



10 Acre Corner with 7-11 & McDonalds
new 10,875 sf Starbucks anchored
shopping center,
12,200 sf phase II coming soon

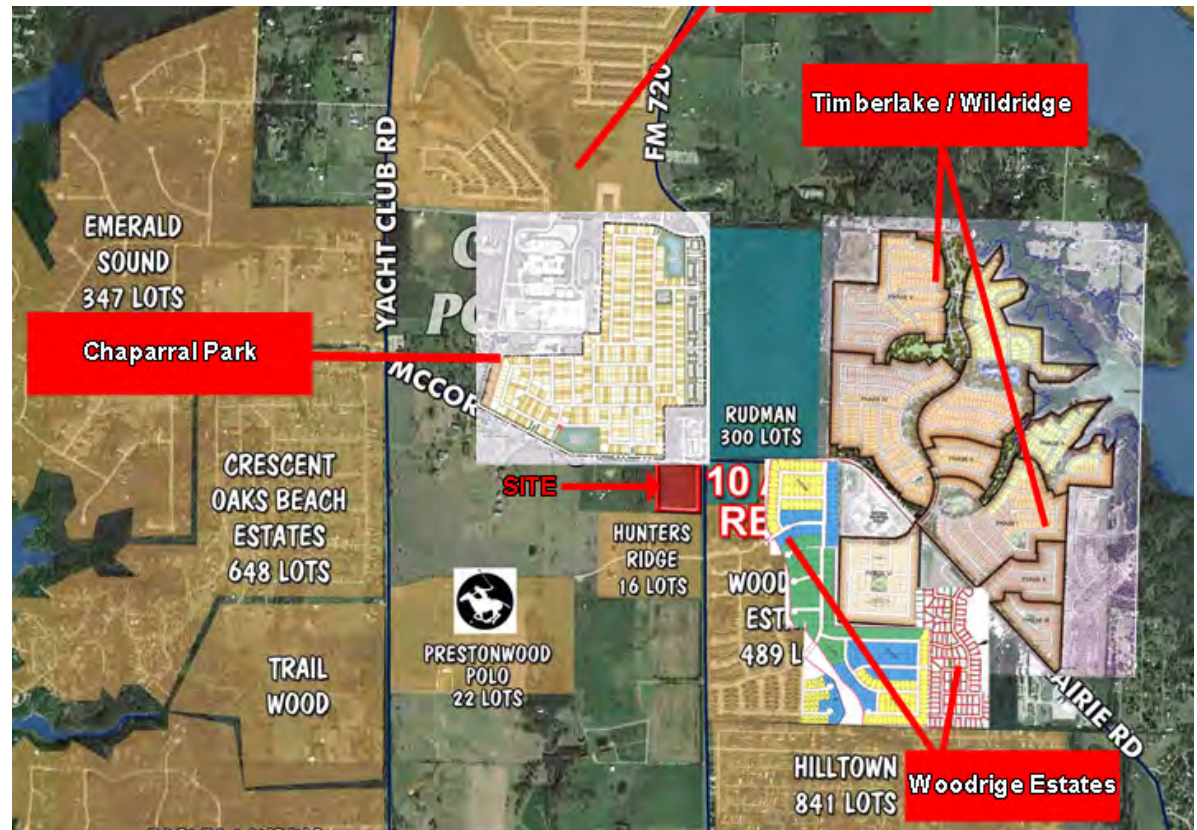
Montessori school (coming soon)

McDonald's & Starbucks (now open)

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

Traffic count: 34,456 cars per day

<https://www.loopnet.com/Listing/FM-720-Oak-Point-TX/9637200/>

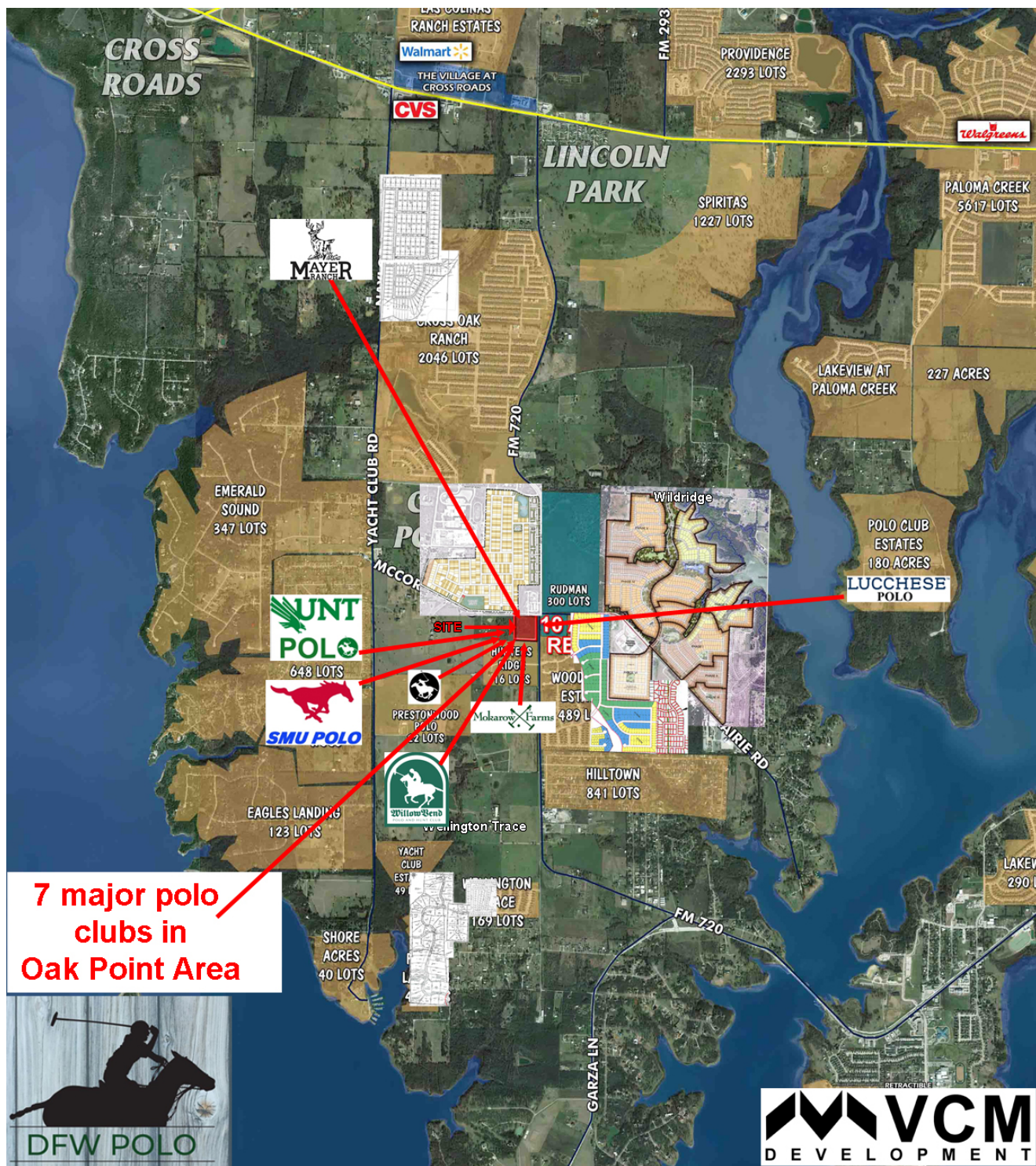


PRESTONWOOD POLO CROSSING SEC FM 720 & MCCORMICK OAK POINT, TX

Contact:
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214-390-3444
Vance C. Miller III
469-834-2148
vc3@prestonwoodpolo.com
vaughn@vcmdevelopment.com

VCM
DEVELOPMENT

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

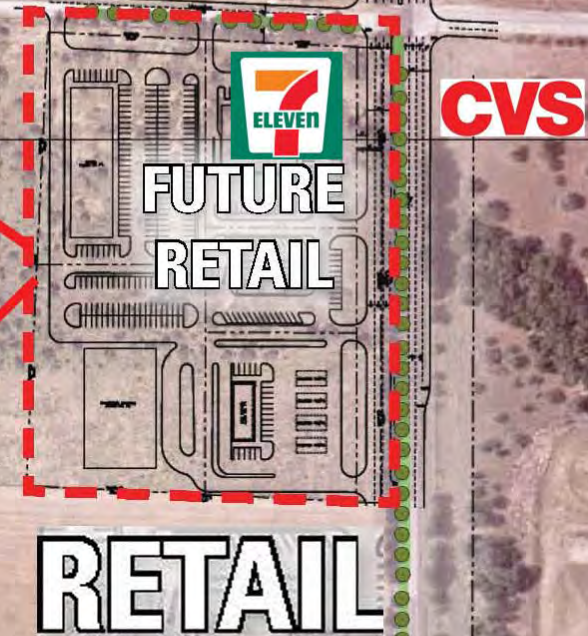




**PRESTONWOOD
POLO
CROSSING**

FM 720

Mc Cormick Rd.



Martingale Trail

C

B

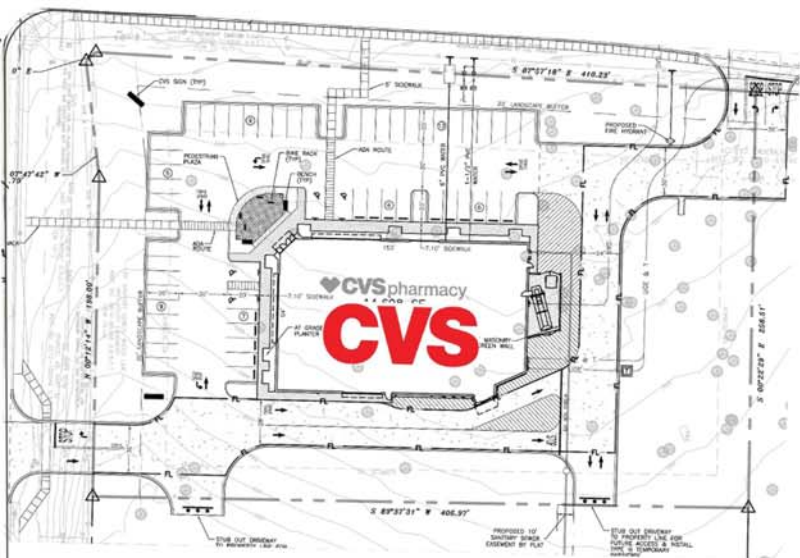
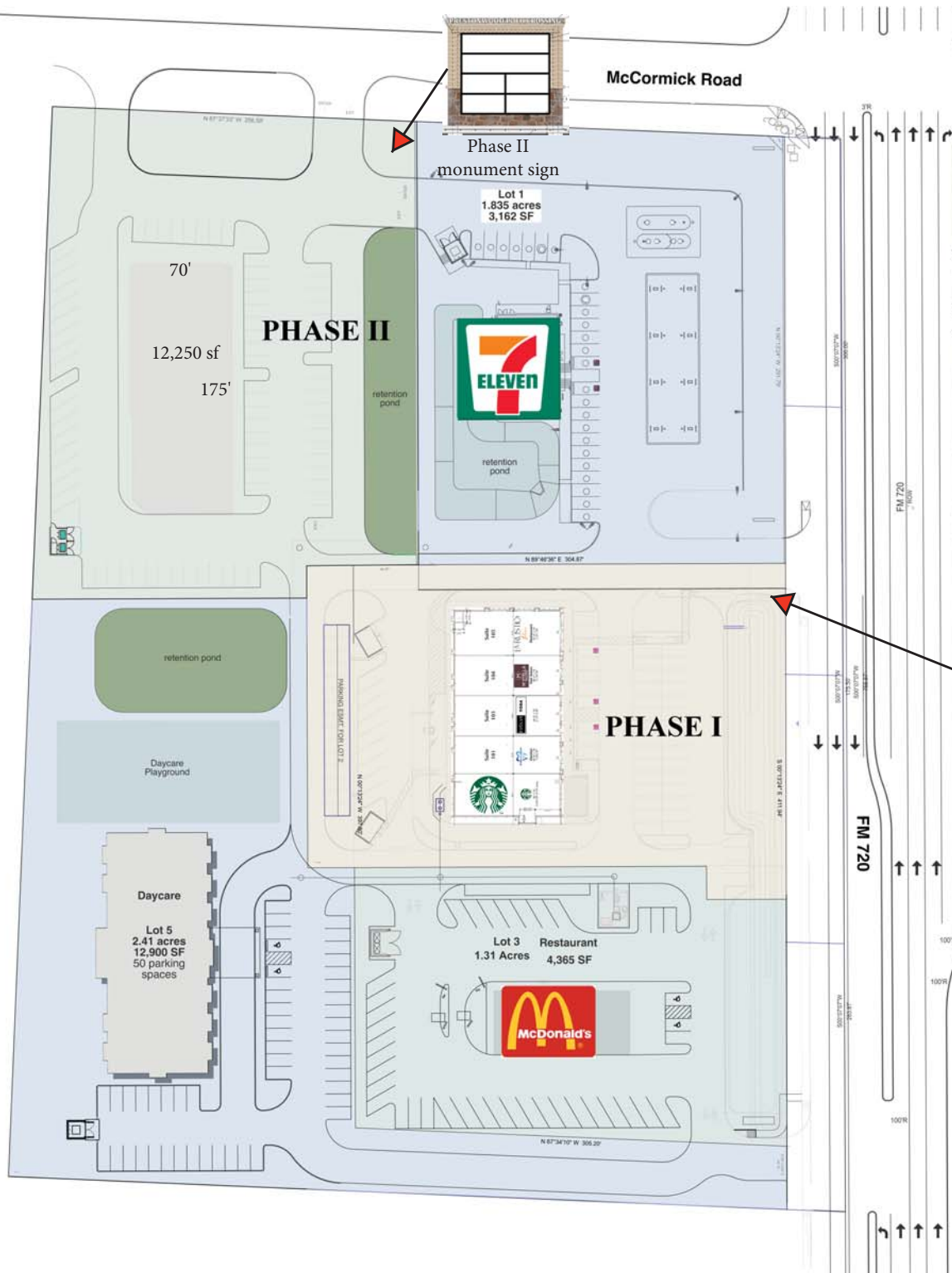


COMMERCIAL CORRIDOR

This intersection of FM 720 and Shahan Prairie/McCormick Roads is the heart of our growing commercial corridor. With a curated mixed-use development and more retail spaces to come, we envision this space to be a thriving location for businesses both big and small.



*Data from June 2022 Traffic Counts



Multi-user
Monument sign

Prestonwood Polo Crossing Master Site Plan 2025



VCM
DEVELOPMENT

Duane Meyers
566 PRL 2423
Uncertain, TX 75661
903.399.3500
dmeyers@vcm.com



McCormick Road

3R
1

N 87°37'33" W 256.58'

Lot 1
1.835 acres
3,162 SF

Retail

Lot 4
2.03 acres
12,200 SF

Phase II
12,200 sq ft

retention pond

retention pond

N 00°13'24" W 231.17'

W 00°10'00" S 300.00'

N 89°46'36" E 304.87'

retention pond

Daycare
Playground

PARKING ESMT. FOR LOT 2

N 00°13'24" W 397.60'

Prestonwood
Polo
Crossing

Phase I
Lot 2
1.69 acres
10,875 SF

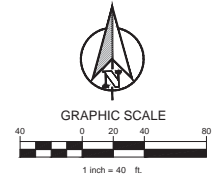
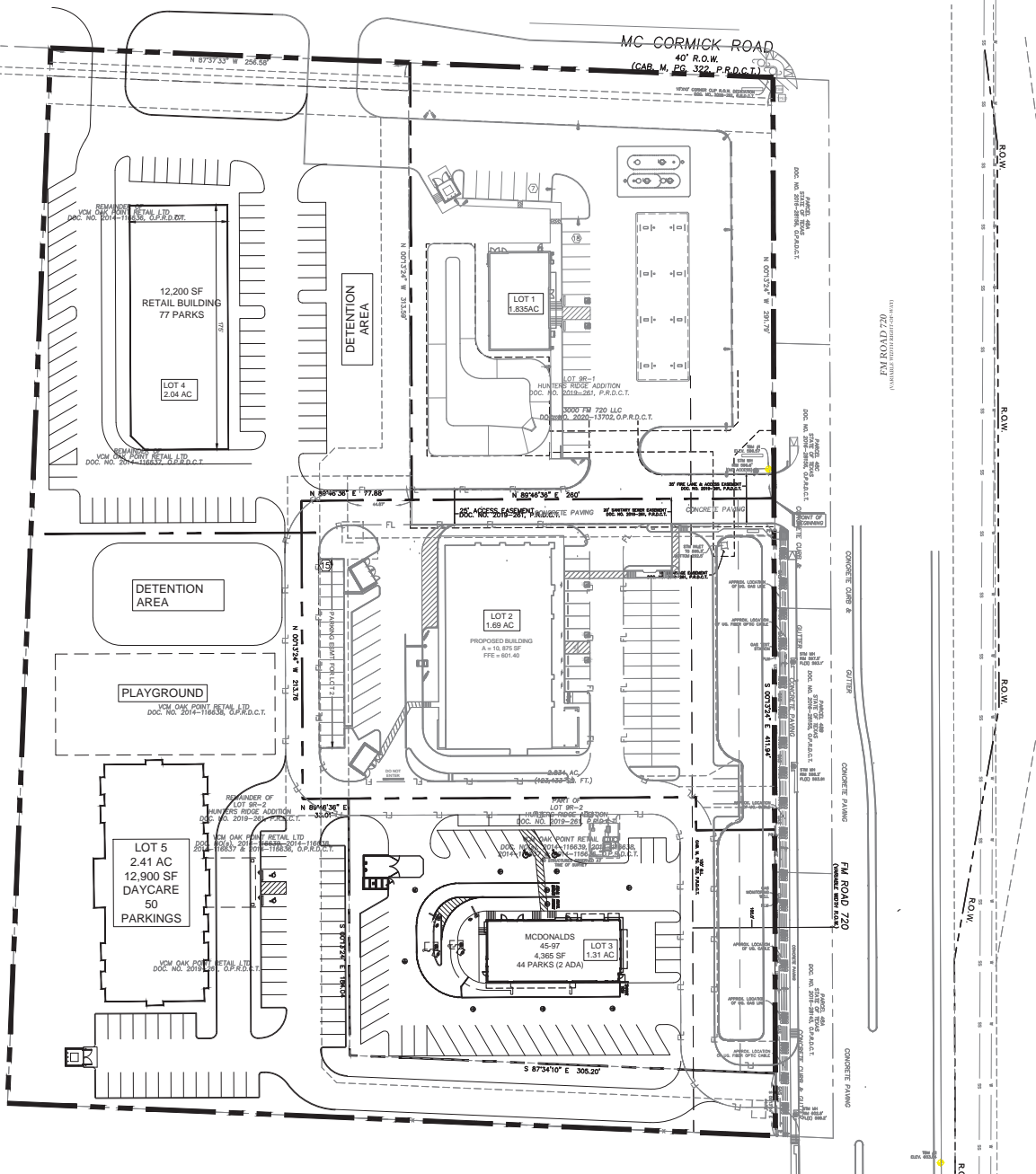


S 00°13'24" E 411.94'

N 00°10'00" S 300.00'

FM 7

DESIGNED BY: DREW DOWNSKY
PLOT DATE: 10/25/2022 1:20 PM
LOCATION: Z:\PROJECTS\PROJECTS 2021-171 VOM OAKPOINT CADD BASE\XSITE_OVERALL CONCEPT.DWG
LAST SAVED: 8/27/2022 8:11 PM



SITE DATA TABLE				
LOT	USE	AC.	BLDG. SF.	PARKING SPACES
1	7-11	1.835	3,010	25
2	MULTI-TENANT RETAIL	1.69	10,875	72
3	FASTFOOD REST.	1.31	4,365	44
4	MULTI-TENANT RETAIL	2.04	12,200	77
5	DAYCARE	2.41	18,705	66



PRESTONWOOD POLO
CROSSING
OAK POINT, TX

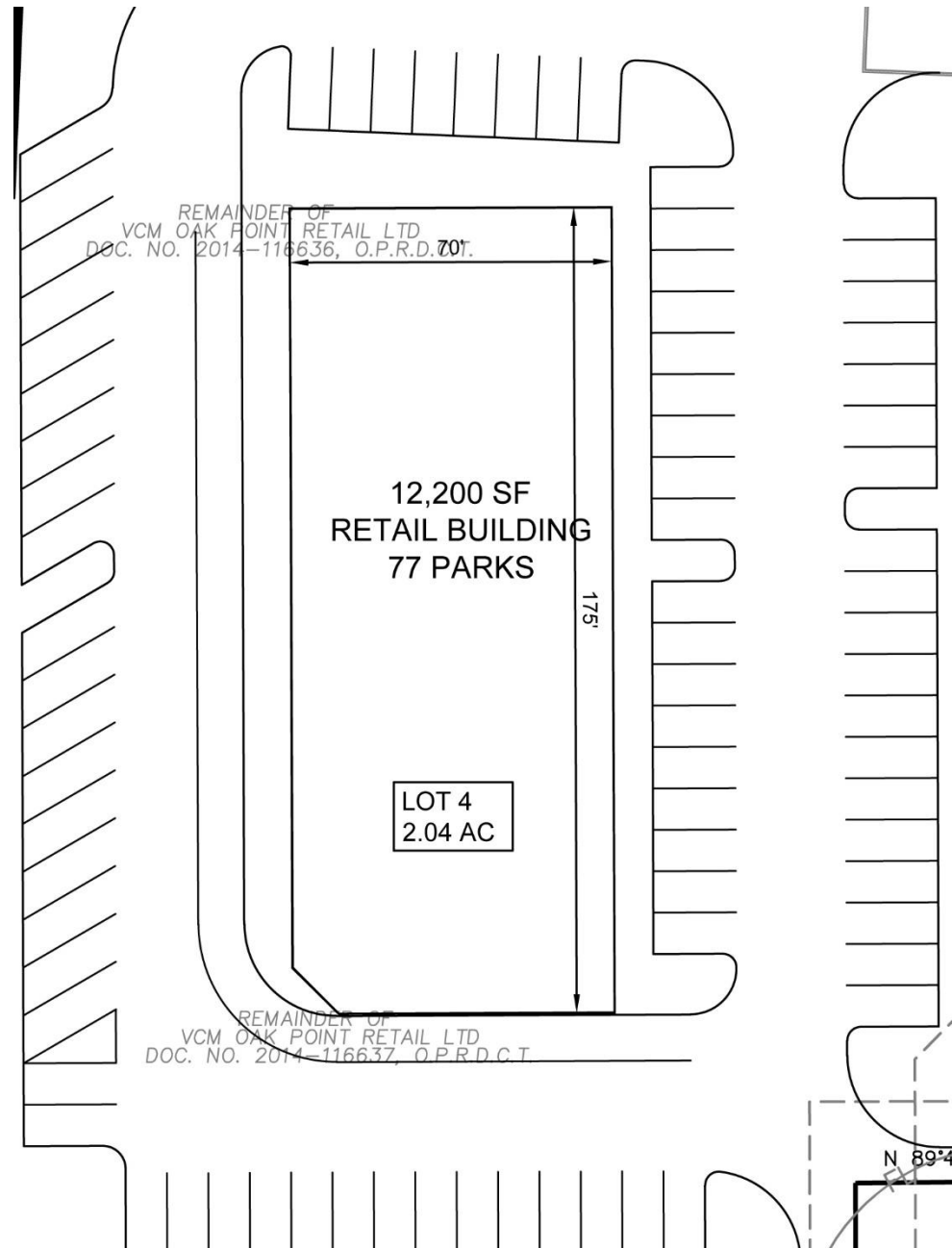
CONCEPTUAL SITE PLAN

DESIGN: JET
DRAWN: BR
CHECKED: MAM
DATE: 10/25/2022

SHEET
SP-1

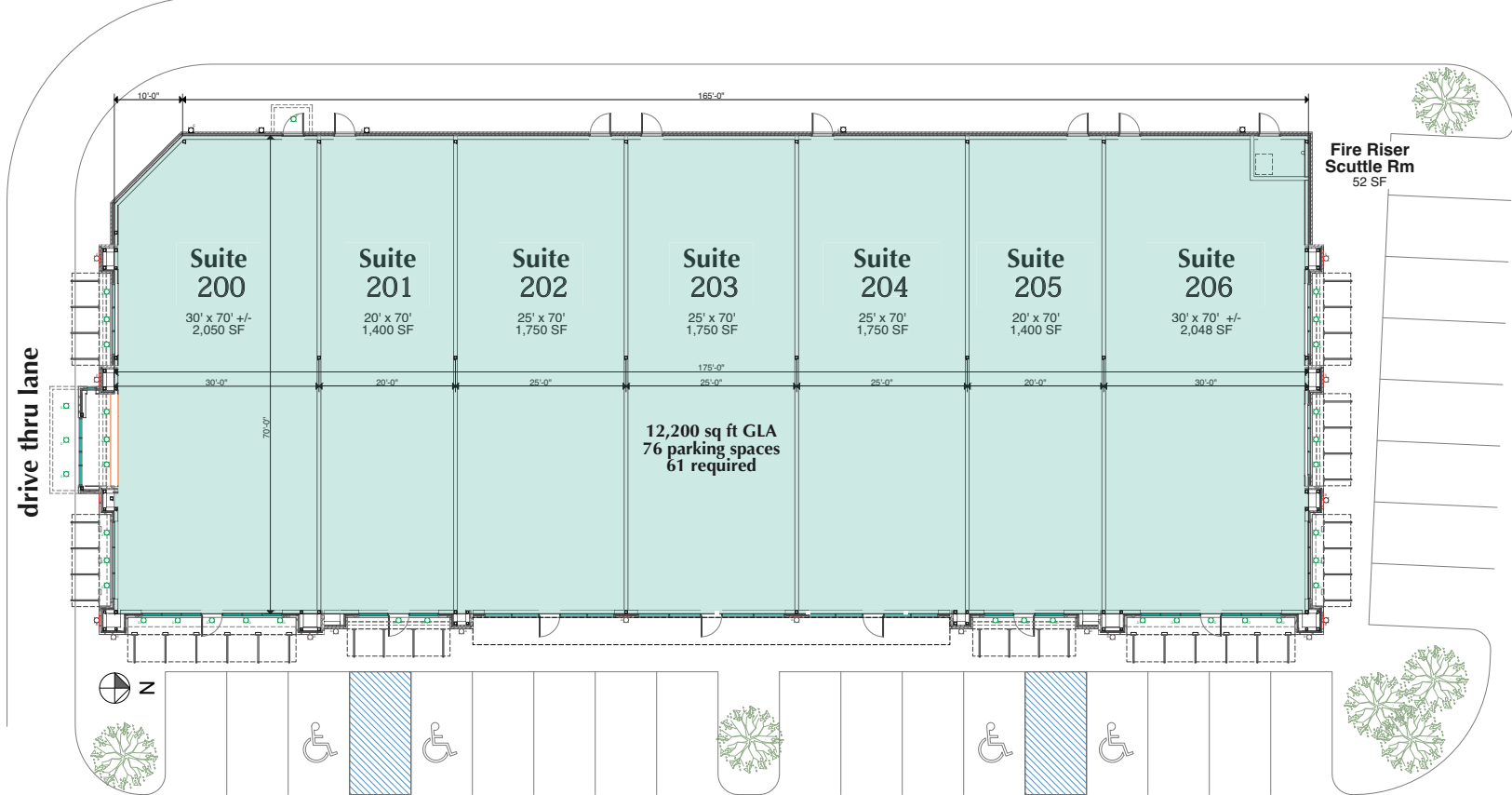
Prestonwood Polo Crossing Phase II

SWC FM 720 & McCormick, Oak Point, TX





East Elevation



Lease Plan



Prestonwood Polo Crossing Phase 2
Oak Point, TX McCormick @ FM 720



Phase I



PRESTONWOOD POLO CROSSING PHASE II HERE



FIRE LANE NO PARKING



Phase II





Phase II



Phase II

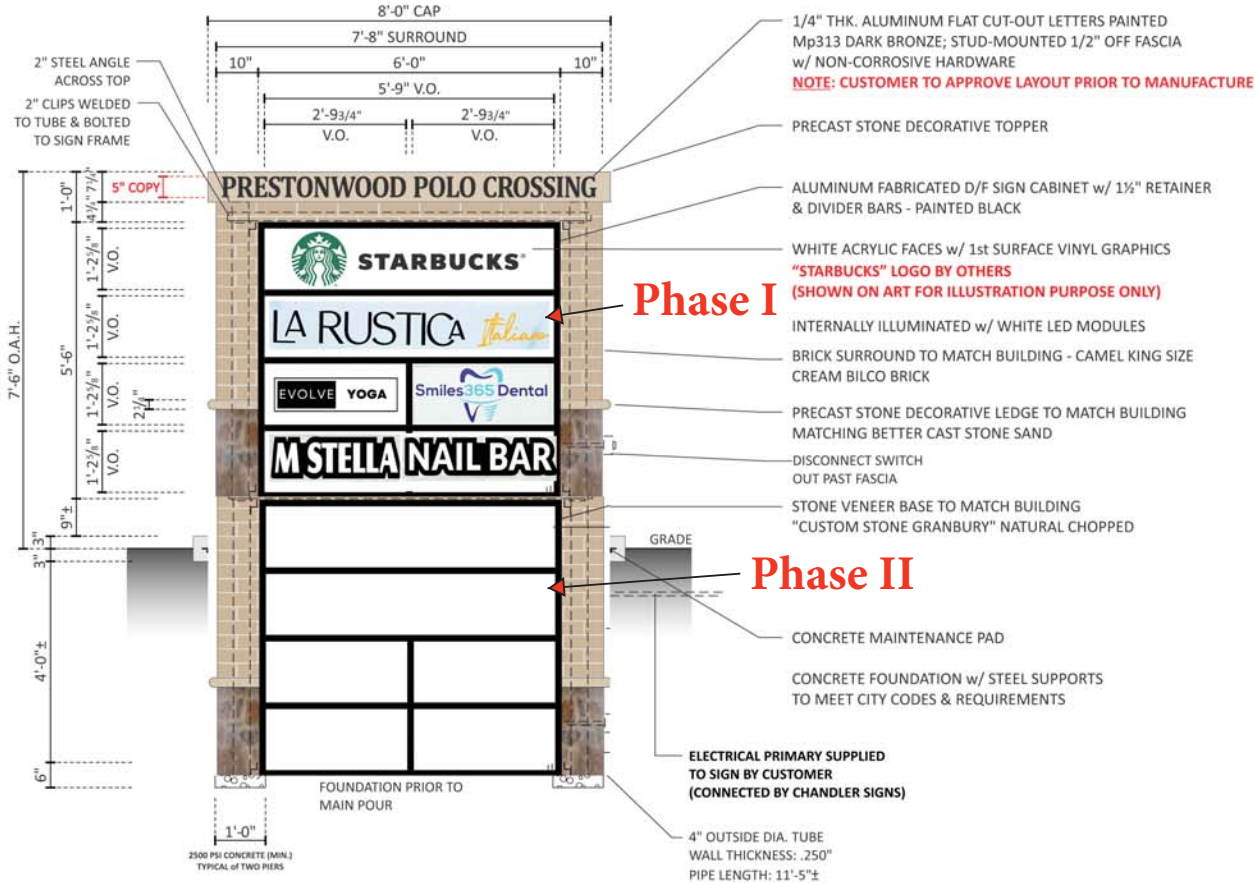




Phase II



EXACT LAYOUT for BOTH SIDES OF MONUMENT

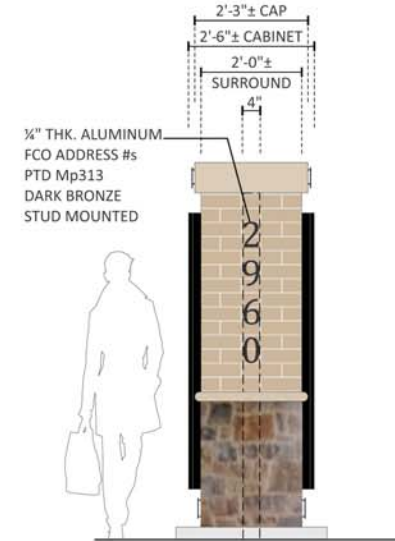


LAYOUT OPTION 2

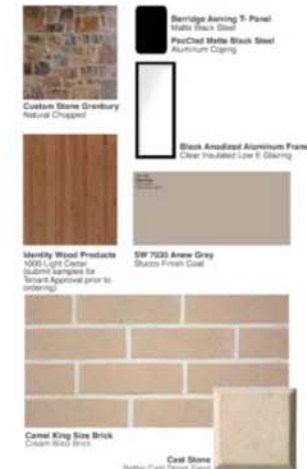
D/F MONUMENT SIGN

SCALE: 3/8" = 1' - 0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL



SIDE VIEW
STREET SIDE



Design #

0414985Ar8

Sheet 2 of 3

Client

Prestonwood Polo Crossing

Address

2960 FM 720

OAK POINT, TX

Account Rep. WF/JR

Designer BR

Date 10-27-21

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision / Date

R1 BR 10/29/21: add details

R2 ES 11/1delTxPolo, add adr#

R3 BR 11/2/21: rev'sd address

R4 SDM 3/7/22 rev. address

R5 RFF 07.19.22 few changes for city code

R6 JMC 7/20/22: REVISED SIGN A

APV KMc 11/28/22

R7 BR 5/22/23: add fco letters

R8 RFF 06.06.23 did 2 options

CHANDLER SIGNS

chandlersigns.com

National Headquarters 14201 Sovereign Road #101 Fort Worth, TX 76155 (817) 462-2887 Fax (817) 462-2844

San Antonio 17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 440-3804 Fax (210) 349-8724

Northeast US 2301 River Road, Suite 201 Louisville, KY 40220 (502) 891-8800 Cell (502) 554-2375

Georgia 111 Woodstone Place Marietta, GA 30064 (678) 725-8852 Fax (770) 349-8724

South Texas PO BOX 125 206 Doral Drive Portland, TX 78174 (361) 943-9399 Fax (361) 643-4535

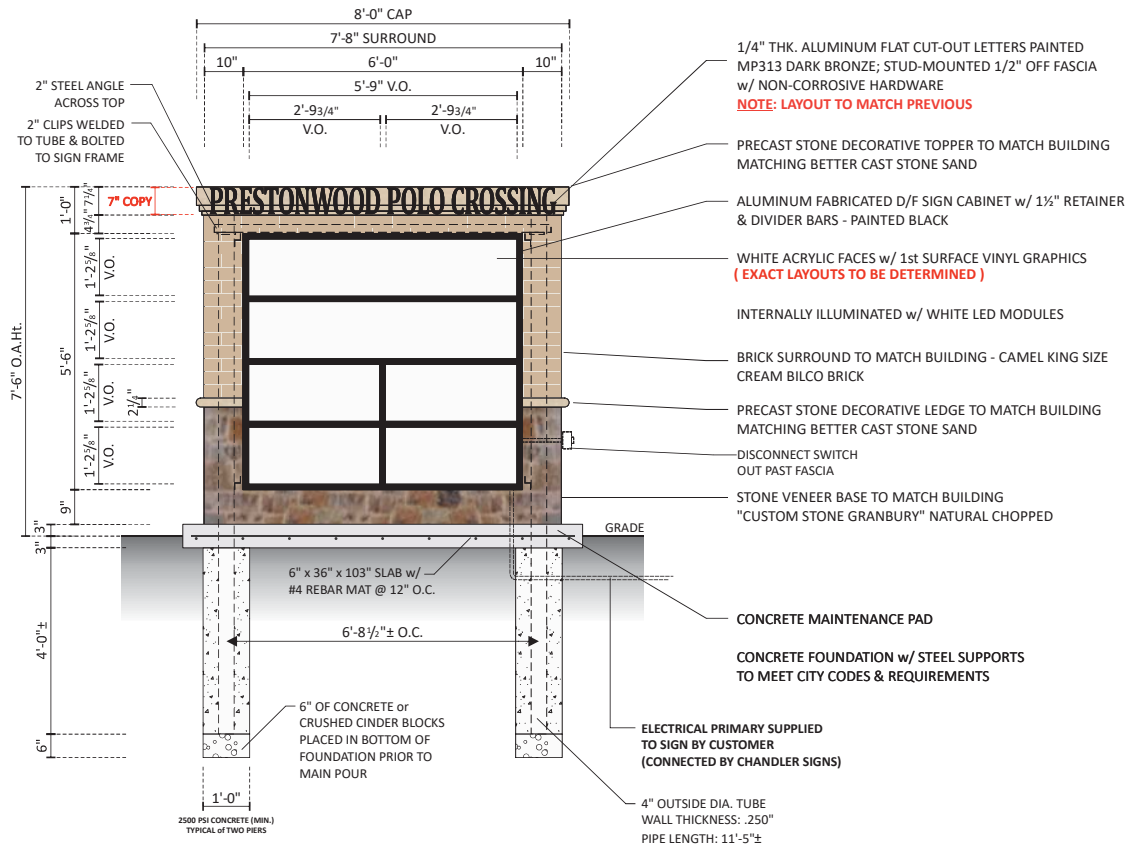
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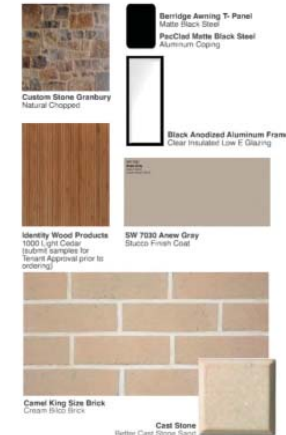
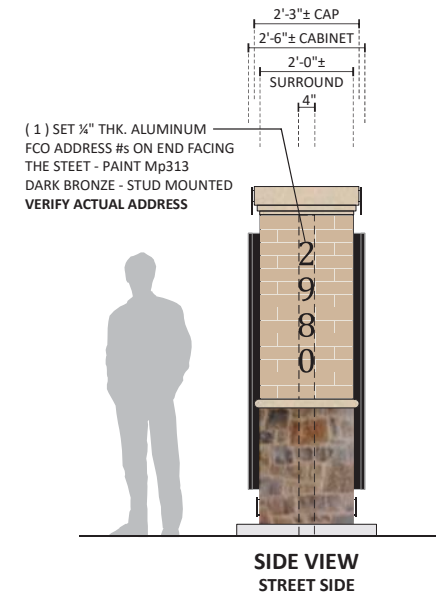
ELECTRICAL CONDUIT TO SIGN BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 618 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN SIGN W/LL BEAR U.S. LABELING

UL



B D/F MONUMENT SIGN SCALE: 3/8" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL
(REFER TO ORIGINAL W.O. 414985)



Project ID
0428080Ar6

PRESTONWOOD POLO CROSSING
2960 FM 720
OAK POINT, TEXAS 75068

Date: 12/5/24
Contact: WLF/JMR
Designer: GD

Sign Item
B: D/F MONUMENT
Scale: 3/8" = 1'-0"

Revision Notes
r1-GD-12/9/24: Update tenant panels
r2-JMc-12/11/24: Add Site Plan
r3-SDM-1/27/25: Revise Sign A - Add B
r4-SDM-2/11/25: Remove some of the tenant names - Revise address numerals on Sign B
r5-JMc-3/12/25: Revise Signs A, B
r6-MAB-5/29/25: Add site plan detail page

Information Required for Production

Customer Approval
Signature _____
MM/DD/YYYY

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



Demographic and Income Profile

Oak Point 10-Min Drive Time Polygon
Area: 56.88 square miles

Prepared by Esri

Summary	Census 2010		Census 2020		2022	2027		
Population	49,756		79,609		88,695	101,124		
Households	16,405		26,189		29,367	33,712		
Families	13,015		-		22,272	25,444		
Average Household Size	3.03		3.04		3.02	3.00		
Owner Occupied Housing Units	13,422		-		24,691	28,387		
Renter Occupied Housing Units	2,985		-		4,675	5,325		
Median Age	31.5		-		33.7	33.3		
Trends: 2022-2027 Annual Rate			Area		State		National	
Population	2.66%				0.88%		0.25%	
Households	2.80%				0.92%		0.31%	
Families	2.70%				0.96%		0.28%	
Owner HHs	2.83%				1.19%		0.53%	
Median Household Income	1.92%				2.93%		3.12%	
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			946	3.2%	715	2.1%		
\$15,000 - \$24,999			777	2.6%	605	1.8%		
\$25,000 - \$34,999			958	3.3%	816	2.4%		
\$35,000 - \$49,999			1,617	5.5%	1,275	3.8%		
\$50,000 - \$74,999			4,623	15.7%	4,306	12.8%		
\$75,000 - \$99,999			4,767	16.2%	5,205	15.4%		
\$100,000 - \$149,999			7,987	27.2%	9,866	29.3%		
\$150,000 - \$199,999			4,159	14.2%	6,082	18.0%		
\$200,000+			3,533	12.0%	4,844	14.4%		
Median Household Income			\$103,806		\$114,135			
Average Household Income			\$128,294		\$147,087			
Per Capita Income			\$42,571		\$49,130			
Population by Age			Census 2010		2022		2027	
			Number	Percent	Number	Percent	Number	Percent
0 - 4	4,966		10.0%	7,344	8.3%	8,454	8.4%	
5 - 9	4,920		9.9%	7,625	8.6%	8,449	8.4%	
10 - 14	4,313		8.7%	7,434	8.4%	8,503	8.4%	
15 - 19	3,233		6.5%	6,068	6.8%	6,938	6.9%	
20 - 24	2,105		4.2%	4,866	5.5%	5,229	5.2%	
25 - 34	8,945		18.0%	12,709	14.3%	16,029	15.9%	
35 - 44	9,273		18.6%	15,047	17.0%	16,117	15.9%	
45 - 54	5,741		11.5%	11,483	12.9%	12,377	12.2%	
55 - 64	3,645		7.3%	8,313	9.4%	9,099	9.0%	
65 - 74	1,802		3.6%	5,275	5.9%	6,348	6.3%	
75 - 84	657		1.3%	2,089	2.4%	2,977	2.9%	
85+	157		0.3%	441	0.5%	603	0.6%	
Race and Ethnicity			Census 2010		Census 2020		2022	2027
			Number	Percent	Number	Percent	Number	Percent
White Alone	37,990	76.4%	43,099	54.1%	47,782	53.9%	53,037	52.4%
Black Alone	5,184	10.4%	13,596	17.1%	14,859	16.8%	16,648	16.5%
American Indian Alone	407	0.8%	714	0.9%	842	0.9%	1,048	1.0%
Asian Alone	1,070	2.2%	3,281	4.1%	3,597	4.1%	4,121	4.1%
Pacific Islander Alone	36	0.1%	78	0.1%	98	0.1%	119	0.1%
Some Other Race Alone	3,506	7.0%	7,007	8.8%	8,200	9.2%	10,324	10.2%
Two or More Races	1,563	3.1%	11,834	14.9%	13,318	15.0%	15,827	15.7%
Hispanic Origin (Any Race)	10,848	21.8%	19,409	24.4%	21,865	24.7%	25,663	25.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 29, 2022