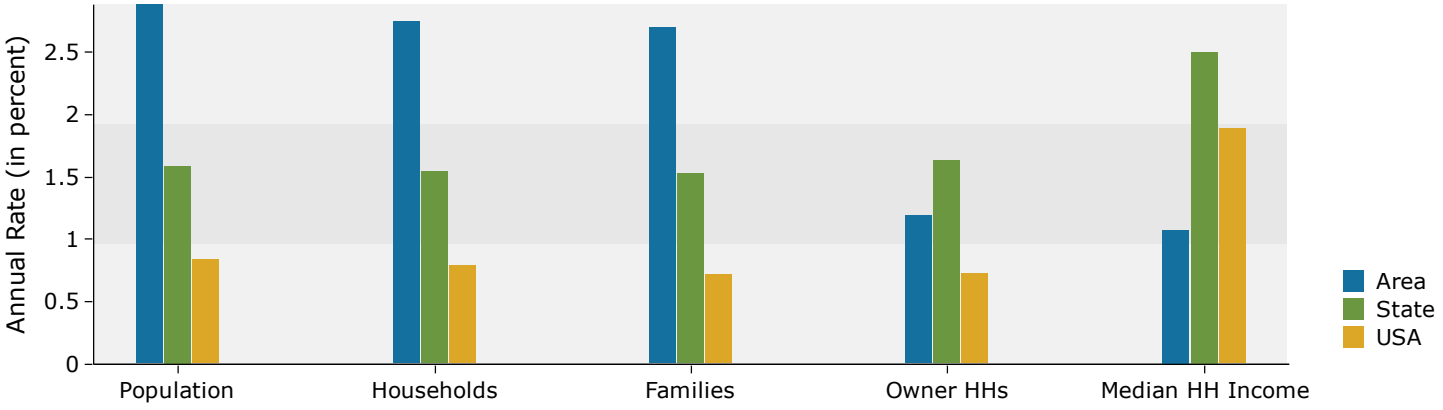
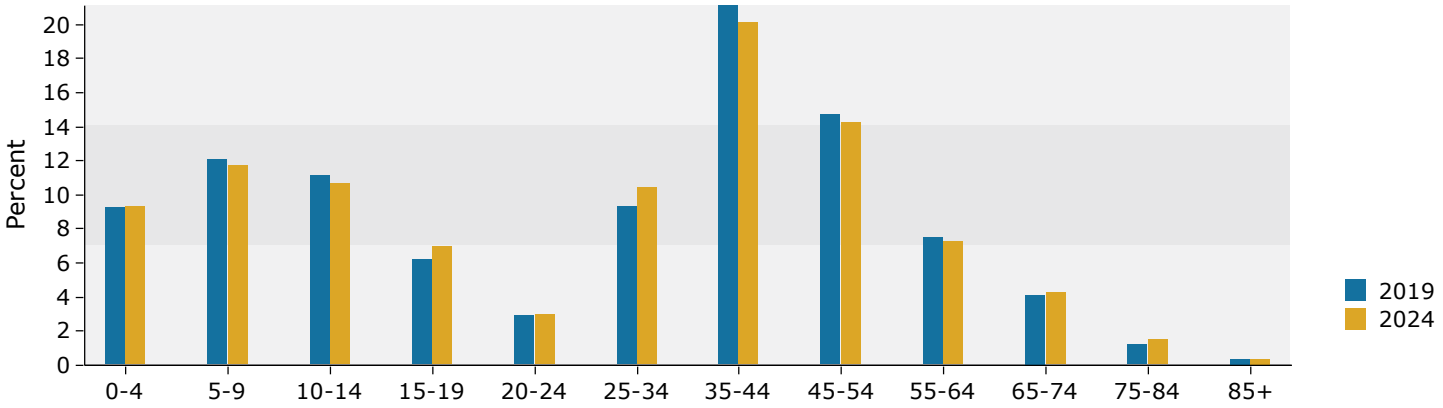
**1 mile**

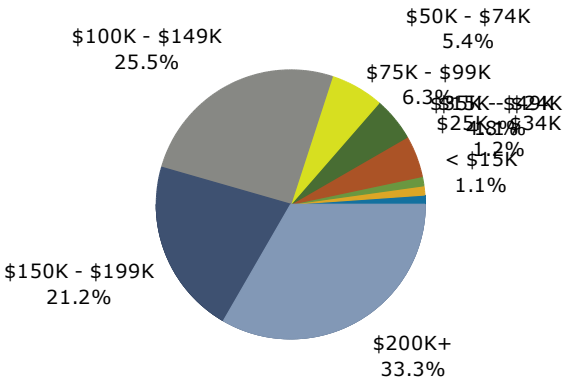
## Trends 2019-2024



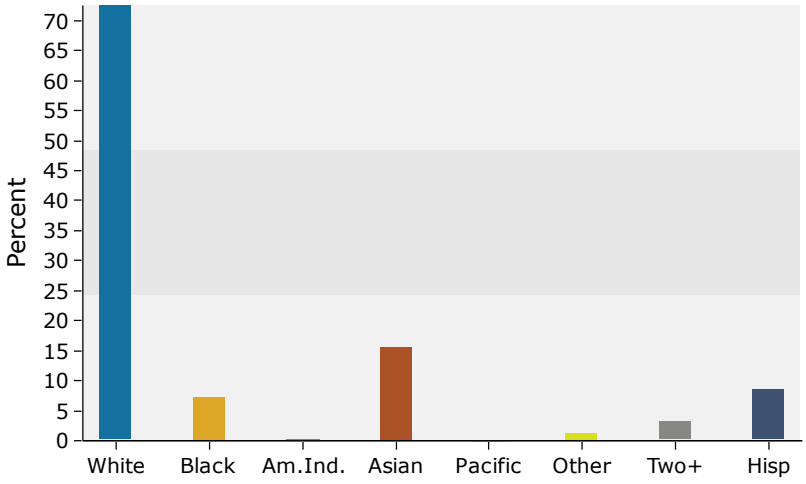

## Population by Age




## 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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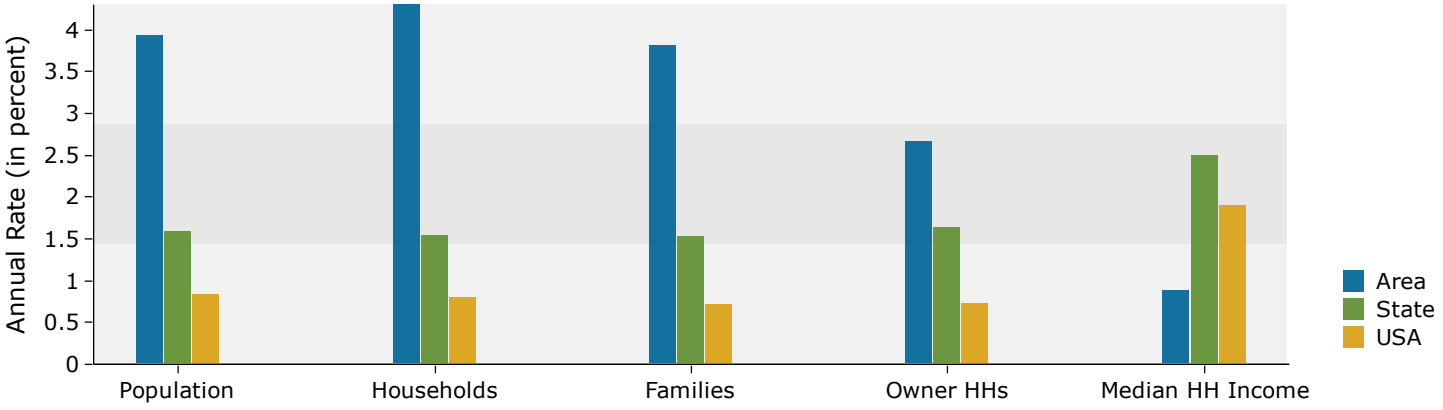
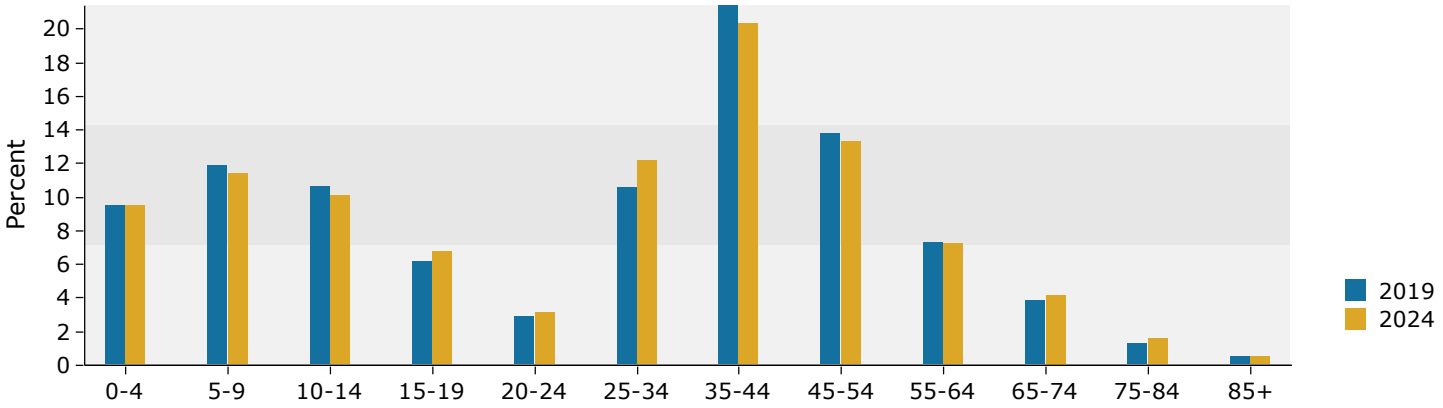
**2 miles**

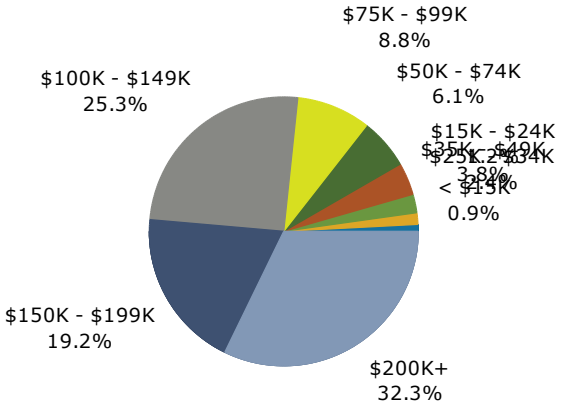
## Trends 2019-2024



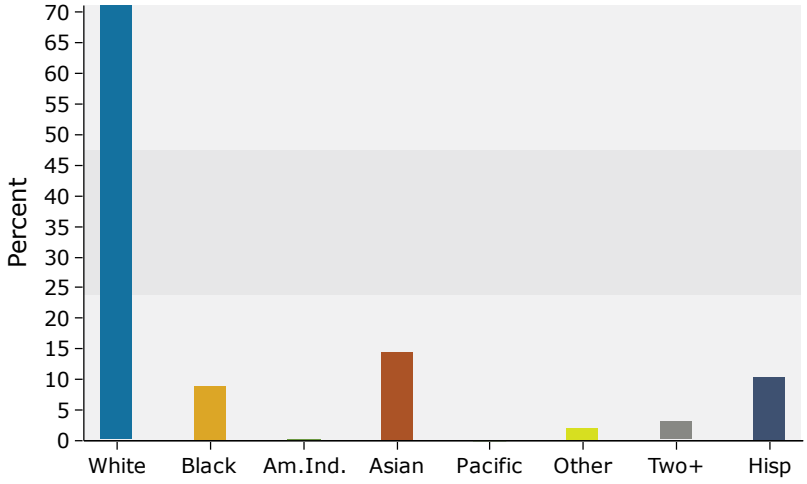

## Population by Age




## 2019 Household Income




## 2019 Population by Race

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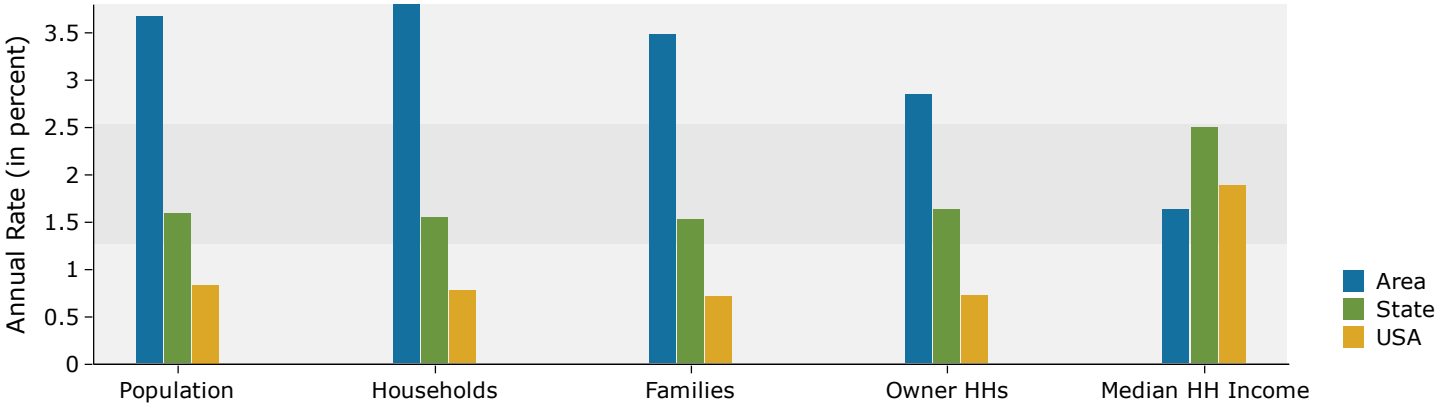
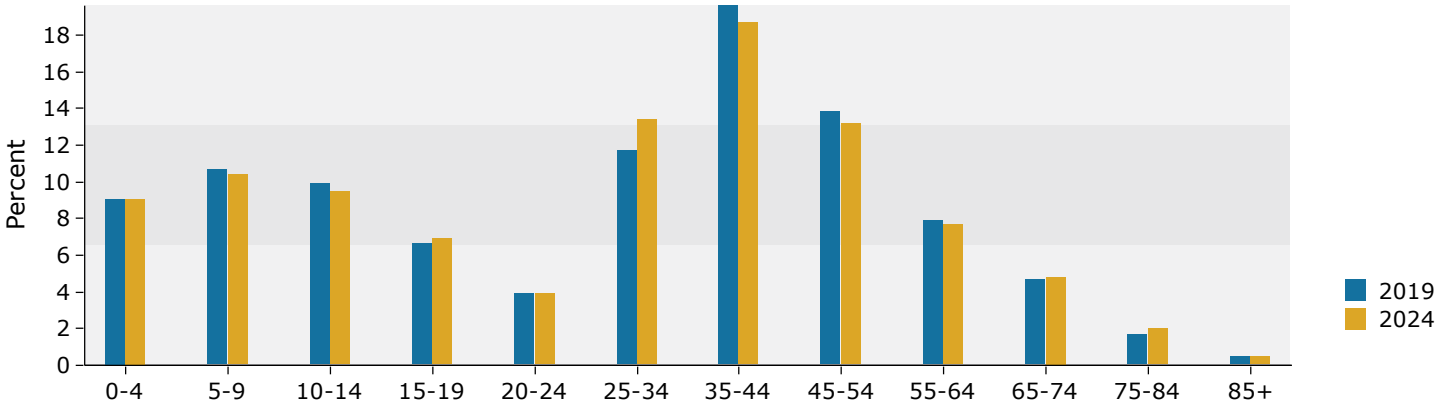
**3 miles**

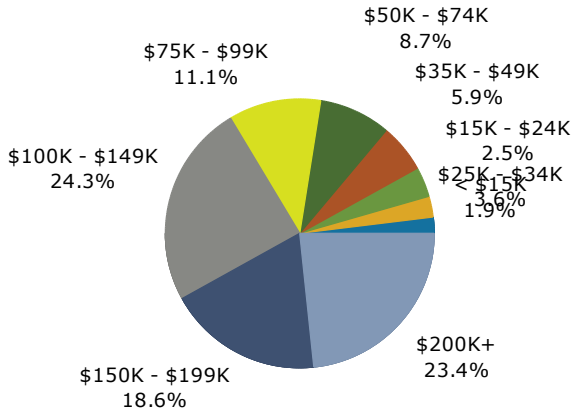
## Trends 2019-2024



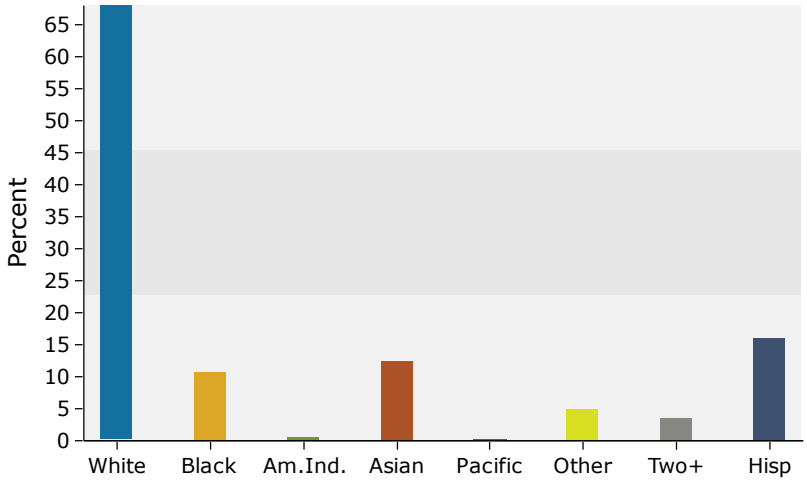

## Population by Age




## 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.