



10 Acre Corner with 7-11  
new 10,875 sf Starbucks anchored  
shopping center Coming Soon

Pad Sites Available

Daycare Site Available

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

Contact: Vaughn Miller  
214-390-3444  
[vaughn@vcmddevelopment.com](mailto:vaughn@vcmddevelopment.com)



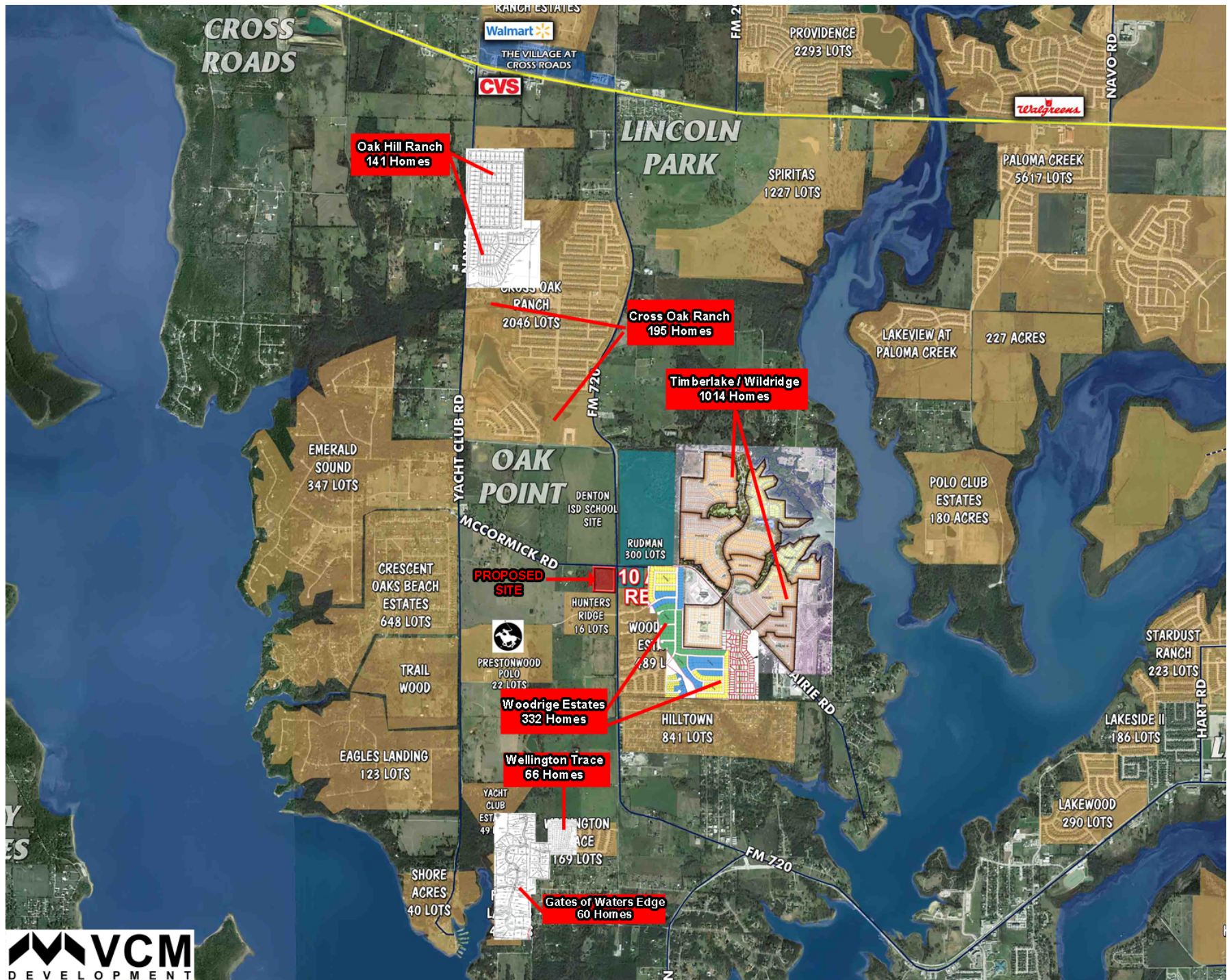
**PRESTONWOOD POLO CROSSING**  
**SOUTH OF FM 720 & MCCORMICK ROAD**  
**OAK POINT, TX**

Contact:  
Vaughn Miller  
214-390-3444  
[vaughn@vcmddevelopment.com](mailto:vaughn@vcmddevelopment.com)

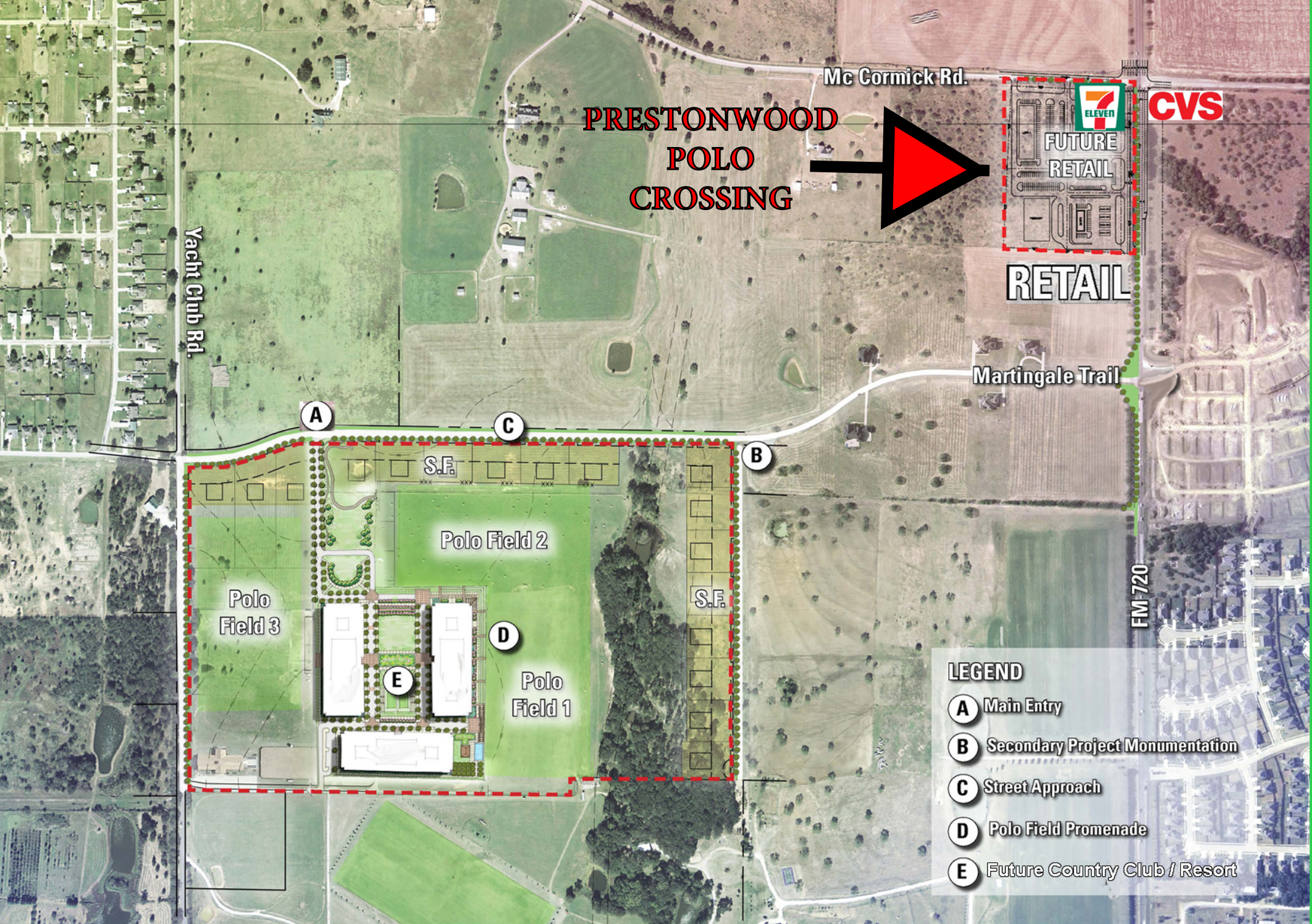
**VCM**  
**DEVELOPMENT**

25 Highland Park Village  
Suite 100  
Dallas, TX 75205  
[www.VCMRE.com](http://www.VCMRE.com)







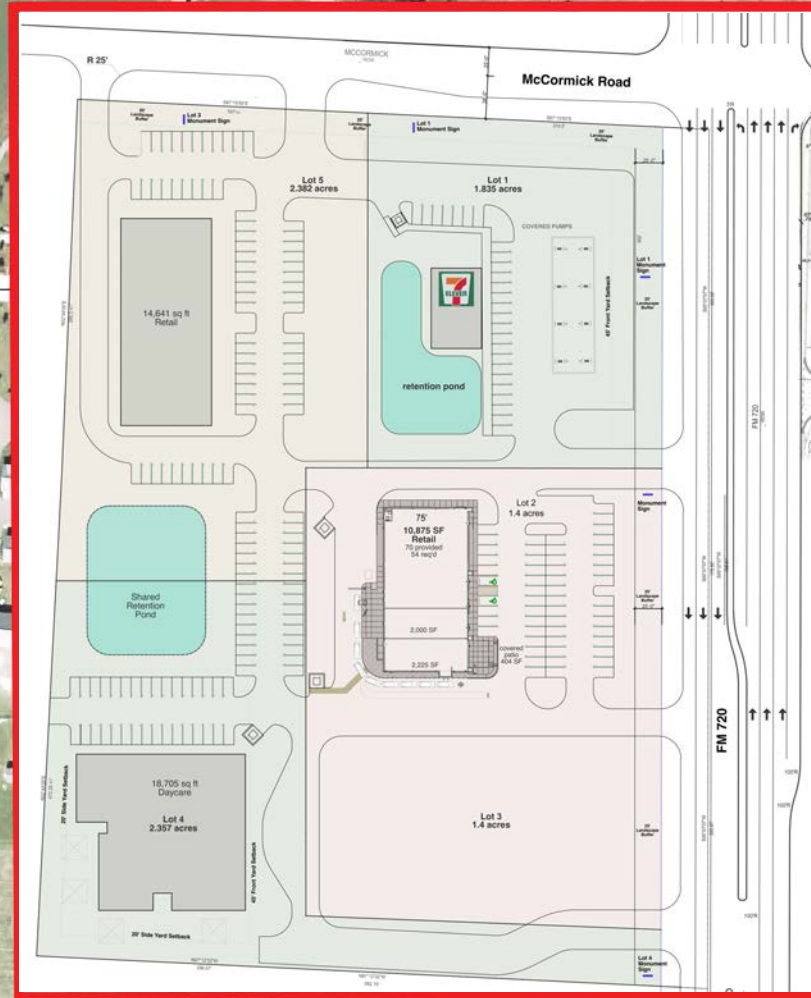




**PRESTONWOOD  
POLO  
CROSSING**

**FM 720**

**Mc Cormick Rd.**

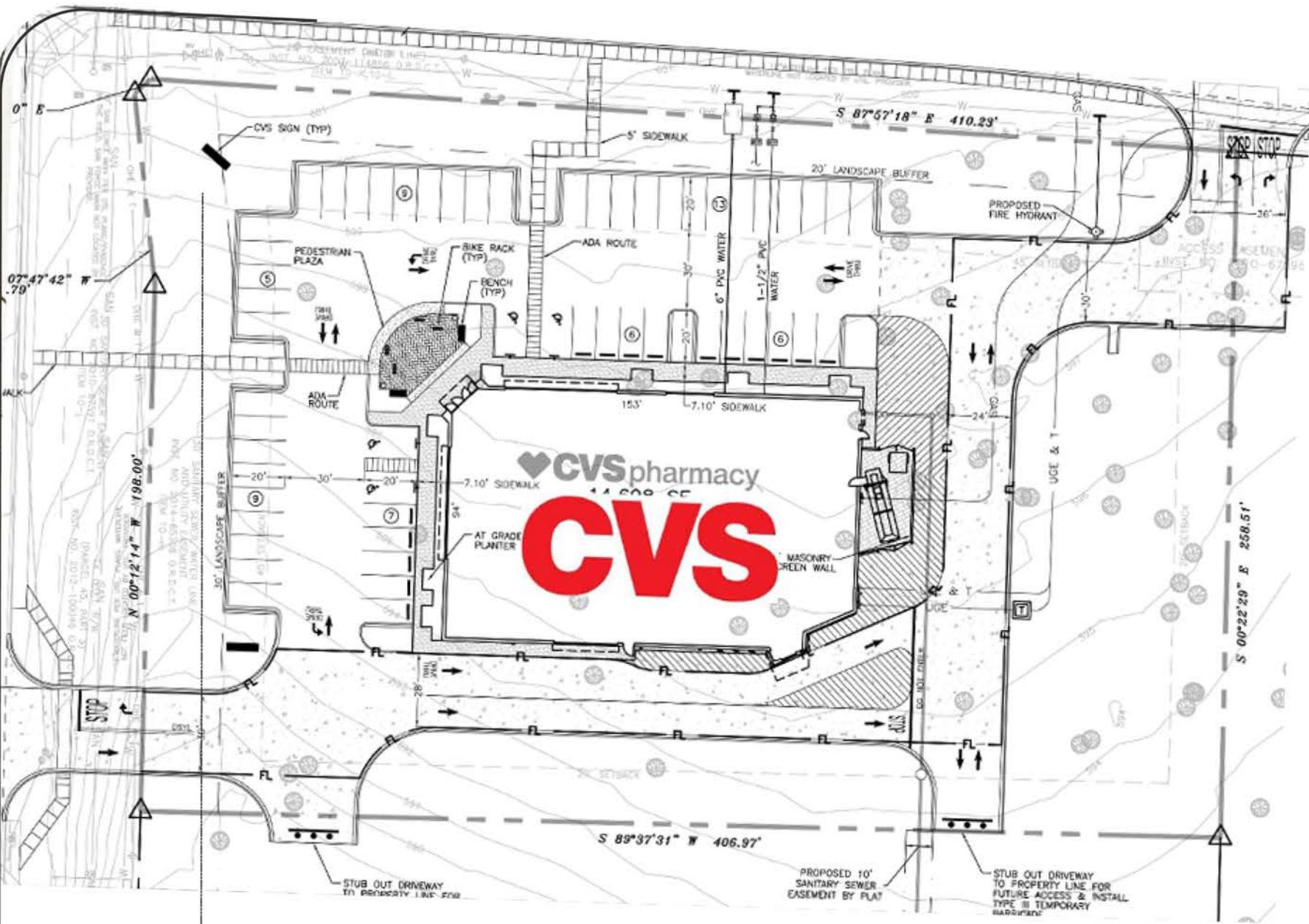
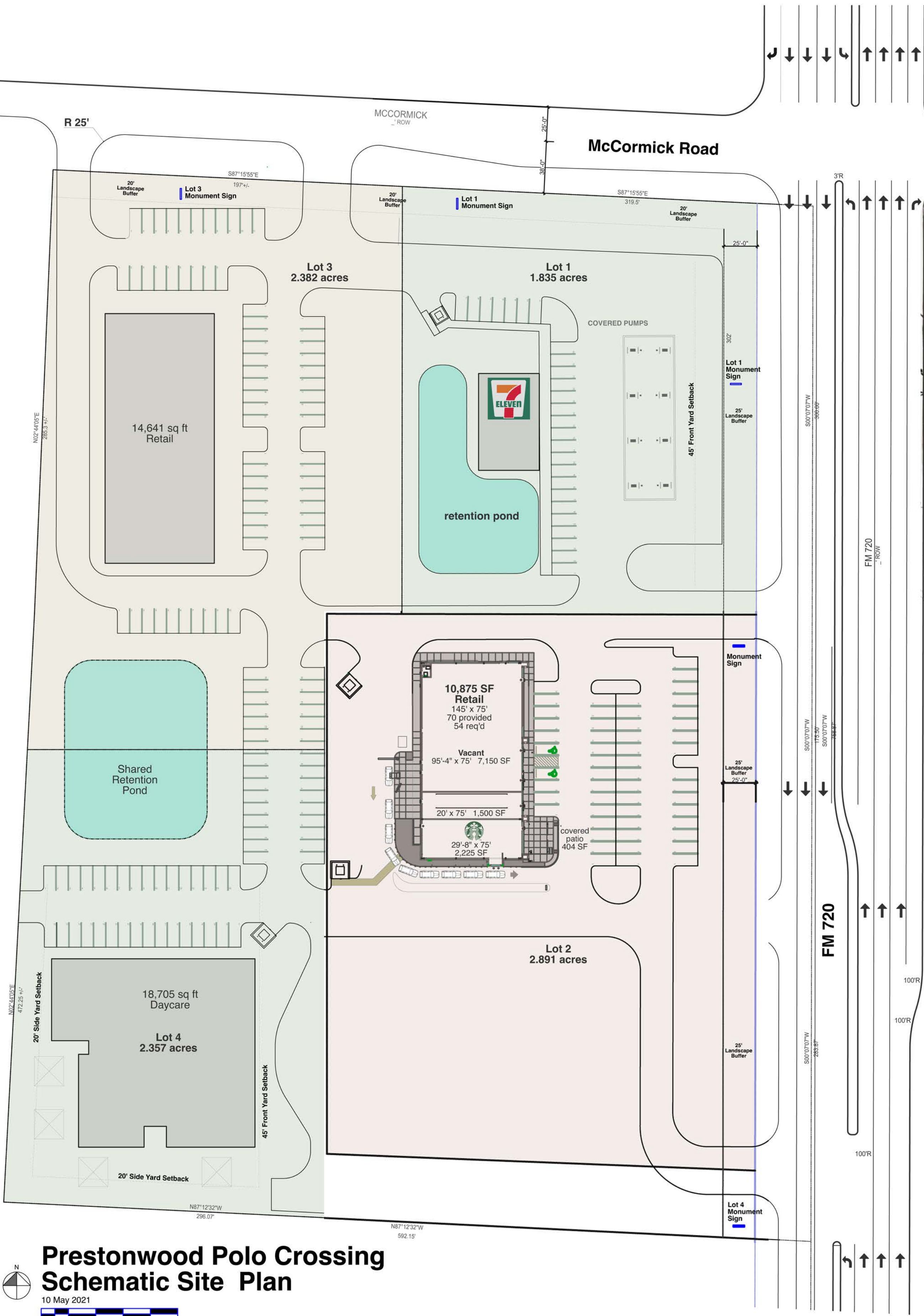


**Martingale Trail**

**C**

**B**





**Prestonwood Polo Crossing Schematic Site Plan**  
10 May 2021  
0 10 20 40 60 80 100  
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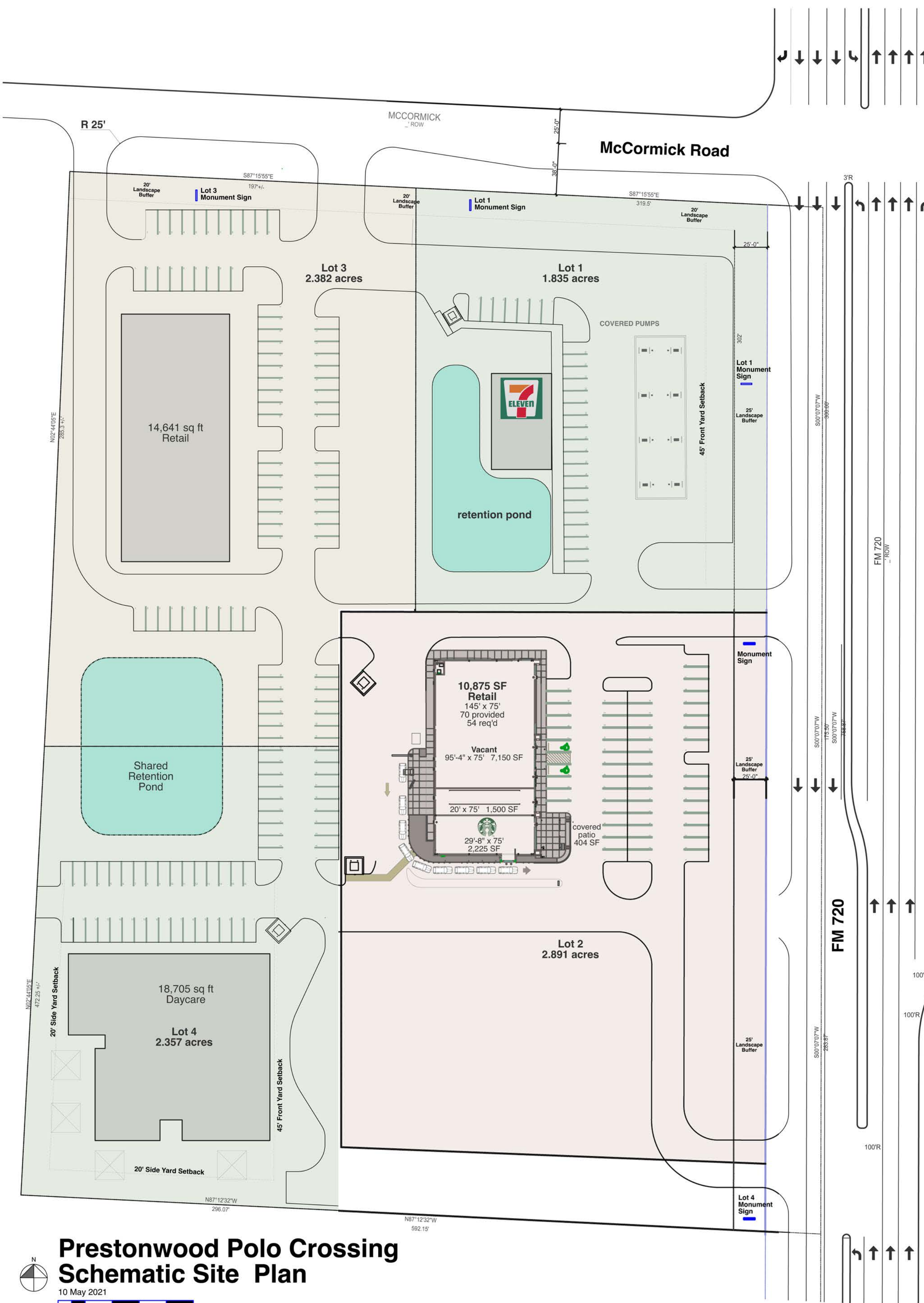
# Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

Revisions

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Duane Meyers  
560 PR 2422  
Uncertain, TX 75661  
903.484.4040  
drmeyers@mac.com

# Prestonwood Polo Crossing

Oak Point, TX   McCormick @ FM 720

Oak Point, TX McCormick @ FM 720

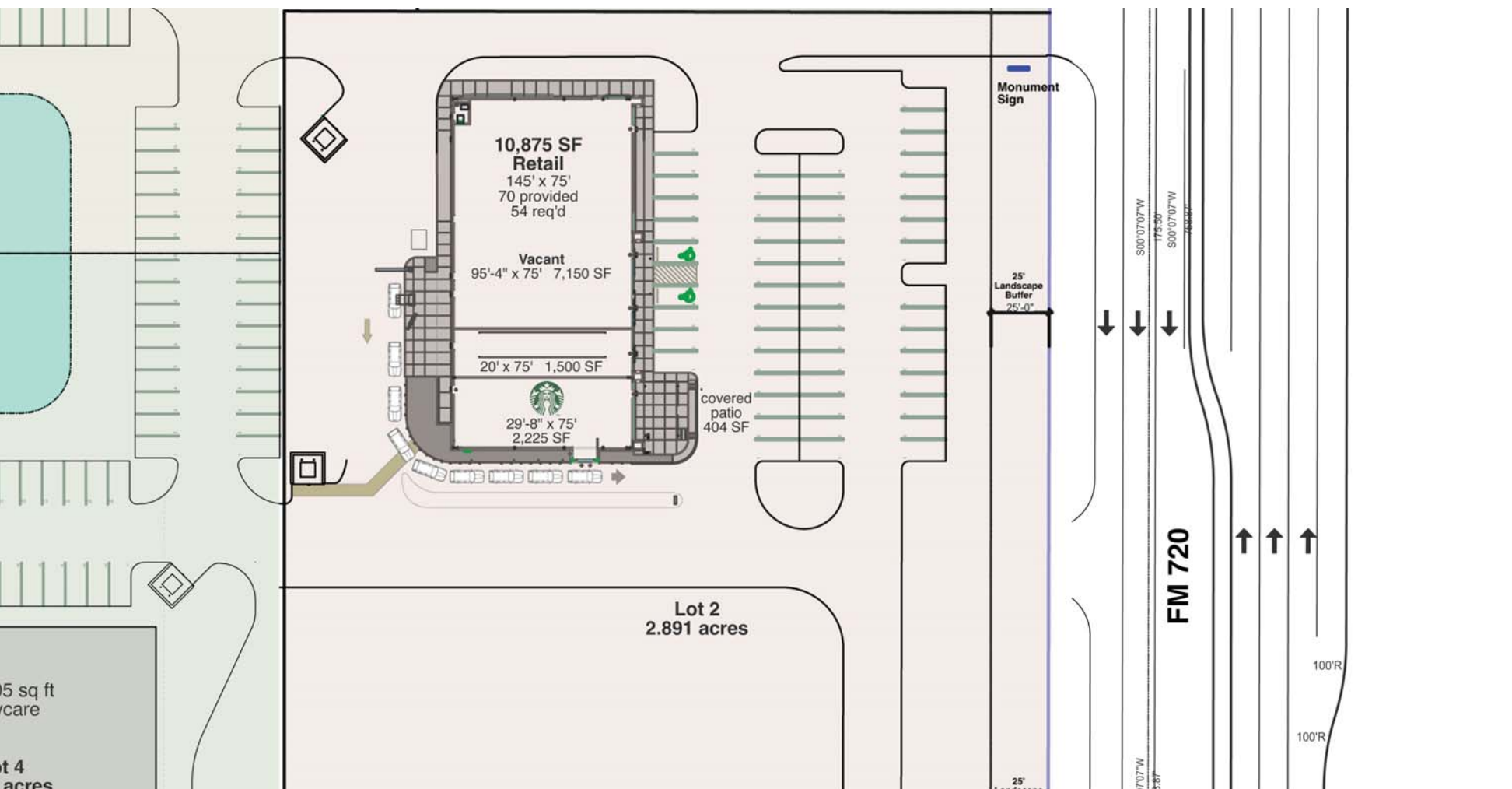
Revisions

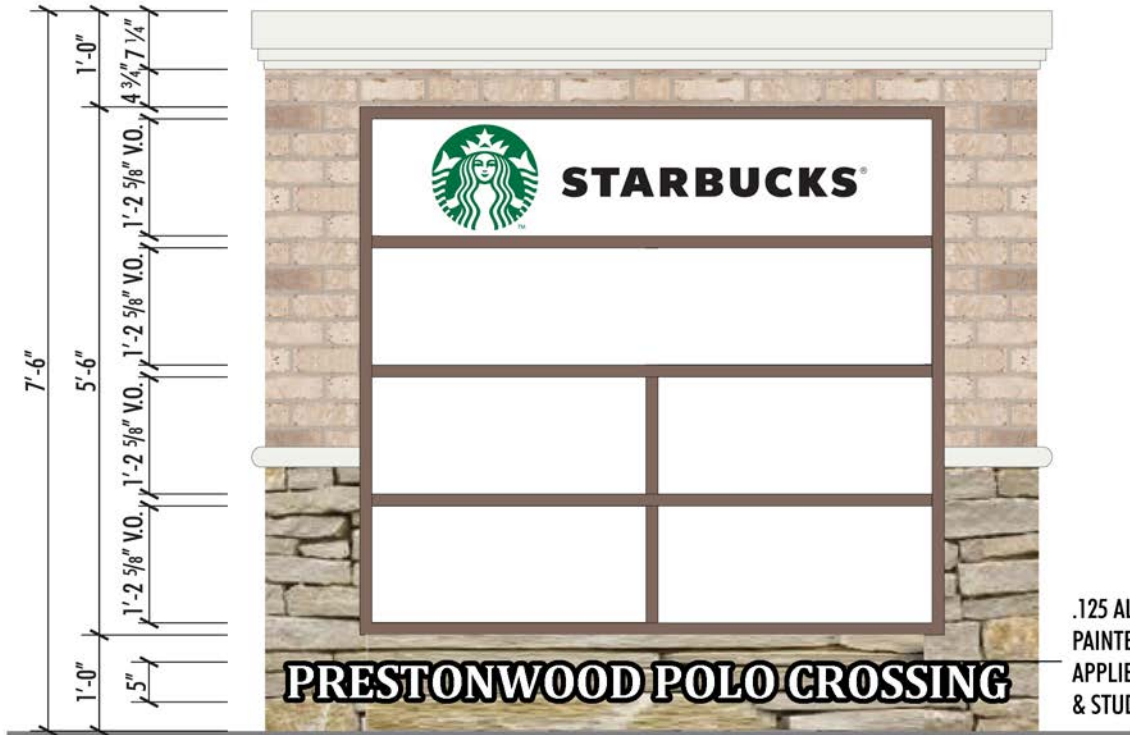
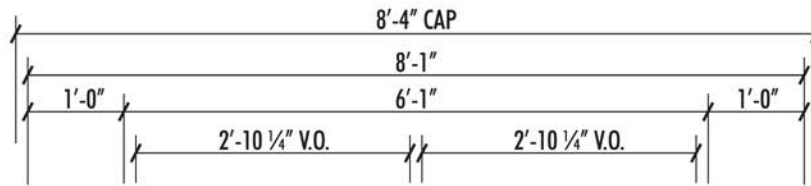
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## A1.01

11 May 2021







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





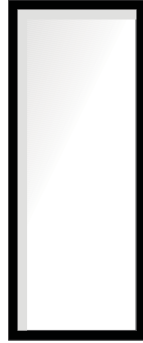
**Custom Stone Granbury**  
Natural Chopped



**Identity Wood Products**  
1000 Light Cedar



**Berridge Awning T- Panel**  
Matte Black Steel



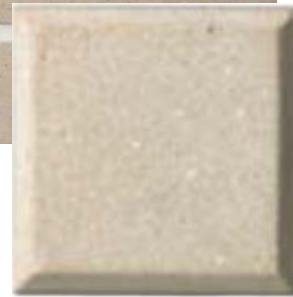
**PacClad Matte Black Steel**  
Aluminum Coping



**SW 7030 Anew Gray**  
Stucco Finish Coat



**Camel King Size Brick**  
Cream Bilco Brick



**Cast Stone**  
Better Cast Stone Sand



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**Starbucks @ Prestonwood Polo Crossing**  
Oak Point, TX McCormick @ FM 720

Revisions

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**A0.01**

21 Dec 2021

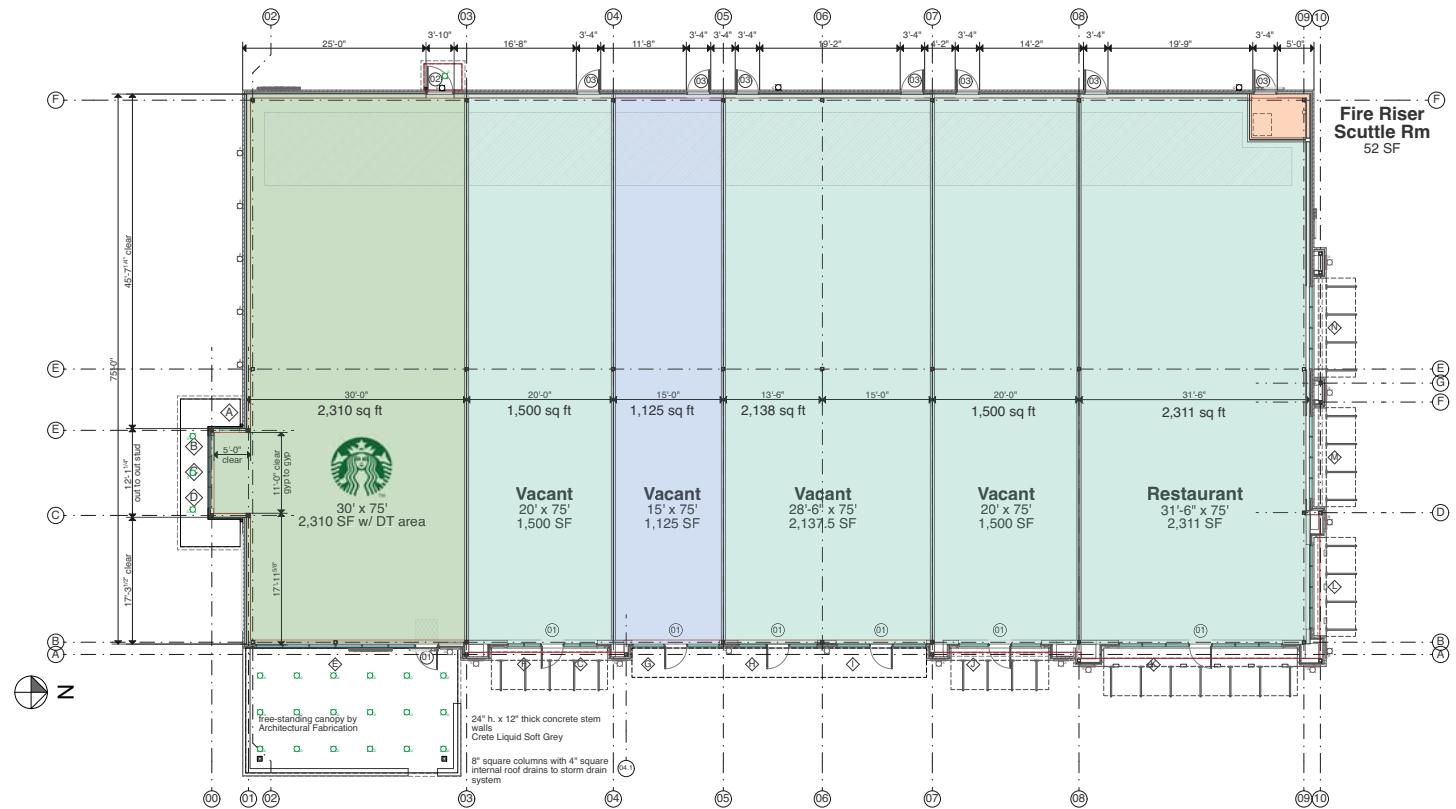
## Color Board Submittal

All selections subject to approval in 4' x 4' sample board on site by Owner & Architect



PRESTONWOOD POLO CROSSING			
LEGAL DESCRIPTION			
GEORGE W. DANIELS SURVEY, ABSTRACT NO. 331, PORTION OF LOT 8F&2, HUNTERS RIDGE ADDITION, AND ADDITION TO THE CITY OF OAK POINT, DENTON COUNTY, TEXAS (2.83 ACRES)			
OWNERS:			
VCM OAK POINT RETAIL, LTD 25 HIGHLAND PARK VILLAGE, SUITE 100-464 DALLAS, TX 75205 VAUGH MILLER PH: 214.390.3444			
APPLICANT:			
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572			
SURVEYOR:			
WINDROSE LAND SURVEYING & PLATTING 220 SOUTH ELM STREET, SUITE 200 LEWISVILLE, TX 75057 JACK BARTON PH: 214.217.2544			
CITY:		STATE:	
OAK POINT		TEXAS	
COUNTY	SURVEY	ABSTRACT NO.	
DENTON	GEORGE W. DANIELS SURVEY	331	





01 Prestonwood Polo Crossing Bldg Plan  
SCALE: 1/8" = 1'-0"



#### PRESTONWOOD POLO CROSSING

LEGAL DESCRIPTION			
GEORGE W. DANIELS SURVEY ABSTRACT NO. 331, PORTION OF LOT 89-2, HUNTERS RIDGE ADDITION, AND ADDITION TO THE CITY OF OAK POINT, DENTON COUNTY, TEXAS (2.83 ACRES)			
<b>OWNERS:</b> VCM OAK POINT RETAIL, LTD. 25 HIGHLAND PARK VILLAGE, SUITE 100-464 DALLAS, TX 75205 VAUGH MILLER PH: 214.390.3444			
<b>APPLICANT:</b> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572			
<b>SURVEYOR:</b> WINDROSE LAND SURVEYING & PLATTING 220 SOUTH ELM STREET, SUITE 200 LEWISVILLE, TX 75057 JACK BARTON PH: 214.217.2544			
CITY:	STATE:		
OAK POINT	TEXAS		
COUNTY:	SURVEY:	ABSTRACT NO:	
DENTON	GEORGE W. DANIELS SURVEY	331	

**Revisions**  
Rev 1 per Starbucks review comments

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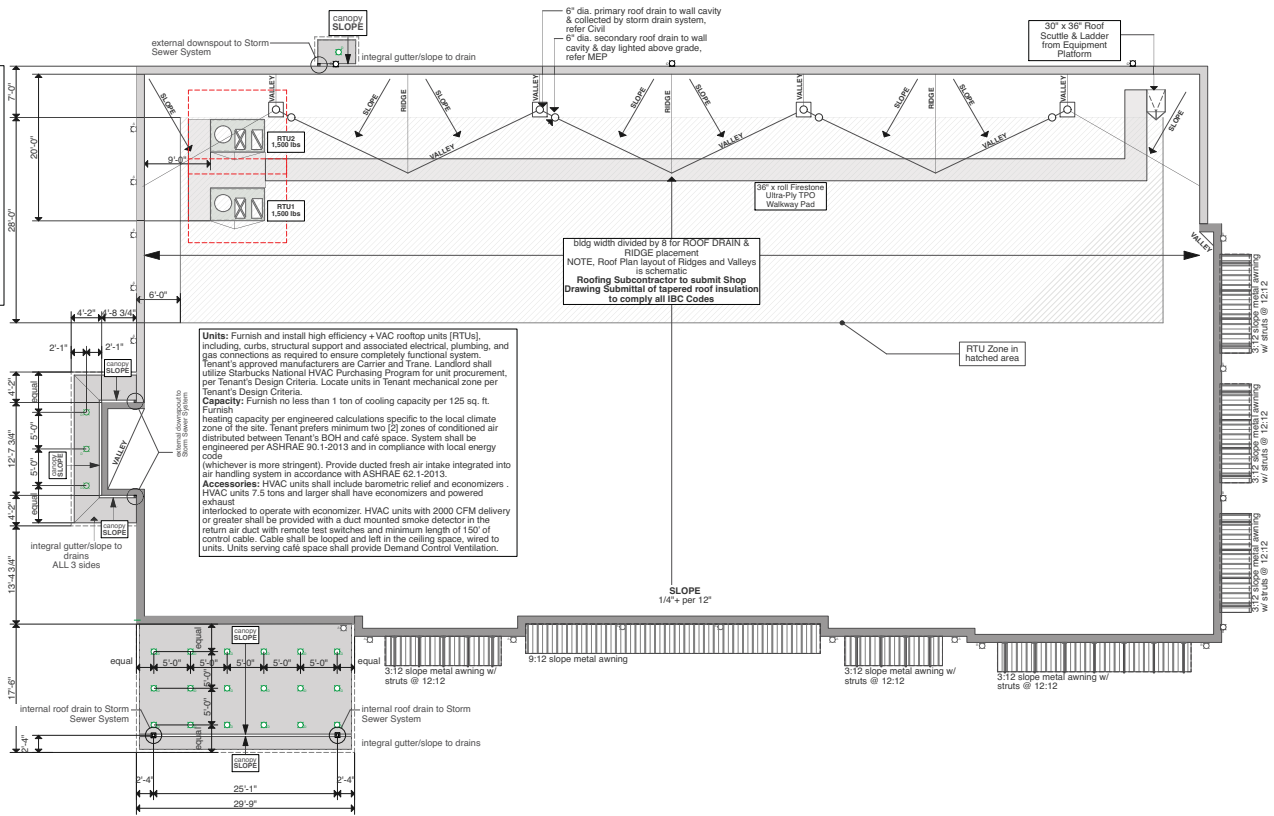
**A2.01**  
21 Dec 2021

**Starbucks @ Prestonwood Polo Crossing**  
Oak Point, TX McCormick @ FM 720





- General Notes Roof Plan:**
1. TPO Roofing:  
Equal to Firestone 60 mil TPO roofing over 1/4" Dens Deck over R-25 rigid polyiso insulation  
COLOR: white
  2. All roof mounted equipment, locations & weights to be approved by Landford's Architect/Engineer prior to installation.
  3. Roof Drains:  
Firestone 6" dia.  
refer Civil & MEP drawings for discharge details
  4. All future roof mounted equipment, locations & weights to be approved by Landford's Architect/Engineer prior to installation.
  5. Pre-finished metal coping to be equal to PacClad Matte Black Steel installation.
  6. Sheet Metal Awning & Canopy:  
Integral system supplied by Architectural Fabrication



01 Prestonwood Polo Crossing Roof Plan  
SCALE: 1/8" = 1'-0"



PRESTONWOOD POLO CROSSING			
LEGAL DESCRIPTION			
GEORGE W. DANIELS SURVEY ABSTRACT NO. 331, PORTION OF LOT 6R2, HUNTERS RIDGE ADDITION, AND ADDITION TO THE CITY OF OAK POINT, DENTON COUNTY, TEXAS (2.83 ACRES)			
OWNERS:			
VCM OAK POINT RETAIL, LTD. 25 HIGHLAND PARK VILLAGE, SUITE 100-464 DALLAS, TX 75205 VAUGHN MILLER PH: 214.390.3444			
APPLICANT:			
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572			
SURVEYOR:			
WINDROSE LAND SURVEYING & PLATTING 220 SOUTH ELM STREET, SUITE 200 LEWISVILLE, TX 75057 JACK BARTON PH: 214.217.2544			
CITY:		STATE:	
OAK POINT		TEXAS	
COUNTY:	SURVEY:	ABSTRACT NO:	
DENTON	GEORGE W. DANIELS SURVEY	331	

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**A2.02**

21 Dec 2021

**Starbucks @ Prestonwood Polo Crossing**  
Oak Point, TX McCormick @ FM 720



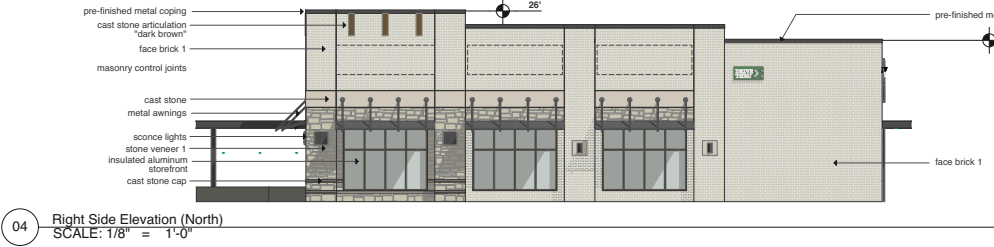
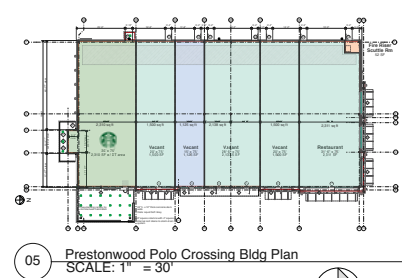
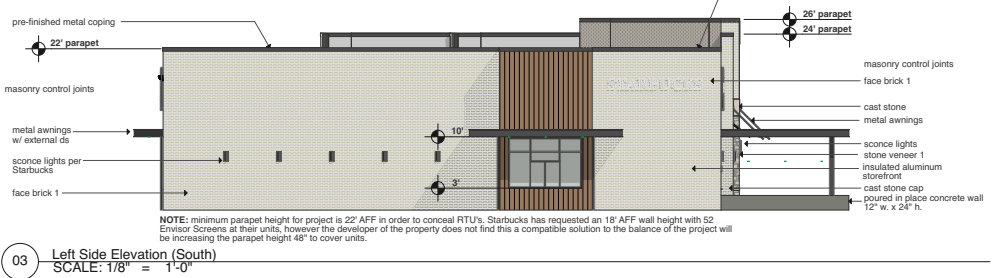
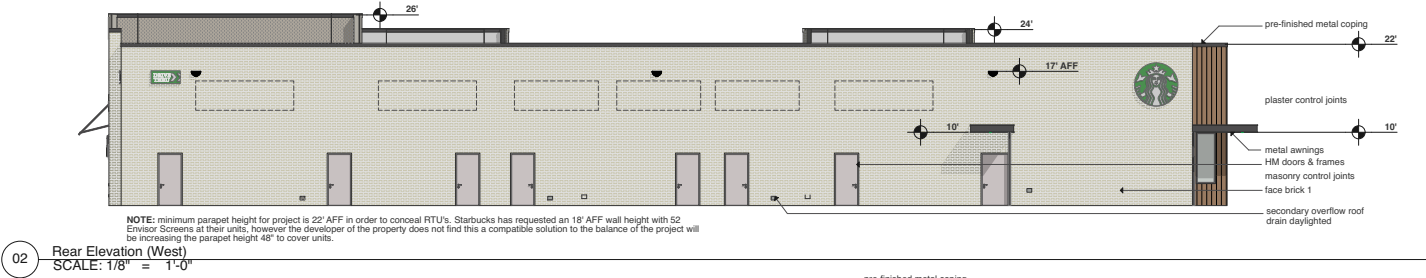
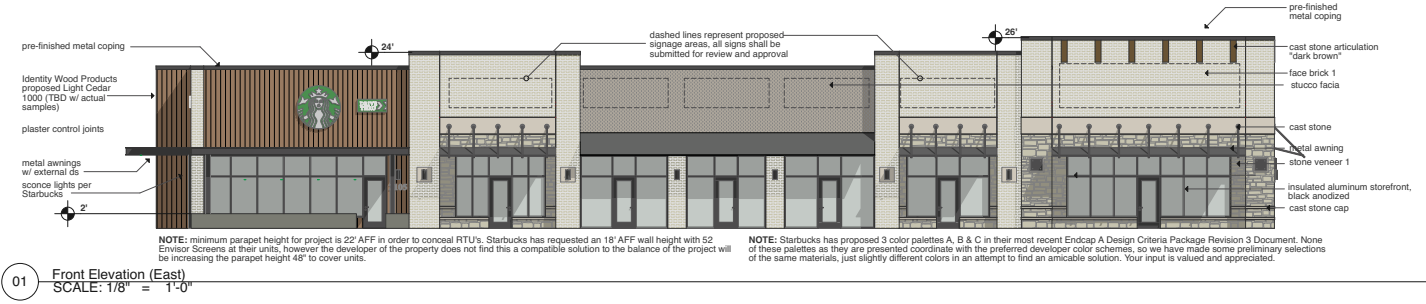




Dan Meyer  
14048 FM 720  
Oak Point, TX 75085  
d.meyer@starbucks.com

# Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720



Material	Mfg.	Color	01 South Elevation (DT side)		02 North Elevation (right side)		03 West Elevation (rear)		04 East Elevation (front)		Material Totals	Material %
			Area	Percentage	Area	Percentage	Area	Percentage	Area	Percentage		
stone veneer	Custom Stone	Granbury Natural Chopped (blend)	8	0.5%	228	11.9%	0	0.0%	351	10.0%	587	5.6%
cast stone	Better Cast Stone	Sand	1	0.1%	112	5.8%	0	0.0%	42	1.2%	155	1.5%
brick veneer	Blanco Brick	Carmel Cream	1,410	80.3%	1,178	61.4%	2,988	89.1%	1,026	29.3%	6,600	62.7%
synthetic wood	Identity Wood	1000 Light Cedar	189	10.8%	0	0.0%	71	2.1%	433	12.4%	693	6.6%
stucco	Dryvit	SW 7030 Anew Gray	0	0.0%	0	0.0%	0	0.0%	349	10.0%	349	3.3%
aluminum storefront	US Aluminum	Black Anodized clear glass	68	3.9%	291	15.2%	0	0.0%	974	27.9%	1,333	12.7%
metal awning	Berridge T-Panel	Matte Black	20	1.1%	48	2.5%	14	0.4%	212	6.1%	294	2.8%
metal coping	Pac Clad	Matte Black Steel	59	3.4%	61	3.2%	110	3.3%	110	3.1%	340	3.2%
hm door frame	Republic	Black	0	0.0%	0	0.0%	171	5.1%	0	0.0%	171	1.6%
<b>Totals</b>			<b>1,755</b>	<b>100.0%</b>	<b>1,918</b>	<b>100.0%</b>	<b>3,352</b>	<b>100.0%</b>	<b>3,497</b>	<b>100.0%</b>	<b>10,522</b>	<b>100.0%</b>



NOTE:  
1. This facade plan is for conceptual purposes only. All building plans require review and approval of the Building Inspection Department.  
2. All Mechanical Equipment shall be screened from public view in accordance with the Comprehensive 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 the Building Inspection Department.

PRESTONWOOD POLO CROSSING	
LEGAL DESCRIPTION	
GEORGE W. DANIELS SURVEY ABSTRACT NO. 331, PORTION OF LOT 8R-2, HUNTERS RIDGE ADDITION, AND ADDITION TO THE CITY OF OAK POINT, DENTON COUNTY, TEXAS (2.83 ACRES)	
OWNERS: VCM OAK POINT RETAIL, LTD. 25 HIGHLAND PARK VILLAGE, SUITE 100-464 DALLAS, TX 75205 VAUGH MILLER PH: 214.390.3444	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
SURVEYOR: WINDROSE LAND SURVEYING & PLATTING 220 SOUTH ELM STREET, SUITE 200 LEWISVILLE, TX 75057 JACK BARTON PH: 214.217.2544	
CITY: OAK POINT	STATE: TEXAS
COUNTY: DENTON	SURVEY: GEORGE W. DANIELS SURVEY
ABSTRACT NO: 331	

Revisions  
Rev 1 per Starbucks review comments

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**A3.01**

21 Dec 2021





01 OAK Axo 1  
SCALE: 1:125



02 OAK Axo 2  
SCALE: 1:125



PRESTONWOOD POLO CROSSING			
LEGAL DESCRIPTION			
GEORGE W. DANIELS SURVEY ABSTRACT NO. 331, PORTION OF LOT 8R-2, HUNTERS RIDGE ADDITION, AND ADDITION TO THE CITY OF OAK POINT, DENTON COUNTY, TEXAS (2.83 ACRES)			
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CITY		STATE	
OAK POINT		TEXAS	
COUNTY	SURVEY	ABSTRACT NO.	
DENTON	GEORGE W. DANIELS SURVEY	331	



# Starbucks @ Prestonwood Polo Crossing

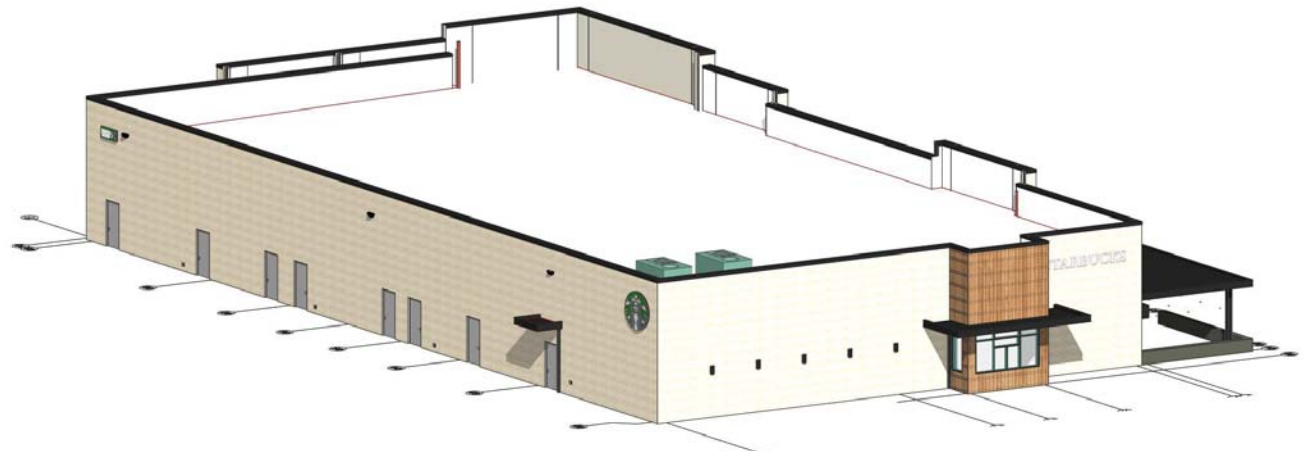
Oak Point, TX McCormick @ FM 720

Revisions
Rev1 per Starbucks review comments
<p>The document is released for the purpose of inform review under the authority of Duane Meyer, Architect, State of Texas and is not to be used for construction, bidding or permitting.</p>
<p><b>A3.02</b></p> <p>21 Dec 2021</p>





01 OAK Axo 3  
SCALE: 1:125



02 OAK Axo 4  
SCALE: 1:125



PRESTONWOOD POLO CROSSING			
LEGAL DESCRIPTION			
GEORGE W. DANIELS SURVEY ABSTRACT NO. 331, PORTION OF LOT 8R-2, HUNTERS RIDGE ADDITION, AND ADDITION TO THE CITY OF OAK POINT, DENTON COUNTY, TEXAS (2.83 ACRES)			
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<b>APPLICANT:</b> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572			
<b>SURVEYOR:</b> WINDROSE LAND SURVEYING & PLATTING 220 SOUTH ELM STREET, SUITE 200 LEWISVILLE, TX 75057 JACK BARTON PH: 214.217.2544			
CITY:		STATE:	
OAK POINT		TEXAS	
COUNTY:	SURVEY:	ABSTRACT NO:	
DENTON	GEORGE W. DANIELS SURVEY	331	



# Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

Revisions
Rev1 per Starbucks review comments
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<b>A3.03</b>
21 Dec 2021



## RADIUS REPORT FOR 1, 3, and 5 miles around 3000 FM 720, Oak Point, TX 75068

PREPARED FOR: Vaughn Miller

DATE: January 03, 2022

### MAP





DEMOGRAPHICS

Population

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01003

Race & Ethnicity

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
White	1,397	55%	17,790	59%	65,887	59%
Black	272	11%	4,383	14%	14,408	13%
American Indian	4	0%	86	0%	446	0%
Asian	49	2%	551	2%	4,120	4%
Pacific Islander	0	0%	0	0%	21	0%
Other race	7	0%	54	0%	165	0%
Two or more races	29	1%	1,059	3%	3,502	3%
Hispanic	762	30%	6,478	21%	22,448	20%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B03002

Age Breakdown

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
9 & under	406	16%	4,970	16%	17,644	16%
10 to 19	363	14%	4,516	15%	16,380	15%
20 to 29	209	8%	2,679	9%	10,465	9%
30 to 39	520	21%	5,327	18%	19,844	18%
40 to 49	320	13%	5,104	17%	18,486	17%
50 to 59	370	15%	3,678	12%	12,469	11%
60 to 69	222	9%	2,569	8%	9,390	8%
70 & over	110	4%	1,558	5%	6,319	6%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01001



## Age by Gender Breakdown

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
Total Male	1,249	50%	14,535	48%	54,346	49%
Male - 9 & under	216	9%	2,349	8%	8,922	8%
Male - 10 to 19	139	6%	2,304	8%	8,432	8%
Male - 20 to 29	104	4%	1,156	4%	4,624	4%
Male - 30 to 39	237	9%	2,476	8%	9,519	9%
Male - 40 to 49	187	7%	2,612	9%	9,669	9%
Male - 50 to 59	196	8%	1,812	6%	6,027	5%
Male - 60 to 69	106	4%	1,106	4%	4,142	4%
Male - 70 & over	63	3%	720	2%	3,012	3%
Total Female	1,270	50%	15,866	52%	56,650	51%
Female - 9 & under	190	8%	2,621	9%	8,723	8%
Female - 10 to 19	224	9%	2,212	7%	7,947	7%
Female - 20 to 29	105	4%	1,524	5%	5,841	5%
Female - 30 to 39	283	11%	2,851	9%	10,325	9%
Female - 40 to 49	133	5%	2,491	8%	8,817	8%
Female - 50 to 59	173	7%	1,866	6%	6,442	6%
Female - 60 to 69	116	5%	1,463	5%	5,248	5%
Female - 70 & over	46	2%	838	3%	3,306	3%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01001, B01003

## Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2019 inflation adjusted dollars)	\$94,845		\$97,694		\$97,950	
Households	837		9,999		36,063	
Less than \$25,000	67	8%	833	8%	3,115	9%
\$25,000 to \$49,999	126	15%	1,139	11%	4,154	12%
\$50,000 to \$74,999	131	16%	1,613	16%	5,662	16%
\$75,000 to \$99,999	120	14%	1,558	16%	5,555	15%
\$100,000 to \$199,999	312	37%	3,724	37%	13,475	37%
\$200,000 or more	81	10%	1,132	11%	4,101	11%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B19001, B19013

## Households

	1 mile		3 miles		5 miles	
Total Households	838		9,999		36,063	
Family households	663	79%	7,674	77%	28,130	78%
Married couple family	565	67%	6,294	63%	22,878	63%
With own children under 18	249	30%	3,180	32%	11,701	32%
Other family	98	12%	1,381	14%	5,252	15%
Single male householder with own children under 18	44	5%	425	4%	1,169	3%
Single female householder with own children under 18	13	2%	532	5%	2,046	6%
Nonfamily households	175	21%	2,325	23%	7,934	22%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B11001, B11003



## Educational Attainment

	1 mile		3 miles		5 miles	
Total Population 25 years & Over	1,658		19,796		72,636	
No high school diploma	156	9%	1,532	8%	5,069	7%
High school graduate or equal	393	24%	3,936	20%	14,175	20%
Some college	385	23%	4,403	22%	17,411	24%
Associate's degree	169	10%	2,205	11%	6,388	9%
Bachelor's degree	449	27%	5,418	27%	20,175	28%
Masters, doctorate, professional	105	6%	2,302	12%	9,418	13%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B15002

## Employment Status

	1 mile		3 miles		5 miles	
Total Population 16 years & Over	1,824		22,208		81,941	
In labor force	1,389	76%	16,628	75%	60,458	74%
Civilian labor force	1,387	76%	16,605	75%	60,425	74%
Employed	1,358	74%	16,193	73%	57,908	71%
Unemployed	29	2%	412	2%	2,517	3%
In armed forces	2	0%	23	0%	34	0%
Not in labor force	435	24%	5,580	25%	21,482	26%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B23025

## Housing Units

	1 mile		3 miles		5 miles	
Housing Units	924		10,636		37,652	
Occupied Housing Units	838		9,999		36,063	
Owner occupied units	706	84%	8,338	83%	29,368	81%
Renter occupied units	131	16%	1,662	17%	6,695	19%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B25024, B25003

## Housing Unit Value

	1 mile		3 miles		5 miles	
Owner Occupied Housing Units	706		8,338		29,368	
Less than \$100,000	50	7%	338	4%	1,853	6%
\$100,000 to \$199,999	249	35%	2,244	27%	6,415	22%
\$200,000 to \$299,999	189	27%	3,187	38%	11,748	40%
\$300,000 to \$399,999	118	17%	1,547	19%	5,741	20%
\$400,000 to \$499,999	57	8%	561	7%	2,217	8%
\$500,000 or more	43	6%	462	6%	1,395	5%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B25075

## Detailed Age Breakdown

	1 mile		3 miles		5 miles	
Total Population	2,520		30,401		110,996	
Male	1,249	50%	14,535	48%	54,346	49%
Under 5 years	98	4%	1,102	4%	4,251	4%
5 to 9 years	118	5%	1,247	4%	4,671	4%
10 to 14 years	73	3%	1,344	4%	4,760	4%
15 to 17 years	54	2%	760	2%	2,675	2%
18 and 19 years	12	0%	200	1%	997	1%
20 years	13	1%	113	0%	465	0%
21 years	5	0%	71	0%	343	0%
22 to 24 years	29	1%	325	1%	1,218	1%
25 to 29 years	57	2%	647	2%	2,597	2%
30 to 34 years	135	5%	1,206	4%	4,611	4%
35 to 39 years	102	4%	1,270	4%	4,907	4%
40 to 44 years	110	4%	1,527	5%	5,520	5%
45 to 49 years	77	3%	1,085	4%	4,149	4%
50 to 54 years	104	4%	996	3%	3,172	3%
55 to 59 years	92	4%	816	3%	2,855	3%
60 and 61 years	16	1%	193	1%	751	1%
62 to 64 years	40	2%	526	2%	1,569	1%
65 and 66 years	25	1%	168	1%	834	1%
67 to 69 years	26	1%	220	1%	989	1%
70 to 74 years	18	1%	283	1%	1,229	1%
75 to 79 years	27	1%	233	1%	946	1%
80 to 84 years	6	0%	104	0%	535	0%
85 years and over	13	1%	101	0%	303	0%
	1 mile		3 miles		5 miles	
Female:	1,270	50%	15,866	52%	56,650	51%
Under 5 years	92	4%	1,216	4%	4,033	4%
5 to 9 years	97	4%	1,405	5%	4,689	4%
10 to 14 years	160	6%	1,507	5%	4,983	4%
15 to 17 years	41	2%	474	2%	2,070	2%
18 and 19 years	22	1%	231	1%	894	1%
20 years	8	0%	207	1%	555	1%
21 years	3	0%	82	0%	392	0%
22 to 24 years	35	1%	321	1%	1,363	1%
25 to 29 years	59	2%	914	3%	3,531	3%
30 to 34 years	190	8%	1,485	5%	4,891	4%
35 to 39 years	93	4%	1,366	4%	5,434	5%
40 to 44 years	73	3%	1,330	4%	4,890	4%
45 to 49 years	60	2%	1,162	4%	3,927	4%
50 to 54 years	51	2%	923	3%	3,151	3%
55 to 59 years	122	5%	943	3%	3,292	3%
60 and 61 years	28	1%	365	1%	1,197	1%
62 to 64 years	37	1%	445	1%	1,633	1%
65 and 66 years	24	1%	341	1%	1,096	1%
67 to 69 years	26	1%	312	1%	1,322	1%
70 to 74 years	17	1%	389	1%	1,544	1%
75 to 79 years	12	0%	211	1%	737	1%
80 to 84 years	9	0%	167	1%	635	1%
85 years and over	8	0%	71	0%	391	0%

Source: U.S. Census Bureau, 2019 American Community Survey, Tables B01001, B01003. The numbers in the above table may not total up due to rounding.



# POPULATION PROJECTIONS

State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Texas	20,851,820	25,145,561	29,677,668	34,894,452				18%
Denton County	432,976	662,614	897,953	1,234,110				37%

Source: Texas Demographic Center, Projections of the Population of Texas and Counties in Texas by Age, Sex and Race/Ethnicity for 2010-2050, 2018.

## METHODOLOGY

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First, a geographic information system (GIS) analysis calculates the project's radius(es). The GIS analysis then identifies the 2019 US Census Bureau Block Groups that intersect the project's radiuses. Then, the GIS analysis calculates the percent of each Block Group within each radius distance (overlap). Next, the overlap percent is multiplied by the demographics for each Block Group. Finally, the radius demographic estimate equals the sum of the overlap multiplied by the demographics for all Block Groups that intersect a radius.

The benefits of this methodology are that it allows for:

1. the use of the **most current data** for small area geographies from the US Census Bureau;
2. the estimation of demographics for radius distances using dissimilar shaped Census Block Groups; and
3. **data comparability** (because estimates for small radiuses and large radiuses use the same methodology, geographies and datasets).

This methodology assumes that the **population is equally distributed** throughout a Block Group. This assumption can result in unlikely estimates for small radiuses (i.e. 1 mile) in rural areas with low population densities and thus, large geographic area Block Groups.

If you have any questions, you can reach Cubit at 1.800.939.2130 or at [www.cubitplanning.com](http://www.cubitplanning.com).

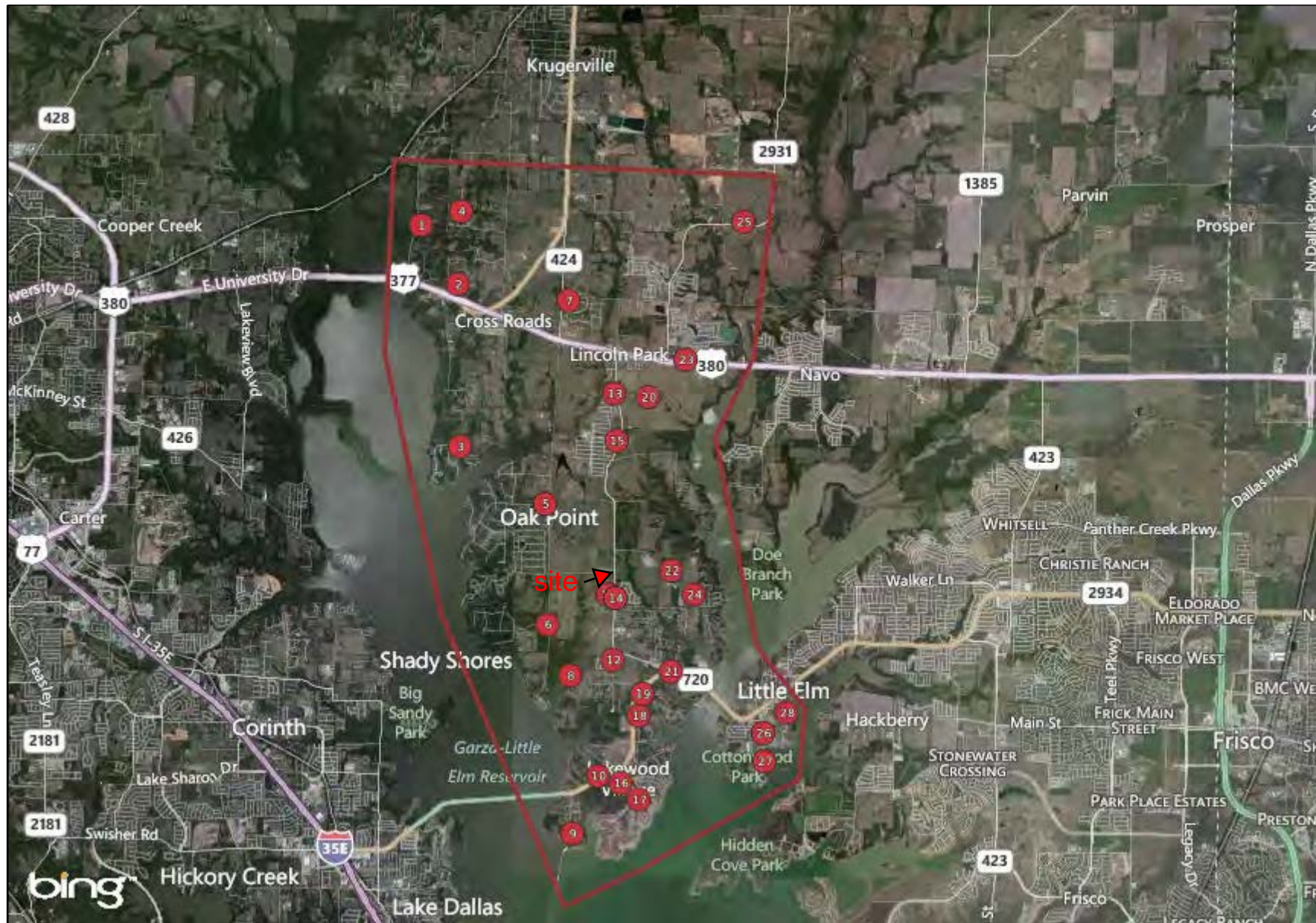
### CUBIT

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## Area of Interest

### *Oak Point Trade Area*

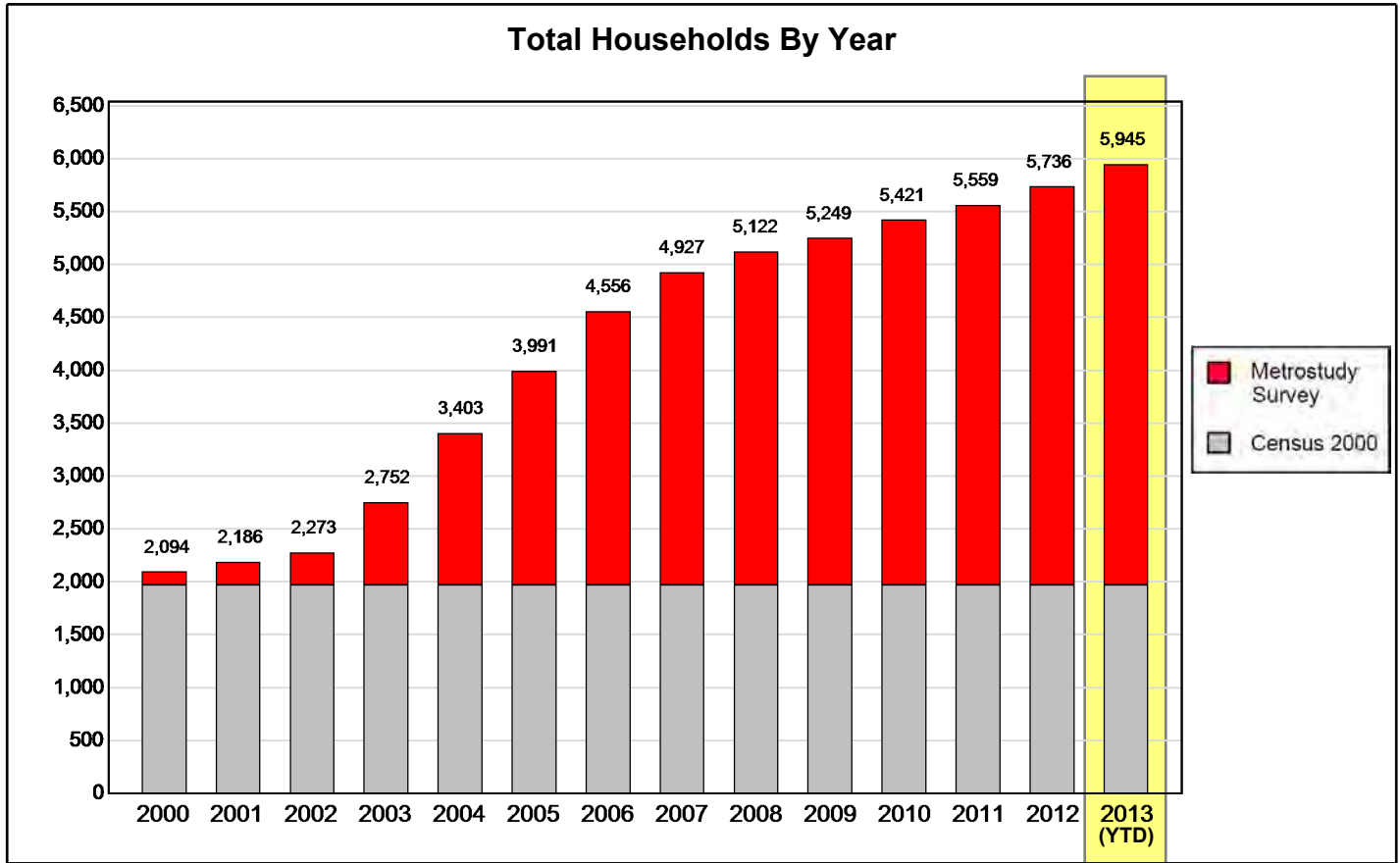


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# Household Growth Summary

## Oak Point Trade Area



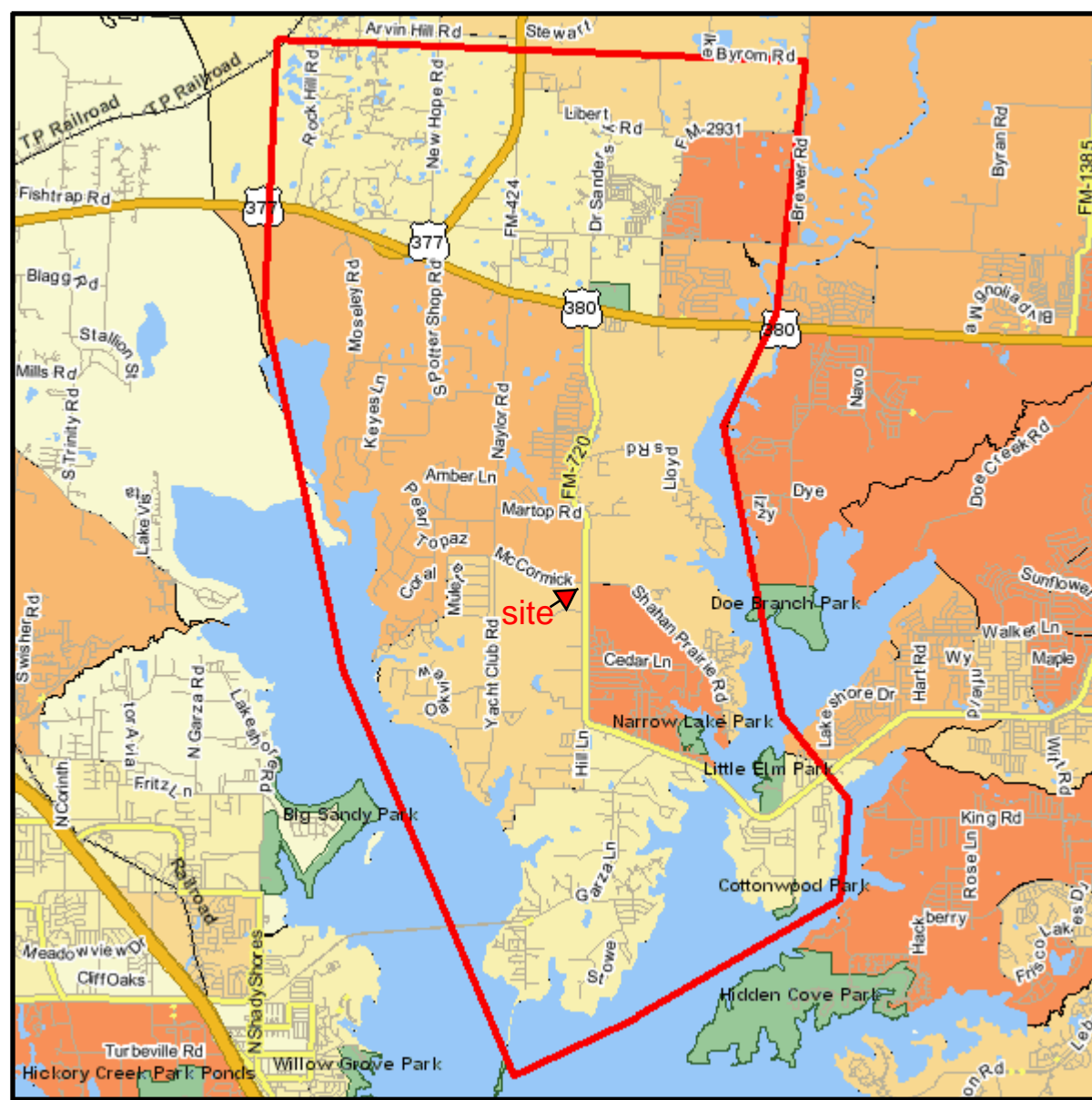
Household Development Summary								
Selected Subdivisions			Households By Construction Status					
Source	Count	Status	Future Lots	Vacant Lots	Housing Inventory	Occupied Units	Annual Closings Rate	Potential House-holds
Census						1,973 <sup>1</sup>		
Metrostudy	5	Builtout	0	0	0	153 <sup>2</sup>		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

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

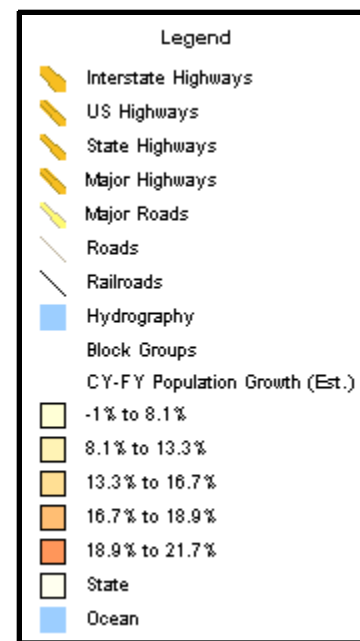
2. Cumulative closings since the Year 2000; Occupied units are recorded from onsite surveyor inspections performed during the Metrostudy residential survey. Closings are calculated as the change in occupied units between quarters.



## 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.