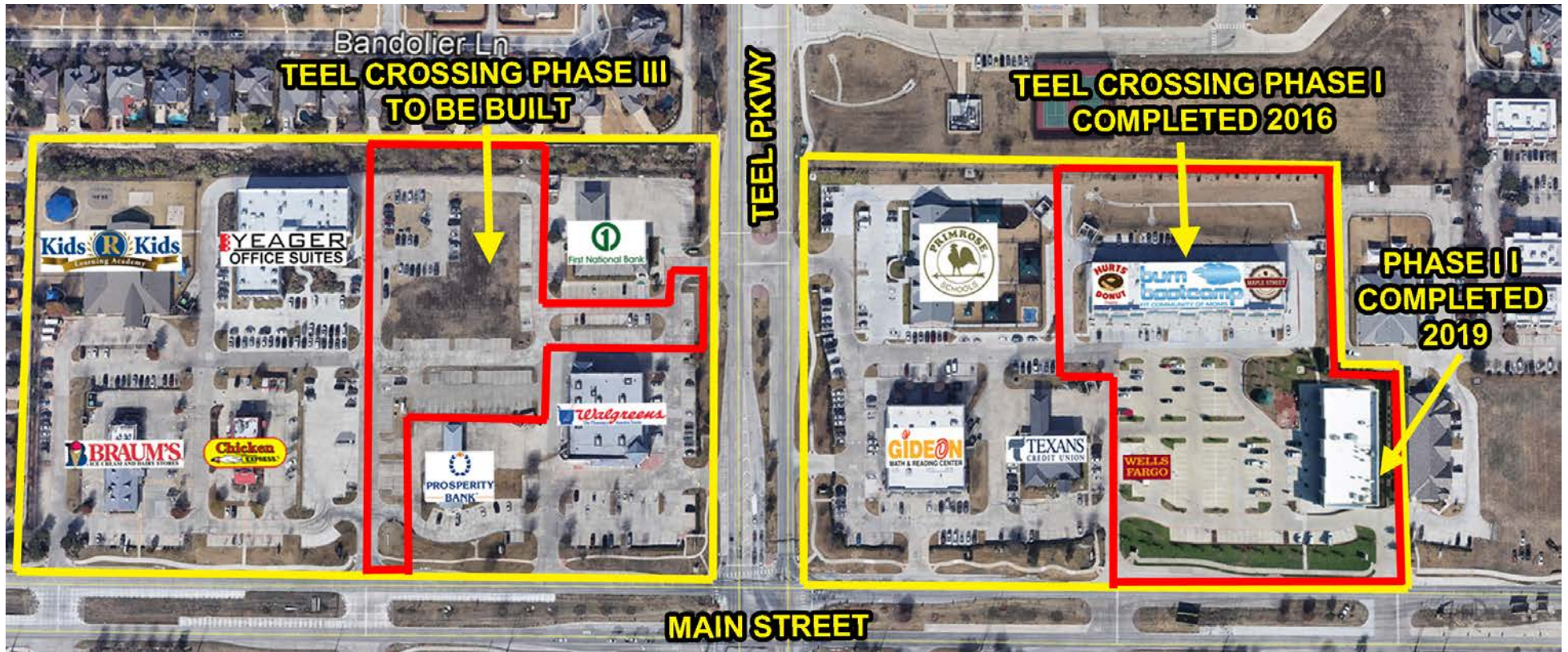


FOR LEASE - TEEL CROSSING - NEC & NWC MAIN ST & TEEL PWY, FRISCO, TX



TEEL CROSSING WEST

TEEL CROSSING EAST

See the VIDEO

Completed:

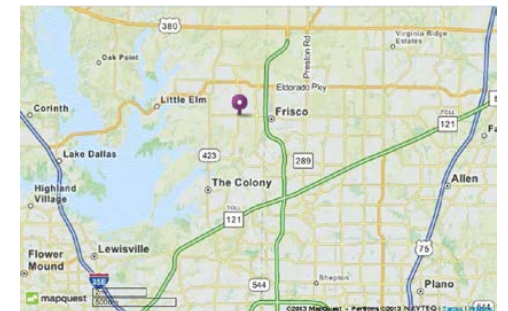
Phase I: 20,020 sf retail / restaurant

Phase II: 12,750 sf retail / restaurant

Coming soon:

Phase III: 1st Floor 18,879 sf retail / restaurant

2nd Floor 14,762 sf office / retail



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



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

TEEL CROSSING - MAIN ST & TEEL PKWY

PHASE I & II



TEEL CROSSING - MAIN ST & TEEL PKWY

PHASE I & II



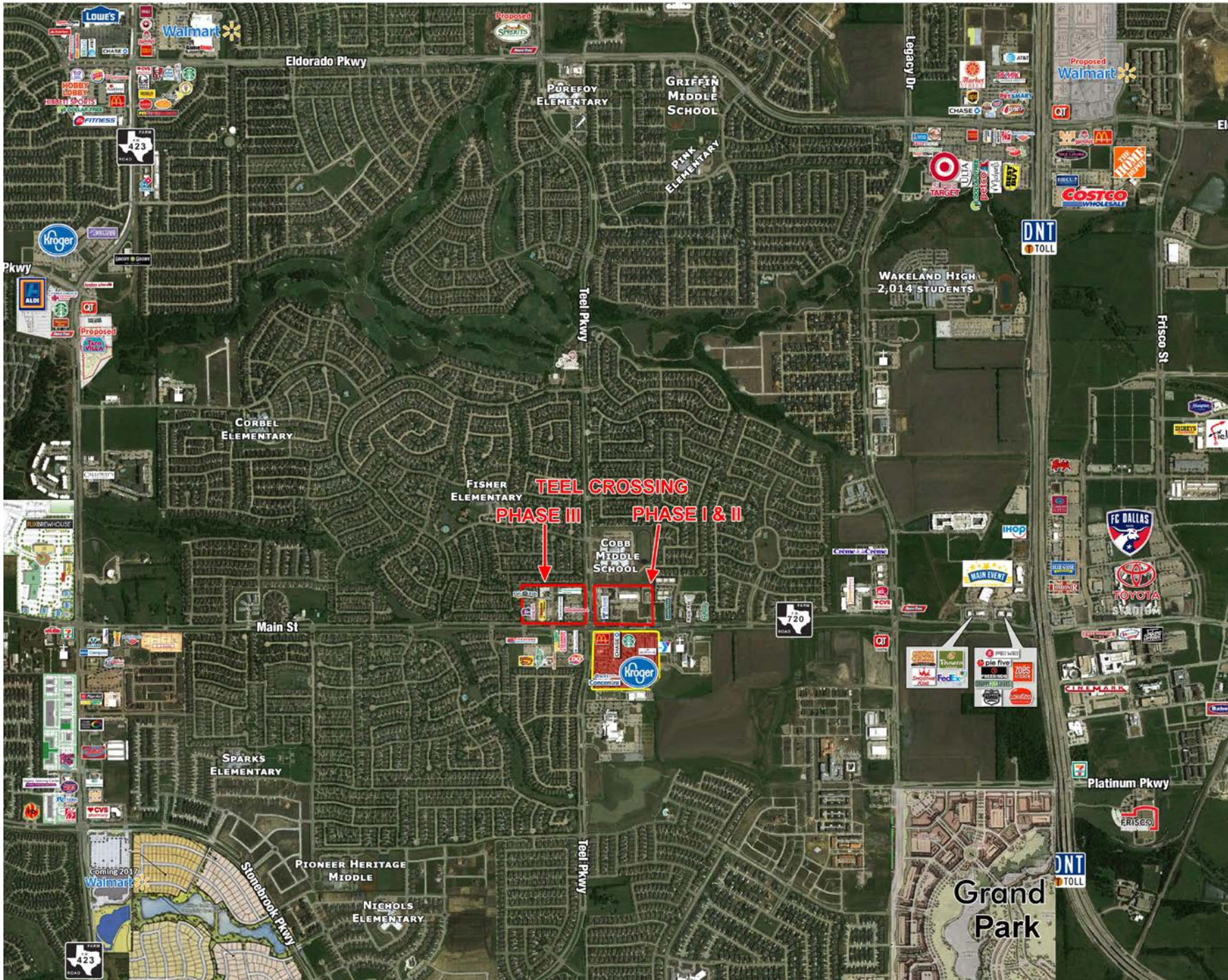
TEEL CROSSING - MAIN ST & TEEL PKWY

PHASE I & II



PHASE II





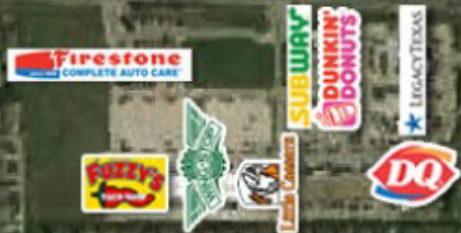
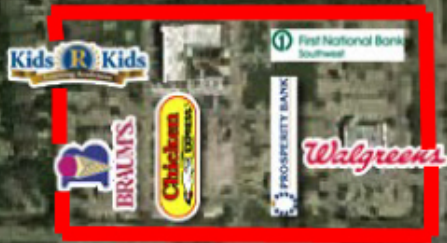
**FISHER
ELEMENTARY**

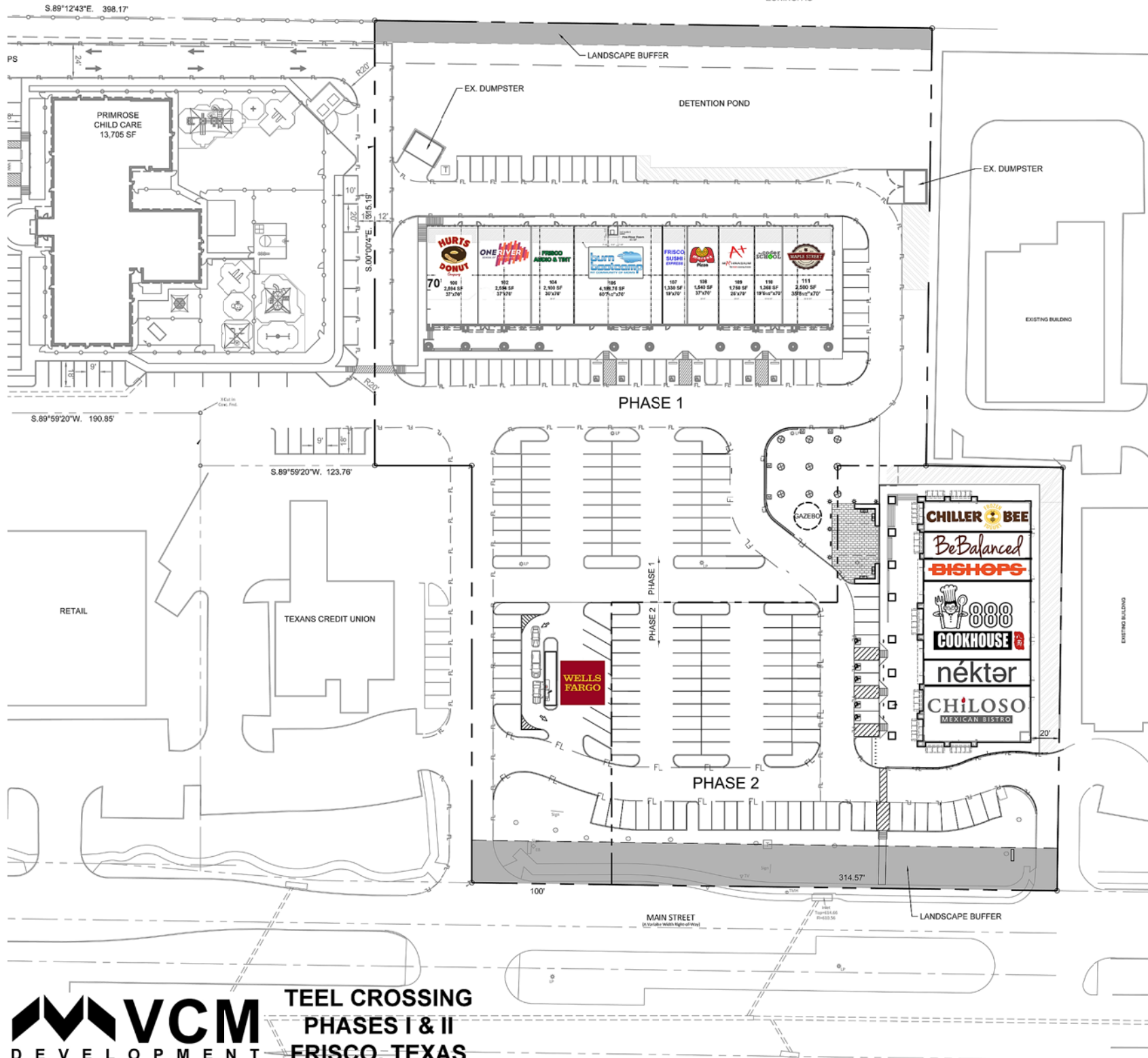
TEEL CROSSING

PHASE III

PHASE I & II

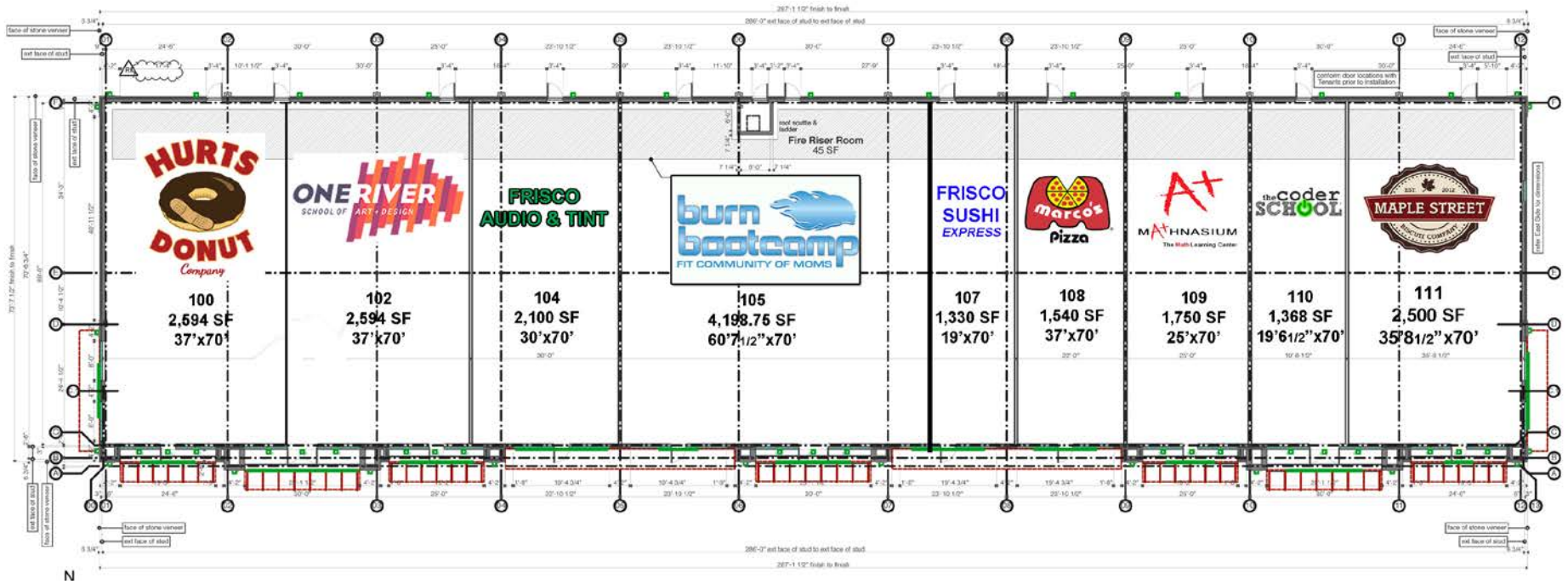
**COBB
MIDDLE
SCHOOL**







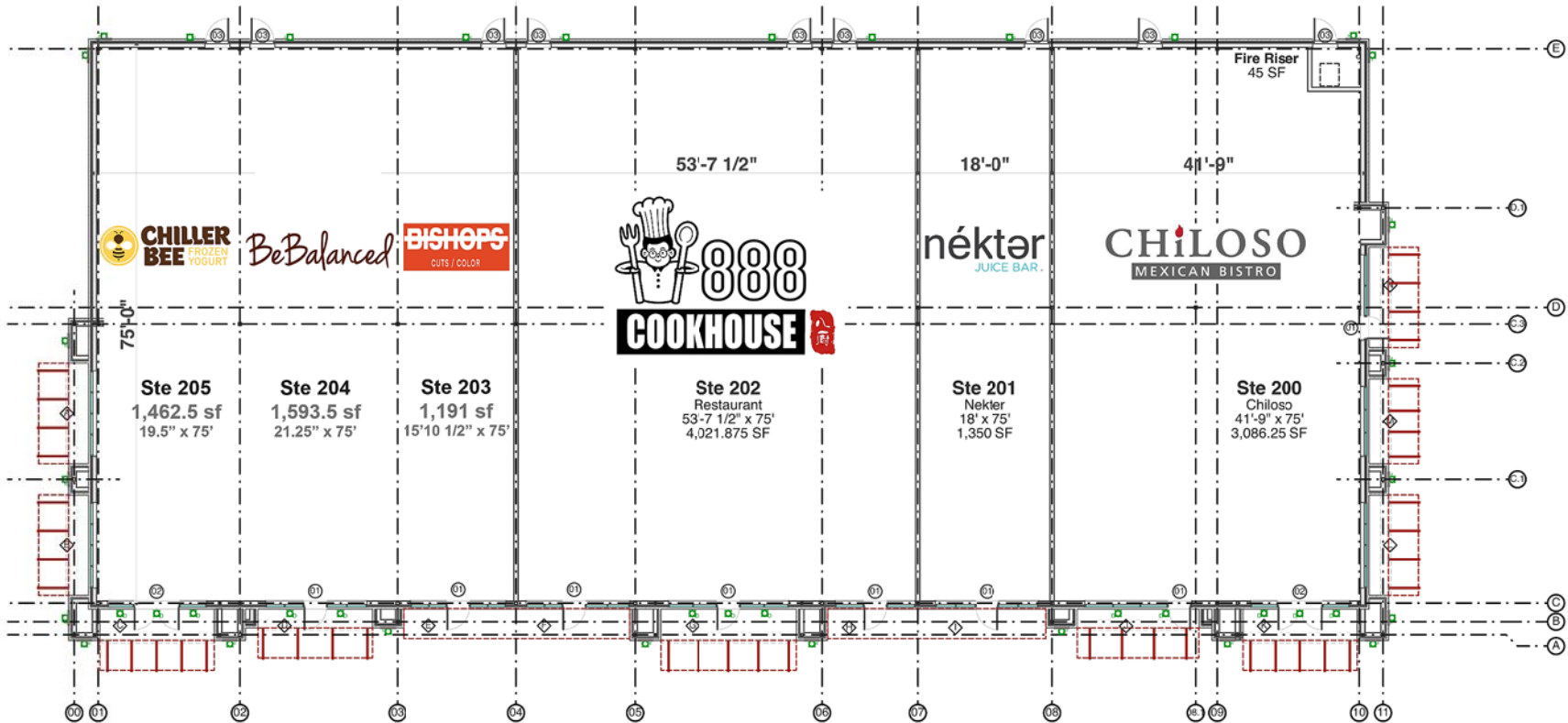
Teel Crossing Phase I



N



West Elevation (front)



23 April 2018

Teel Crossing Phase II

12,750 Leasable Square Feet
Main Street @ Teel Parkway (NE Corner)

Block A, Lot 4



Duane Meyers
Architects
500 PP 3425
Lubbock, TX 79601
903.484.4040
www.duanemeyers.com @meyers@mac.com



AUDIO TINT
CUSTOM SOUND

PHASE I



PHASE I



PHASE I





PHASE I

TEEL CROSSING PHASE I MONUMENT SIGN

East Face



West Face



Teel Crossing Inks First-In-Texas Tenants

August 1, 2016 | Julia Bunch, Bisnow Dallas/Fort Worth

Want to get a jump-start on upcoming deals? Meet the major Dallas-Fort Worth players at **one of our upcoming events!**



Teel Crossing shopping center in **Frisco** opens Aug. 15 with a few notable tenants. The development by **VCM Development Group** was built spec and will open 80% leased, CEO **Vaughn Miller** (above, at the site) tells us.

First-in-Texas tenants include **Hurts Donuts**—the Missouri-based melt-in-your-mouth doughnut shop—and **Burn Boot Camp** fitness center. (How convenient; you can carb-load on breakfast goodness and burn it all off in the same shopping center.) **Double Dip Frozen Custard** will occupy 3k SF, **Mathnasium** learning center will occupy 2k SF, **Marco Pizza** will occupy 2k SF, **Frisco Audio & Tint** will occupy 2k SF, Hurts will occupy 3k SF, and Burn will occupy 4k SF.



The center is on the corner of Teel Parkway and Main Street and is anchored by Primrose Schools. Vaughn says the intersection **feels very family-oriented** with the proximity to the Frisco Family **YMCA**, **Kroger** and Robert Cobb Middle School.

Vaughn has long-term plans to develop the **one-acre pad site** adjacent to this center, Teel I, and add another strip center at **Teel II** on the west side of Teel Parkway.

See Also: [Dillard's Commercial Real Estate Is Like Casper The Ghost — Friendly But Hard To Pin Down](#)

Related Topics: [Teel Crossing](#), [Vaughn Miller](#), [Teel Crossing II](#), [Frisco, TX](#)

VCM Development Fully Leases Frisco Retail Center, Plans Second Phase

December 13, 2016 | Julia Bunch, Bisnow Dallas/Fort Worth

Want to get a jump-start on upcoming deals? Meet the major Dallas-Fort Worth players at [one of our upcoming events!](#)



Teel Crossing is officially out of space. VCM Development signed tenants into the last remaining spots at its retail center on the northeast corner of Teel Parkway and Main Street in [Frisco](#). The newbies will join [the first-in-Texas tenants](#) VCM brought on earlier this year.

California franchise theCoderSchool and New Jersey-based One River School of Art + Design School, which both focus on teaching kids and adults computer skills, will open at Teel Crossing in early 2017. These two tenants bring occupancy up to 100%. VCM Development CEO Vaughn Miller says all his tenants have great sales.

Vaughn's already looking to the 43k SF pad site adjacent to Teel Crossing I. He's finalizing construction plans and working with the city for permits. Just under 13k SF of retail will make up Teel Crossing II, which sits just southwest of Teel Crossing I within the same quadrant of this intersection.

Vaughn hopes to begin construction early next year.

See Also: [Dillard's Commercial Real Estate Is Like Casper The Ghost — Friendly But Hard To Pin Down](#)

Related Topics: [Teel Crossing](#), [Vaughn Miller](#), [Teel Crossing II](#), [Frisco, Texas](#), [Frisco, TX](#)



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.



Demographic and Income Comparison Profile

3288 Main St, Frisco, Texas, 75033
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Prepared by Esri
Latitude: 33.15325
Longitude: -96.86177

2019 Households by Income	1 mile		2 miles		3 miles	
	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	1 mile		2 miles		3 miles	
	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.



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

2010 Population by Age	1 mile		2 miles		3 miles	
	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	1 mile		2 miles		3 miles	
	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	1 mile		2 miles		3 miles	
	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.



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

2010 Race and Ethnicity	1 mile		2 miles		3 miles	
	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%

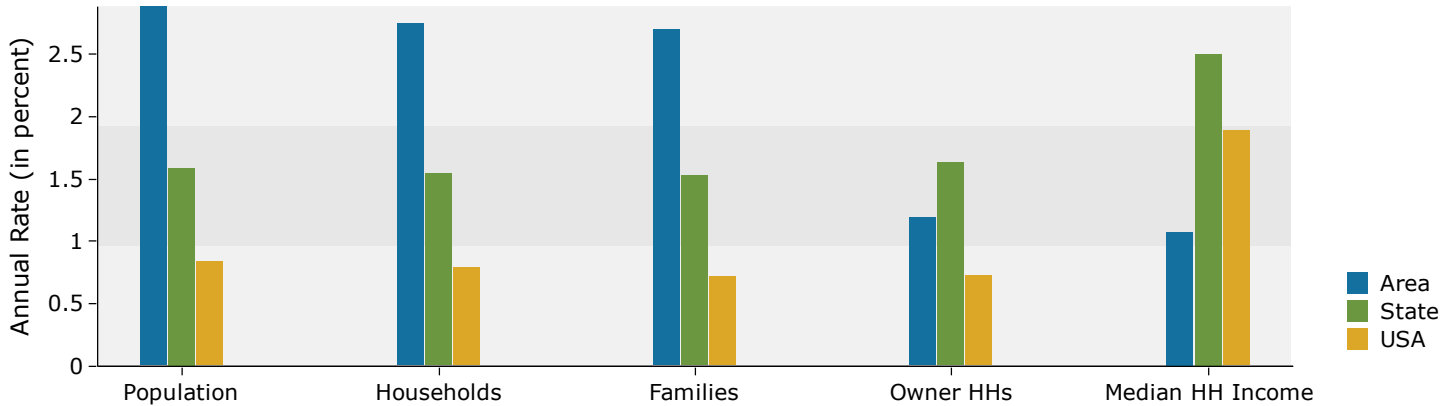
2019 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,597	72.5%	33,442	71.1%	73,227	67.9%
Black Alone	1,157	7.2%	4,230	9.0%	11,673	10.8%
American Indian Alone	44	0.3%	138	0.3%	492	0.5%
Asian Alone	2,491	15.6%	6,766	14.4%	13,279	12.3%
Pacific Islander 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	1 mile		2 miles		3 miles	
	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%

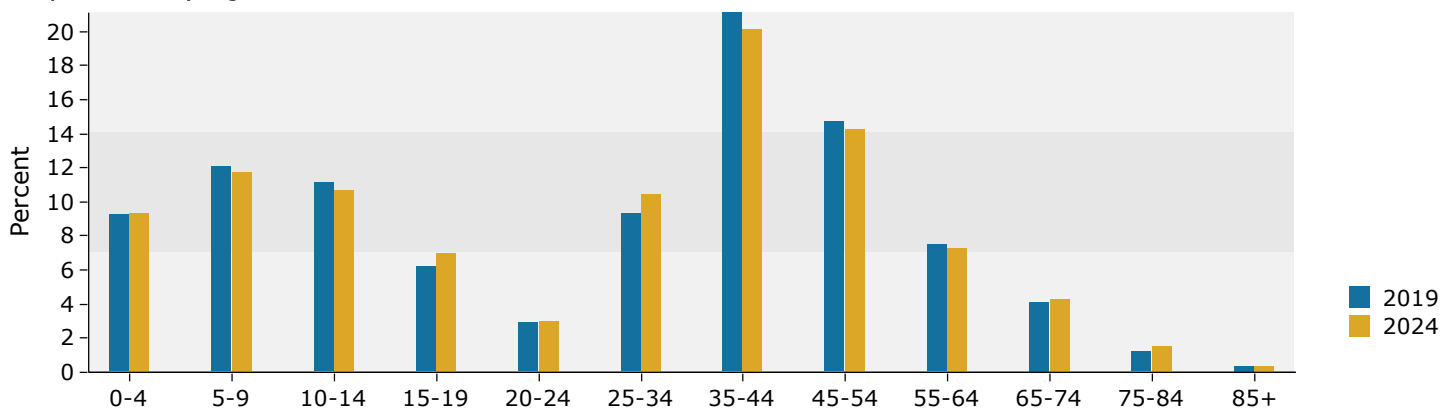
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

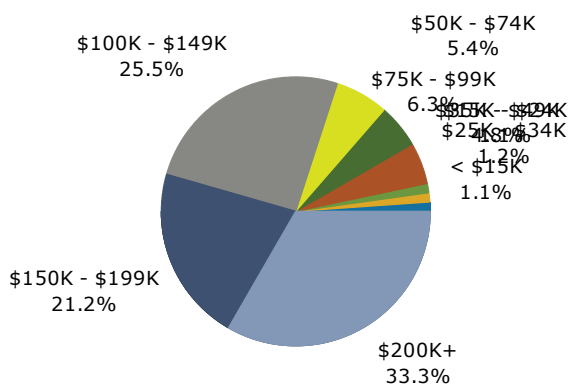
Trends 2019-2024



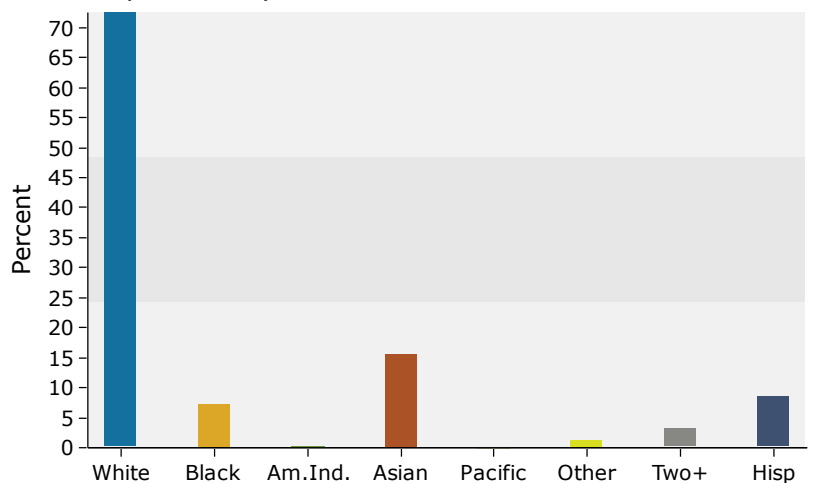
Population by Age



2019 Household Income



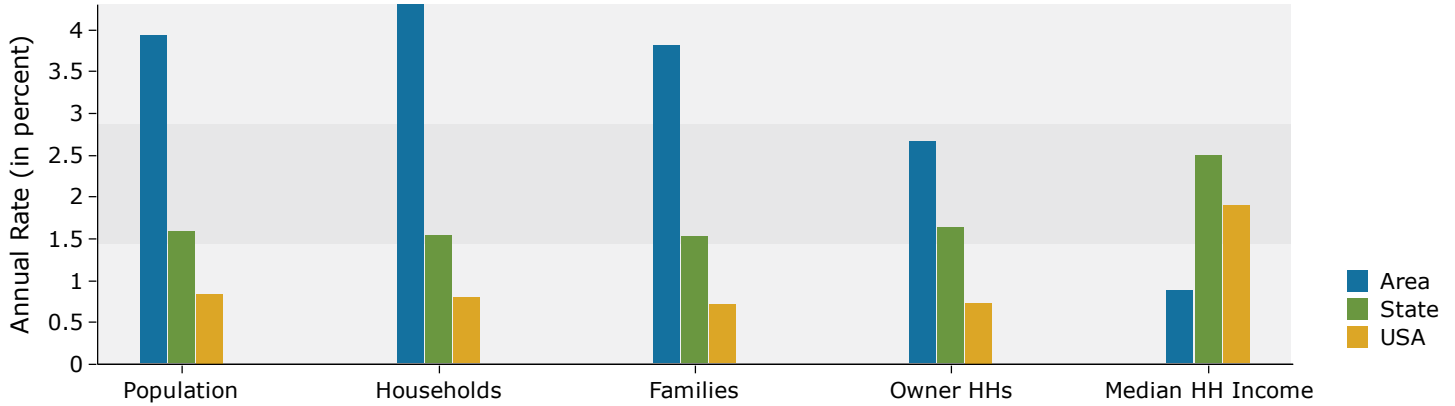
2019 Population by Race



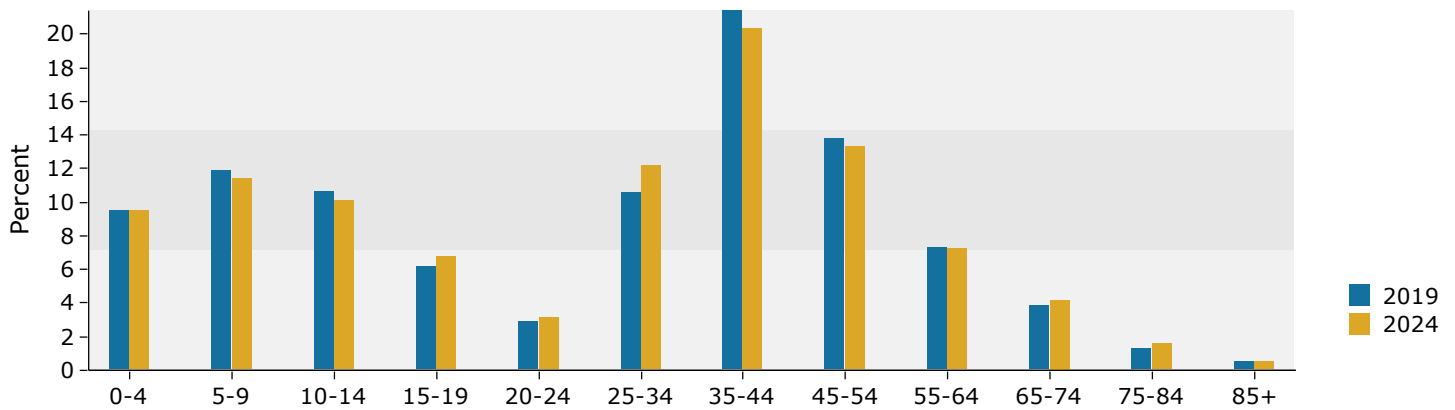
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

2 miles

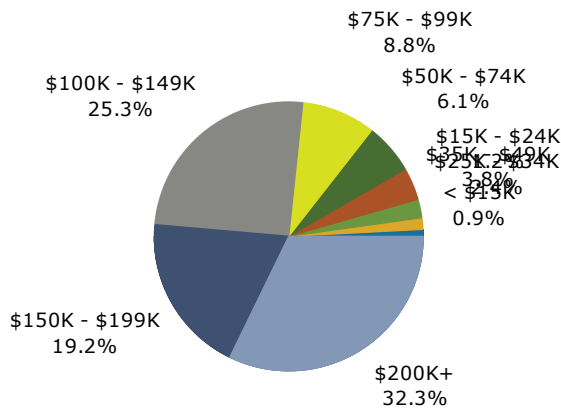
Trends 2019-2024



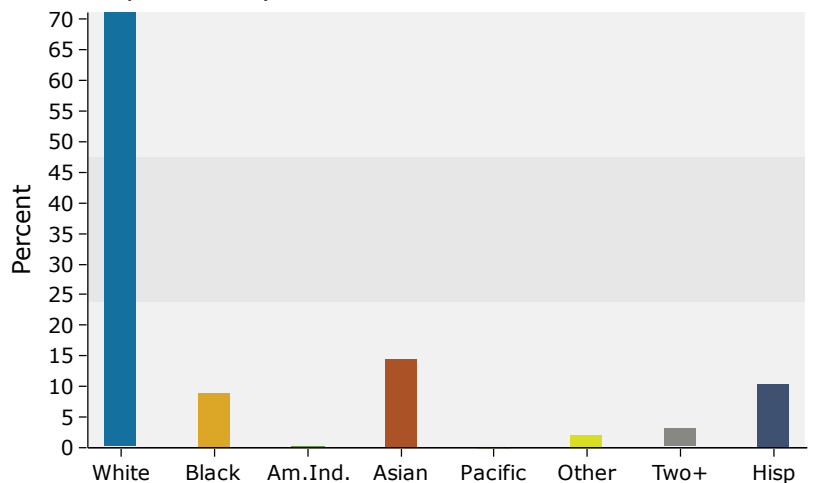
Population by Age



2019 Household Income



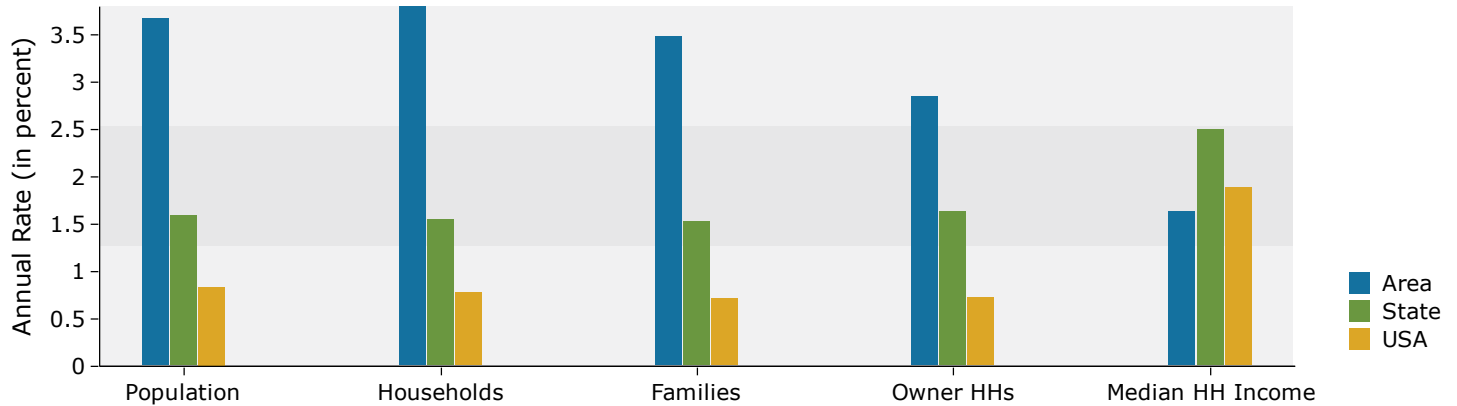
2019 Population by Race



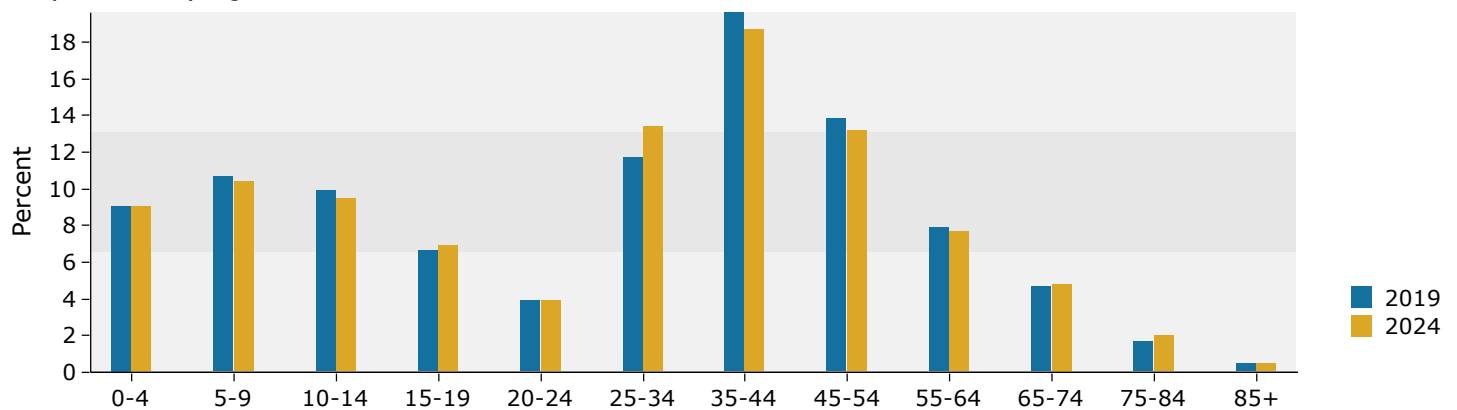
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

3 miles

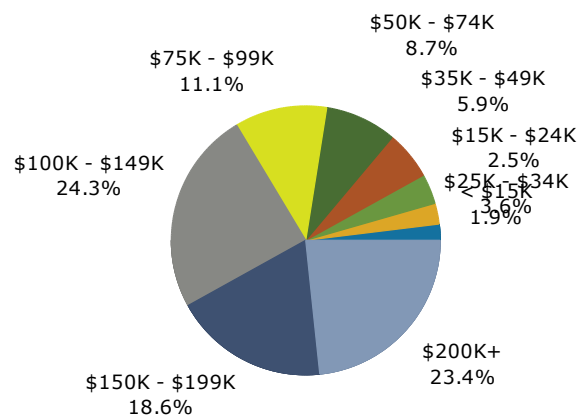
Trends 2019-2024



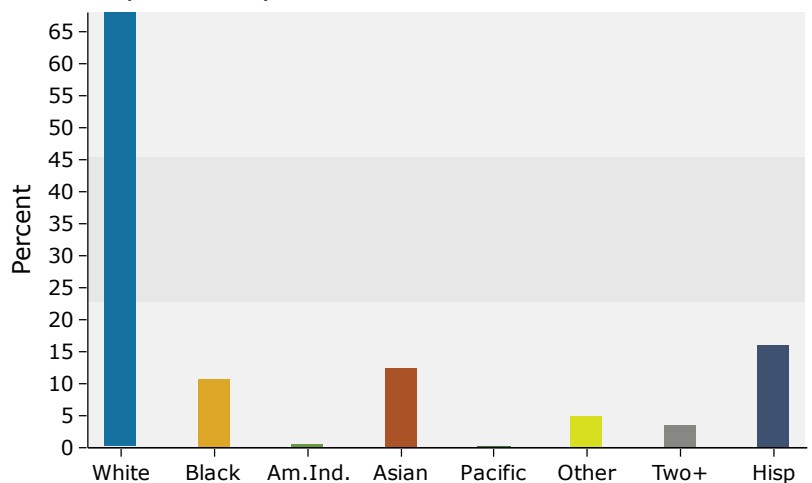
Population by Age



2019 Household Income



2019 Population by Race



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

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.