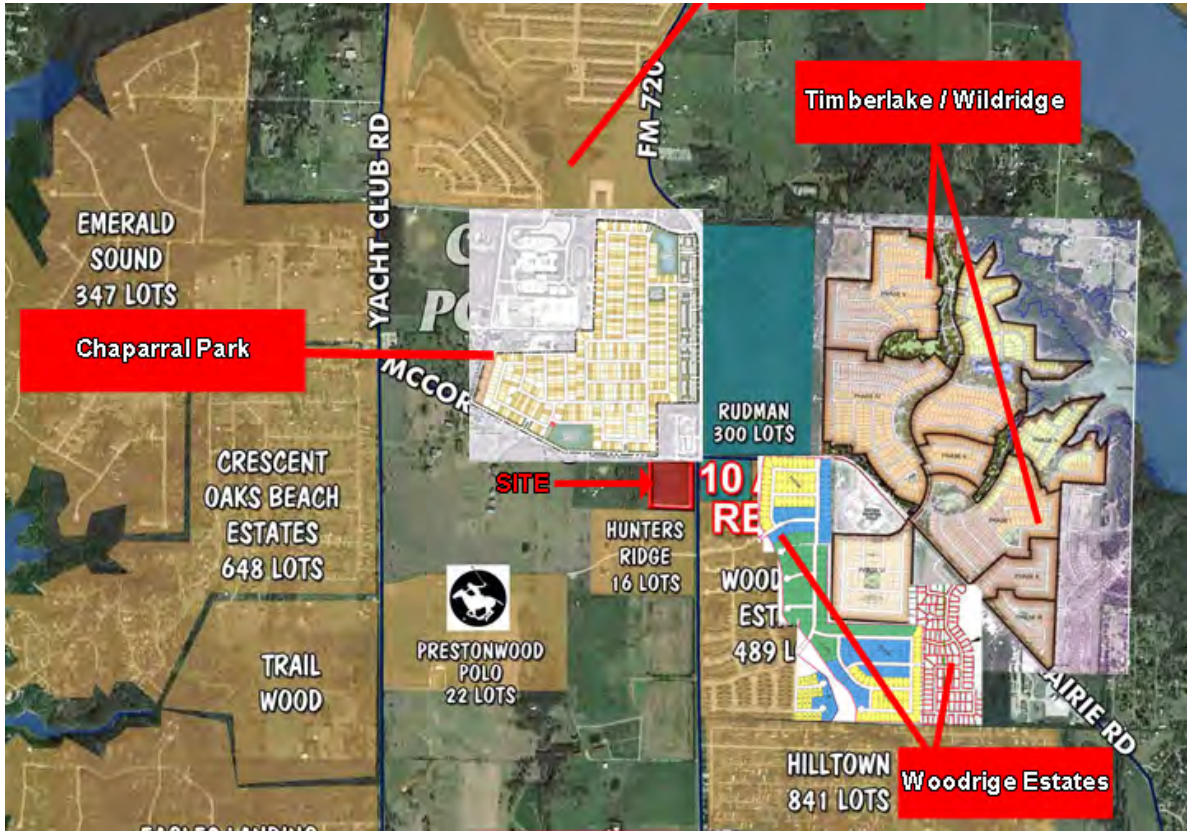


10 Acre Corner with 7-11 & Mcdonalds
new 10,875 sf Starbucks anchored
shopping center,
12,200 sf phase II coming soon

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

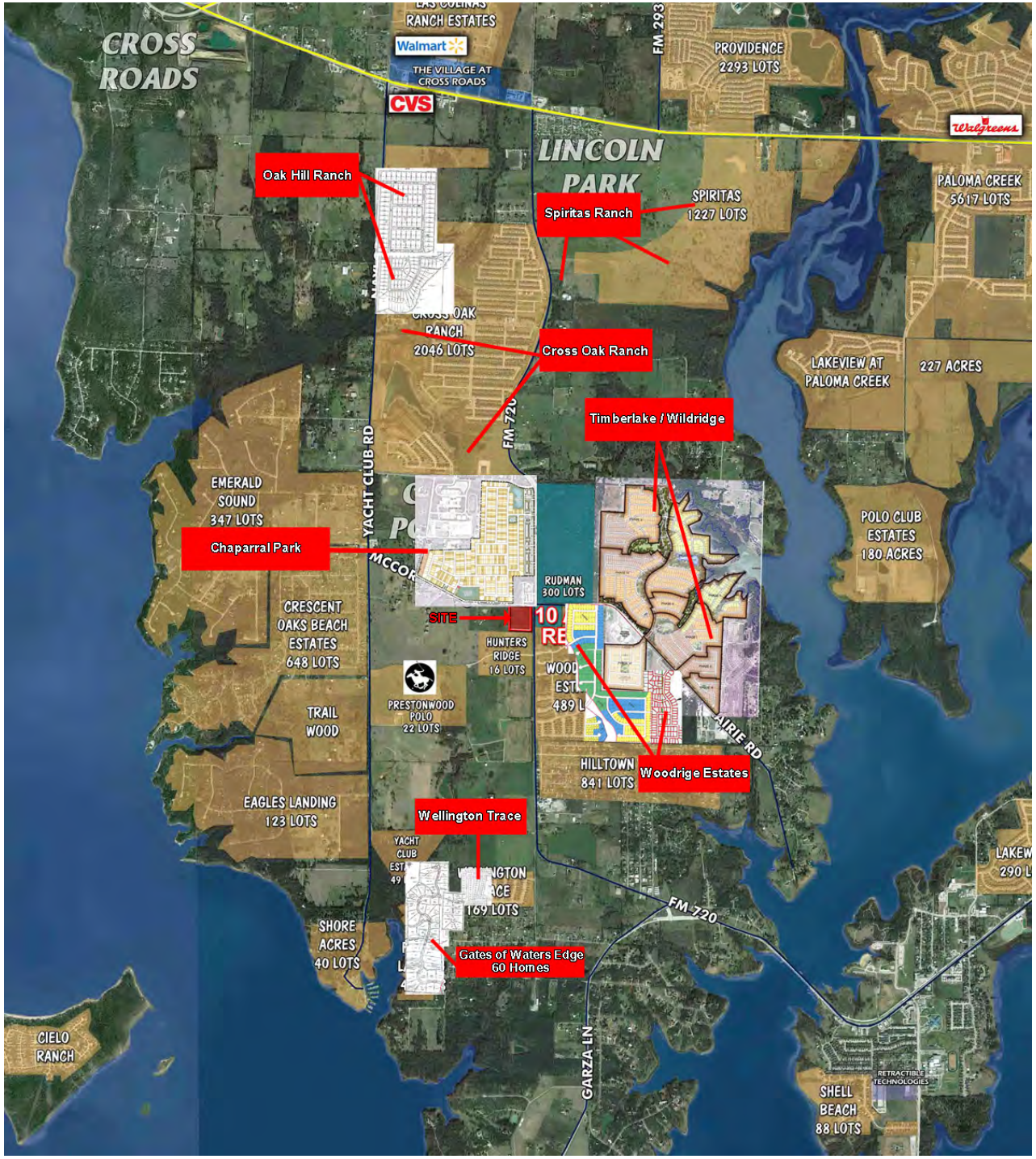
https://www.loopnet.com/Listing/FM-720-Oak-Point-TX/9637200/

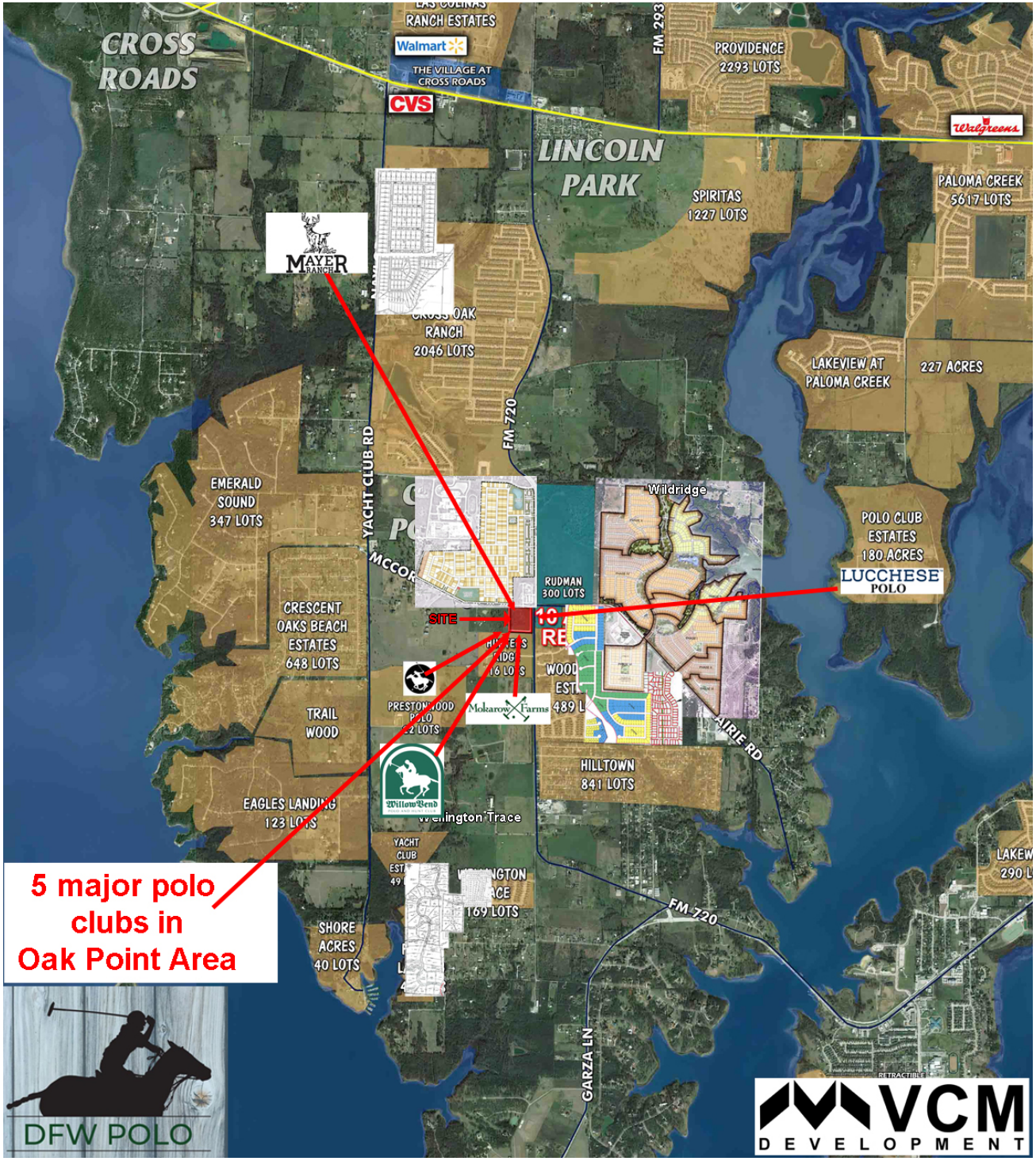
PRESTONWOOD POLO CROSSING
SEC FM 720 & MCCORMICK
OAK POINT, TX

Contact:
Vaughn Miller Sr
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


CROSS ROADS
RANCH ESTATES
Walmart
THE VILLAGE AT CROSS ROADS
CVS
FM 293
PROVIDENCE 2293 LOTS
Walgreens
LINCOLN PARK
Oak Hill Ranch
Spiritas Ranch
SPIRITAS 1227 LOTS
PALOMA CREEK 5617 LOTS
CROSS OAK RANCH 2046 LOTS
Cross Oak Ranch
LAKEVIEW AT PALOMA CREEK
227 ACRES
Timberlake / Wildridge
FM 720
YACHT CLUB RD
EMERALD SOUND 347 LOTS
Chaparral Park
POLO CLUB ESTATES 180 ACRES
RUDMAN 300 LOTS
SITE
CRESCENT OAKS BEACH ESTATES 648 LOTS
HUNTERS RIDGE 16 LOTS
PRESTONWOOD POLO 22 LOTS
TRAIL WOOD
HILLTOWN 841 LOTS
Woodrige Estates
EAGLES LANDING 123 LOTS
Wellington Trace
YACHT CLUB
169 LOTS
SHORE ACRES 40 LOTS
Gates of Waters Edge 60 Homes
FM 720
CIELO RANCH
GARZA LN
SHELL BEACH 88 LOTS


CROSS ROADS
RANCH ESTATES
Walmart
THE VILLAGE AT CROSS ROADS
CVS
FM 293
PROVIDENCE 2293 LOTS
Walgreens
LINCOLN PARK
SPIRITAS 1227 LOTS
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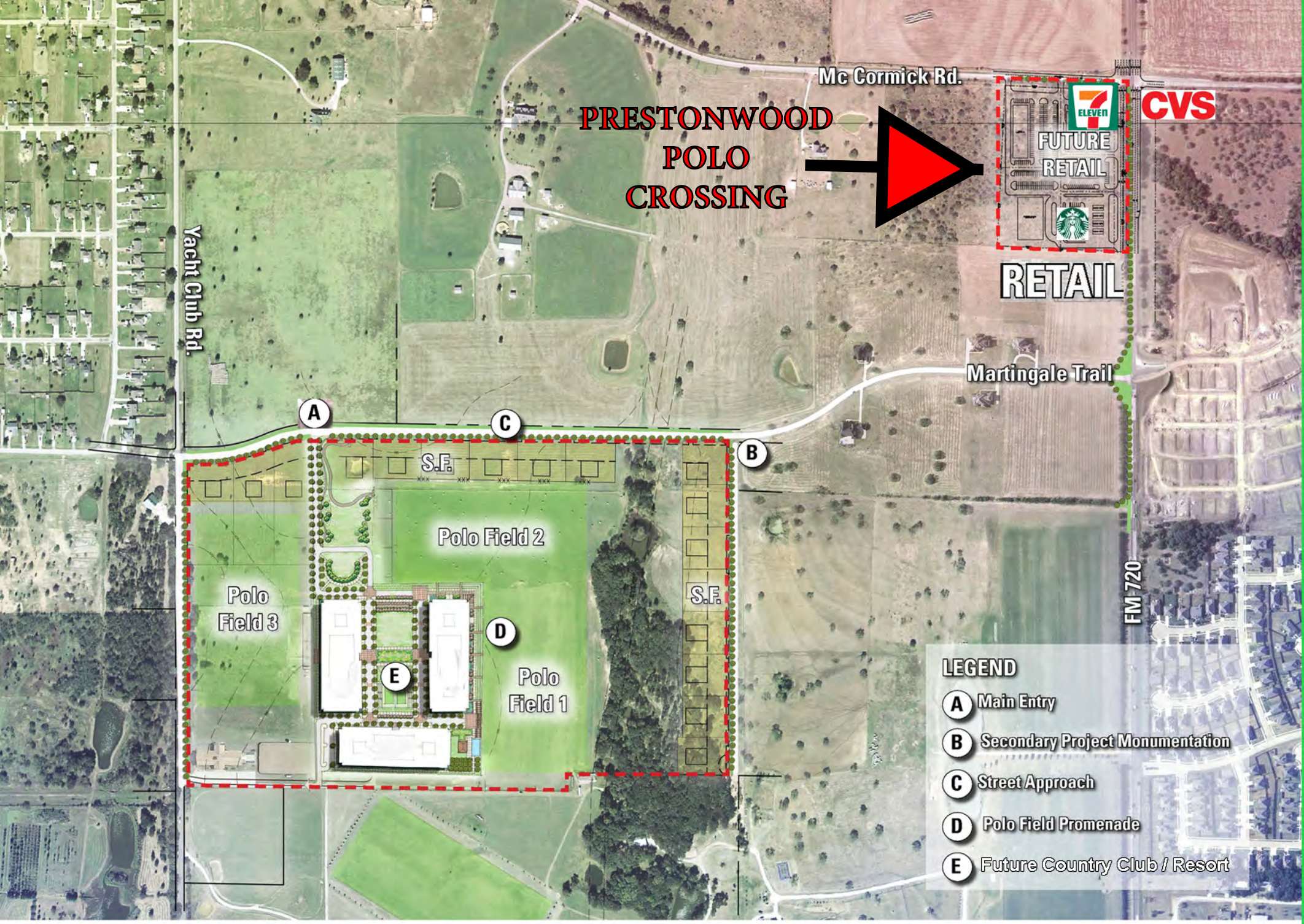
CRESCENT OAKS BEACH ESTATES 648 LOTS
TRAIL WOOD
Mokarow Farms
HILLTOWN 841 LOTS
EAGLES LANDING 123 LOTS
Wellington Trace
YACHT CLUB
SHORE ACRES 40 LOTS
FM 720
GARZA LN
5 major polo clubs in Oak Point Area
DFW POLO
VCM DEVELOPMENT

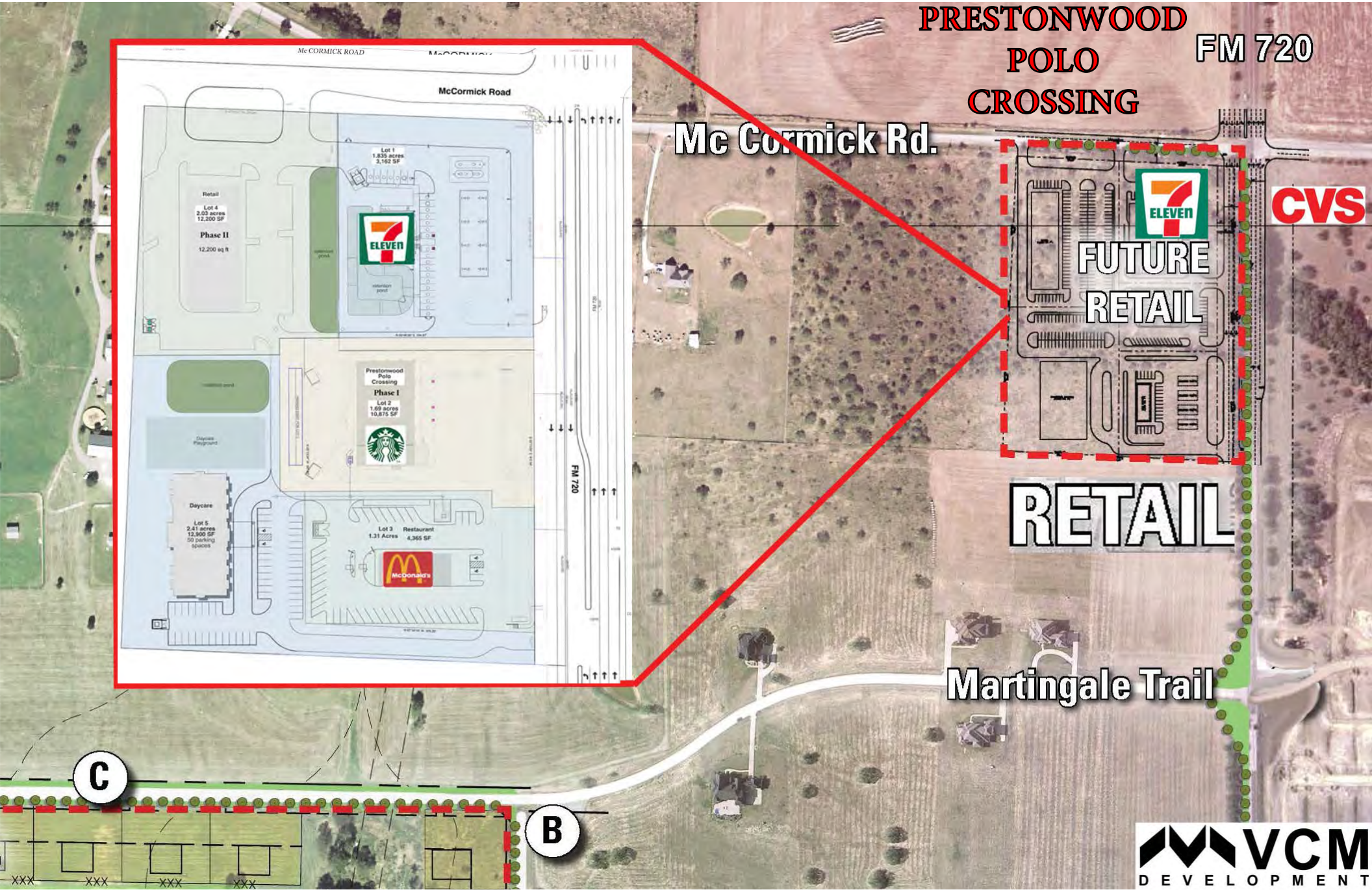


PRESTONWOOD
POLO & COUNTRY CLUB
OAK POINT, TEXAS

VCM
DEVELOPMENT

400'

subject information available and is subject to change without notice

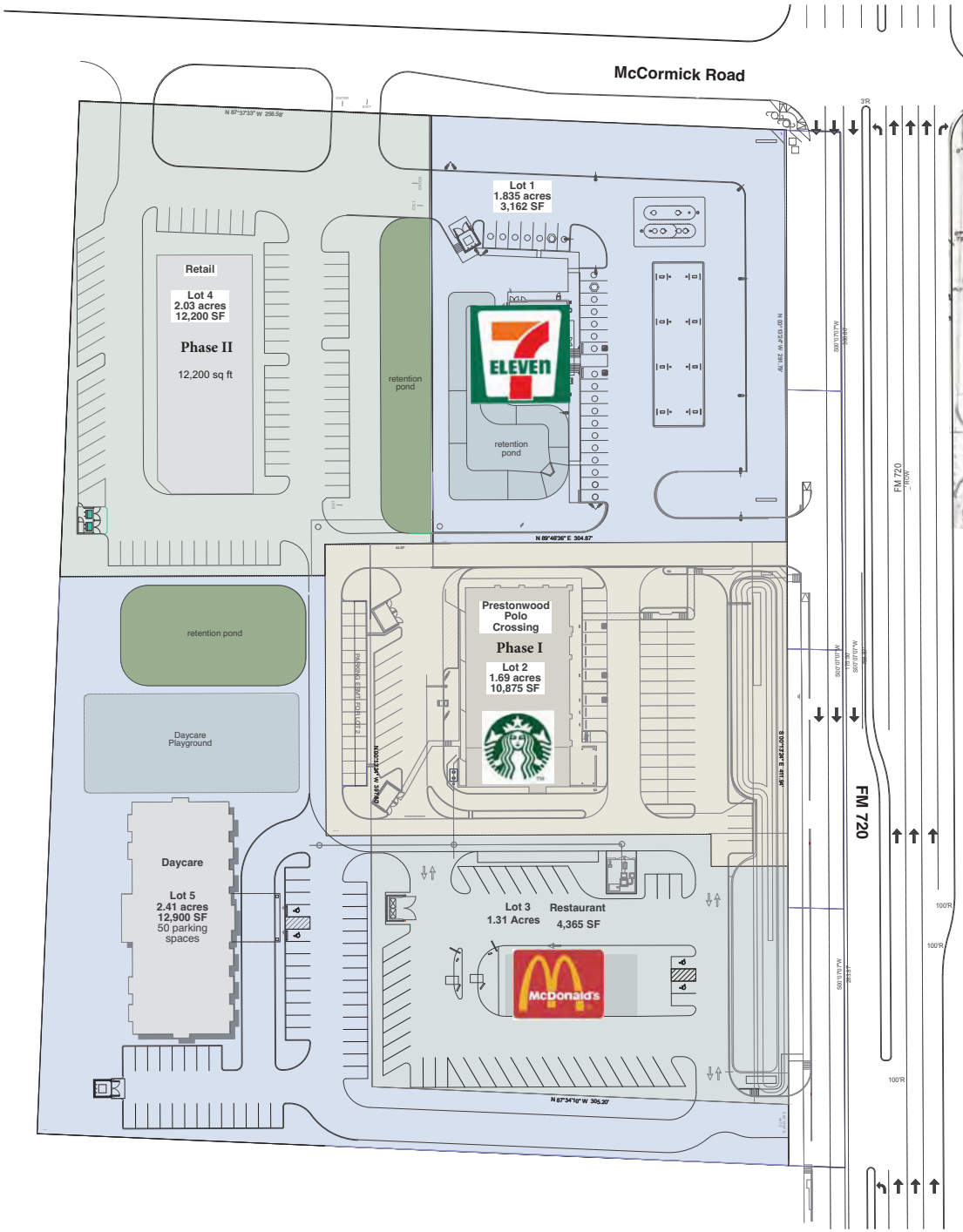

PRESTONWOOD
POLO
CROSSING
FM 720
Mc Cormick Rd.
McCormick Road
Mc CORMICK ROAD
Lot 1
1.835 acres
3,162 SF
Retail
Lot 4
2.03 acres
12,200 SF
Phase II
12,200 sq ft
Prestonwood
Polo
Crossing
Phase I
Lot 2
1.69 acres
10,875 SF
Daycare
Lot 5
2.41 acres
12,900 SF
50 parking
spaces
Lot 3
1.31 Acres
Restaurant
4,365 SF
FM 720
ELEVEN
McDonald's
CVS
FUTURE
RETAIL
RETAIL
Martingale Trail
C
B
VCM
DEVELOPMENT

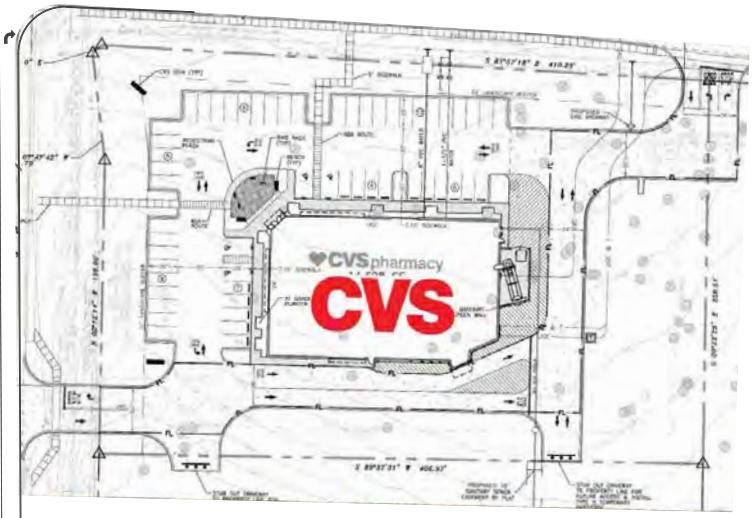
OAK POINT
a country place

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





Prestonwood Polo Crossing
Master Site Plan

21 Feb 2023

N

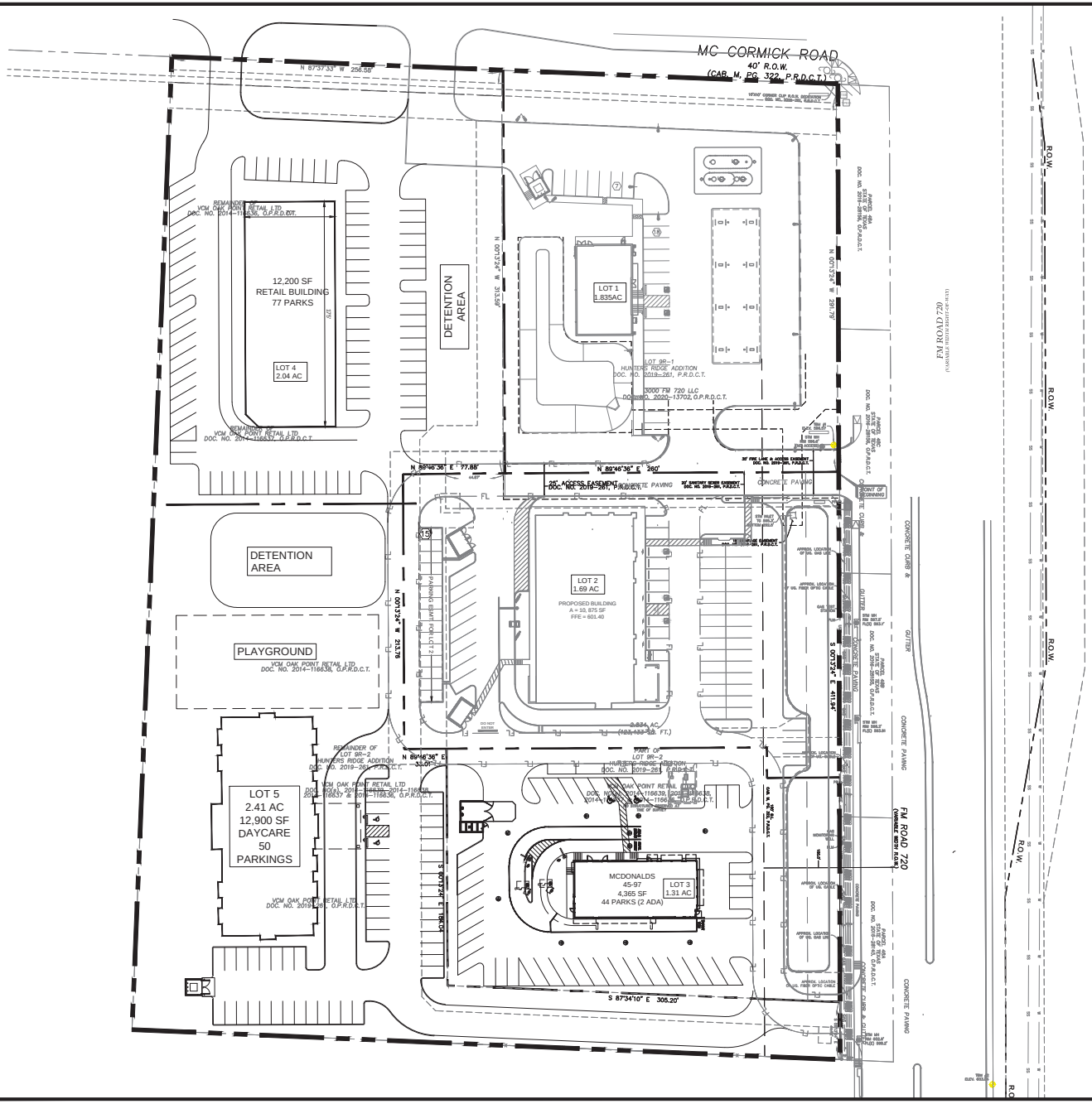
0 10 20 40 60 80 100

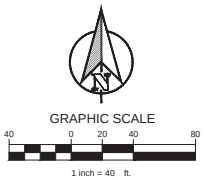
VCM DEVELOPMENT

Duane Meyers
560 PR 2422
Uncertain, TX 75661
903.399.2500
drmeyers@mac.com

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.

McCormick Road
N 87°37'33" W 258.58'
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
ELEVEN
retention pond
N 89°46'36" E 304.87'
N 00°13'24" W 291.79'
S 00°07'07" W
960.00'
3'R
retention pond
Daycare
Playground
PARKING ESMT. FOR LOT 2
N 00°13'24" W 307.80'
Prestonwood
Polo
Crossing
Phase I
Lot 2
1.69 acres
10,875 SF
TM
S 00°13'24" E 411.94'
S 00°07'07" W
175.50'
S 00°07'07" W
FM 7





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

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

2405 MOUNTAIN VALLEY PARKWAY
LEWISVILLE, TEXAS 75067
PHONE: 972.350.0774
WWW.CLAYMOORE.COM

PRESTONWOOD POLO CROSSING OAK POINT, TX

No.	DATE	REVISION	BY

CONCEPTUAL SITE PLAN

DESIGN:	JEV
DRAWN:	JEV
CHECKED:	MAM
DATE:	12/3/2021

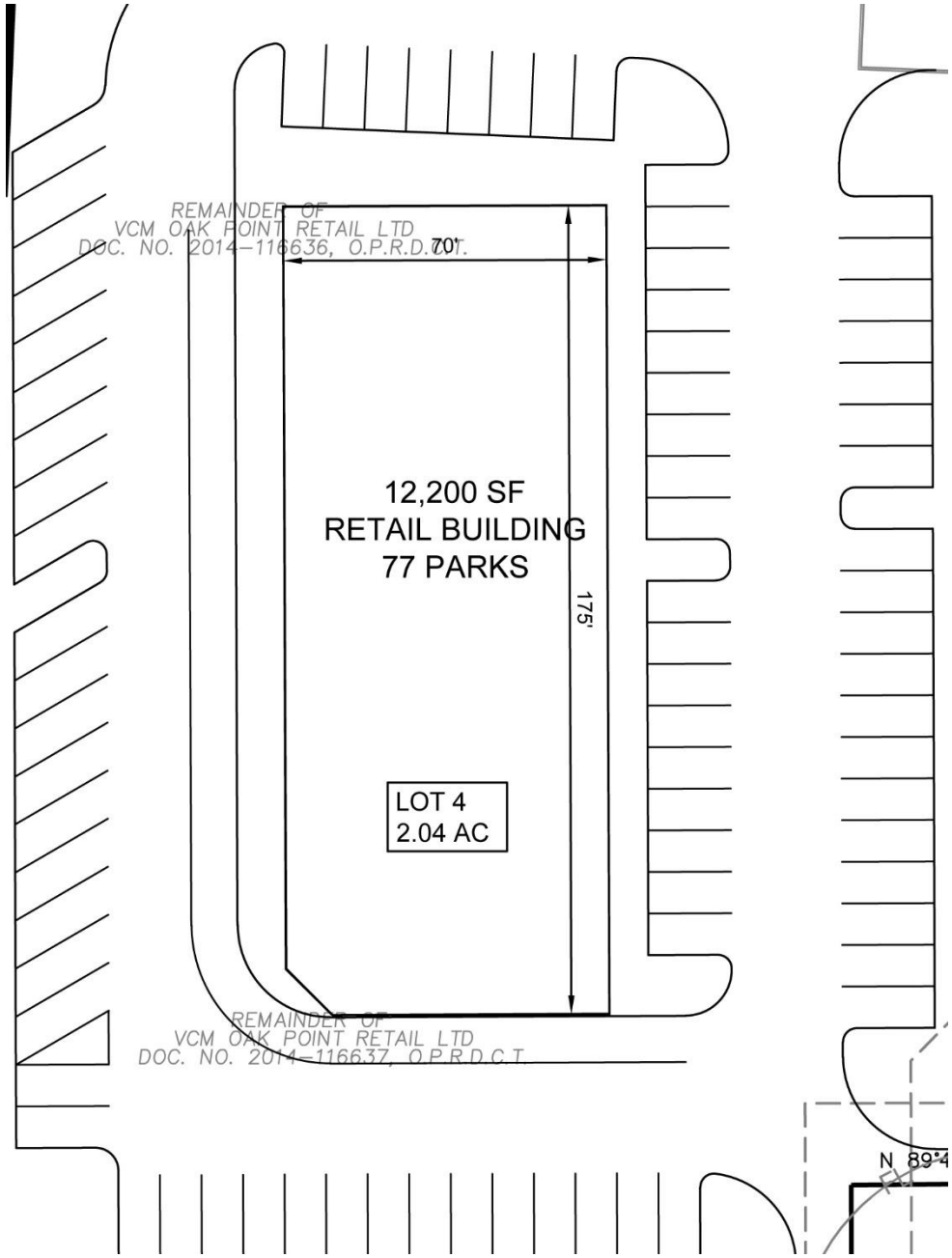
SHEET

SP-1

File No.

PLOTTED BY: DREW DONOSKY
PLOT DATE: 10/25/2022 1:20 PM
LOCATION: Z:\PROJECTS\PROJECTS\2021-171 VCM OAKPOINT\CADD\BASE\XSITE_OVERALL CONCEPT.DWG
LAST SAVED: 8/2/2022 6:11 PM

Prestonwood Polo Crossing Phase II
SWC FM 720 & McCormick, Oak Point, TX



Phase I

STARBUCKS
Smiles365 Dental
EVOLVE YOGA
M STELLA
NAIL BAR
20% OFF
LA PLASTIC
TEXAS
JRF•0359
TEXAS
X•1793

PRESTONWOOD POLO CROSSING
STARBUCKS
LA RUSTICA Italiano
EVOLVE YOGA
Smiles365 Dental
M STELLA NAIL BAR

PRESTONWOOD POLO CROSSING PHASE II
HERE
FOR INFO
214-390-3444
VCM
DEVELOPMENT
PRIVATE PROPERTY
FIRE LANE
NO PARKING

VCM DEVELOPMENT

Prestonwood Polo Crossing
Oak Point, TX.

Print #241015385
Date: 10/15/24
Lat/Lon: 33.185723 -96.978846
Order No. 82126
Aerial Photography, Inc. 954-568-0484

VCM DEVELOPMENT

Prestonwood Polo Crossing
Oak Point, TX.

Print #241015386
Date: 10/15/24
Lat/Lon: 33.185723 -96.978846
Order No. 82126
Aerial Photography, Inc. 954-568-0484

VCM DEVELOPMENT

Prestonwood Polo Crossing
Oak Point, TX.

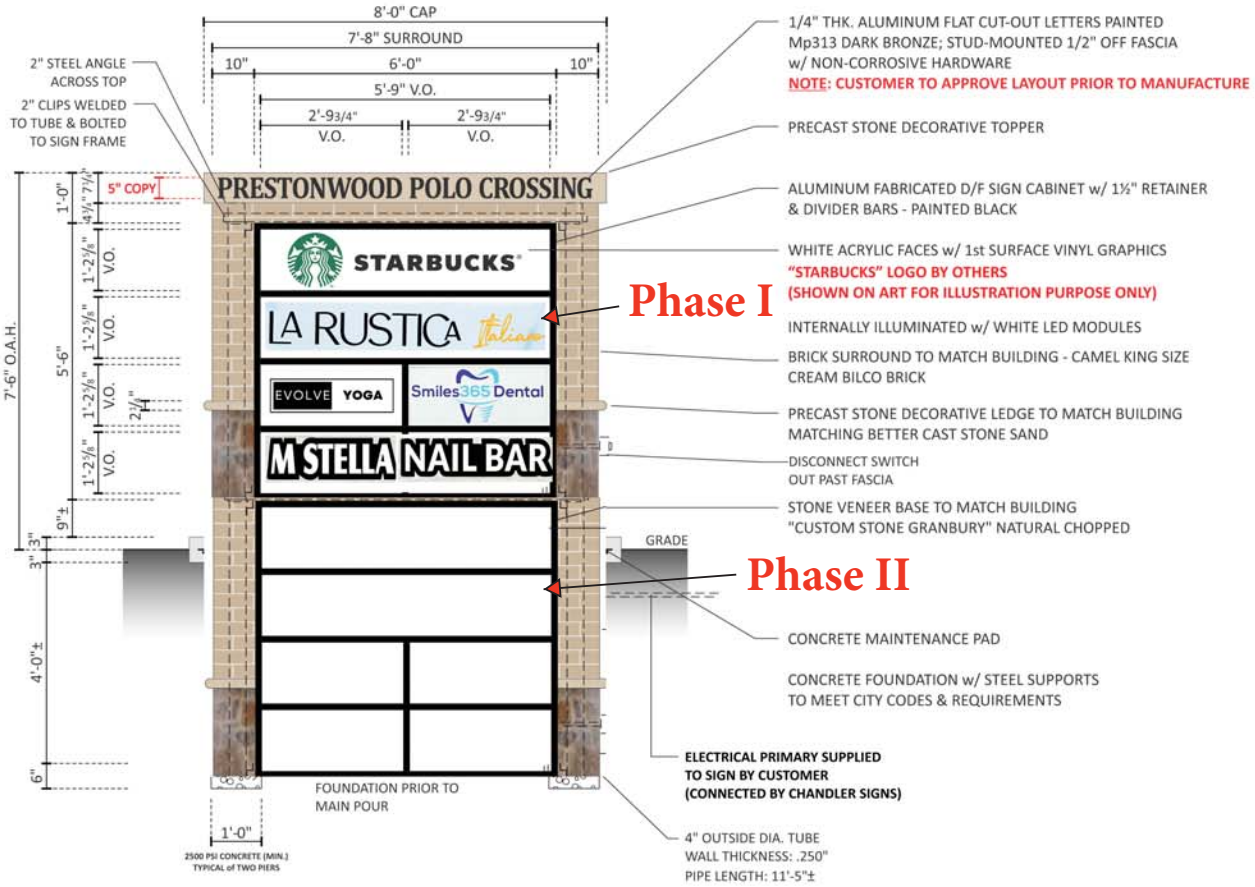
Print #241015387
Date: 10/15/24
Lat/Lon: 33.185723 -96.978846
Order No. 82126
Aerial Photography, Inc. 954-568-0484

VCM DEVELOPMENT

Prestonwood Polo Crossing
Oak Point, TX.

Print #241015388
Date: 10/15/24
Lat/Lon: 33.185723 -96.978846
Order No. 82126
Aerial Photography, Inc. 954-568-0484

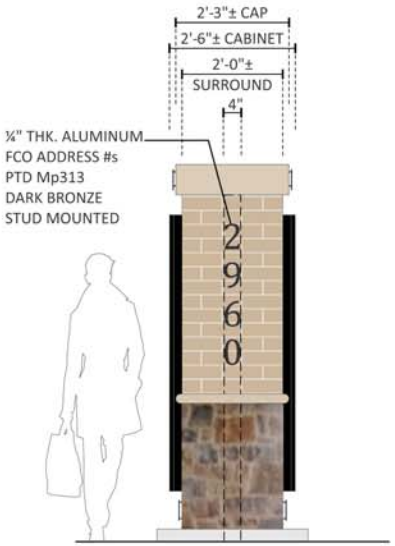
EXACT LAYOUT for BOTH SIDES OF MONUMENT



LAYOUT OPTION 2

A **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 adrs#
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 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Northeast US	2301 River Road, Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

This drawing is the property of Chandler Signs, LLC
All rights to its use for reproduction are reserved by Chandler Signs, LLC

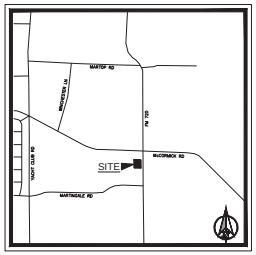
ELECTRICAL CONDUIT TO SIGN BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

Phase I

STARBUCKS PRESTONWOOD POLO CROSSING

FM 720 & McCORMICK RD.
PART OF LOT 9R-2
HUNTERS RIDGE ADDITION
OA POINT, TX



VICINITY MAP
N.T.S.

Contractor's Required Check List

Contractor Responsibilities

project documents	Contractor shall have on desk in job site a copy of the City/County approved plans.
	Contractor shall have on desk in job site a copy of the Fire Marshall approved plans (if separate from City documents).
	Submit all ALL written comments issued by the City jurisdiction to the Architect and the Civil.
	Contractor shall remove any Drawings not sealed by the Architect or Engineers of record from the site.
	Contractor shall ceate a Construction Documents (CD) log listing each document and posting the effective date. Include Addendae, Change Orders and Clarification Drawings. Send copy monthly or as it changes for review by Architect.
tenant documents	Tenant Lease Exhibits are contained in the Project Manual, become familiar with these documents to understand the required level of finish for each Tenant. Notify Architect immediately of any discrepancies noted between Lease Exhibit, Architectural Plans and Tenant Finish Plans
	keep CD Log of all pertinent Tenant Finish Drawings, send copy to Architect for verification
	DO NOT initiate construction on any Tenant space until you have a set of checked Tenant Finish Drawings distributed from Architect's Office.
geotechnical	The Geotechnical Report is contained in the Project Manual, become familiar with it to understand the required level of subgrade preparation required for this project. Notify Architect, Civil Engineer & Geotechnical Engineer immediately of any discrepancies or subgrade issues at the site that are different than noted in the report.
	DO NOT vary from Subgrade Preparation as documented in the Geotechnical Report, Structural Drawings, Civil Drawings and Specifications w/o written authorization from the Architect, Civil Engineer and Structural Engineer
	General Contractor to provide testing per Specifications. Submit copies of all Construction Testing Reports to Architect, Structural and Civil Engineer immediately upon their publication. DO NOT submit duplicate reports.
changes	Submit RFI's in writing to the Archtect or Civil. Maintain a log of RFI's indicating their status.
	Submit all Change Requests in writing to Architect and/or Civil for evaluation. DO NOT proceed with any changes to the Work until written authorization has been granted by the Architect and/or Civil and the Owner.
pay applications	Submit a Schedule of Values to the Architect and Civil Engineer prior to Construction per Specifications
	DO NOT front load Pay Applications. G703 shall be consistent with Subcontractors/Suppliers Contracts and Lien Waivers
	Submit accurate Pay Applications of Work exectued, inaccurate Pay Applications will be rejected, not adjusted
subcontractors	Submit a list, including all contact information, of Subcontractors and Suppliers to be used on the project. If Subs or Suppliers change during the course of the Work notify the Architect of the change.
submittals	Submit a minimum of 4 Shop Drawings or Submittals for each category of Work.
	Review and stamp the Shop Drawings or Submittals with your comments before submitting them to the Architect for review.
	DO NOT proceed with any phase of construction without approved Shop Drawings or Submittals.
	Submit substitutions for approval if work components vary from those items specified.
	Provide a 4' x 8' mock up of exterior wall for approval by Owner and Architect.
	Architect will prepare a color board for the approval of the Owner from the color samples submitted by the Contractor.
	DO NOT proceed with color selections without the written approval of the Architect.
project management	Provide and maintain an experienced and qualified Project Superintendent on site throughout the duration of construction.
	Provide and maintain an experienced and qualified Project Manger in the office throughout the duration of construction.
	Follow the procedures set up in the Project Manual.
	Submit electronic project photos with captions and progress summary reports weekly to the Owner, the Architect and the Civil.

Project Directory

OWNER
VCM Oak Point Retail, LTD
25 Highland Park Village, Suite 100-464
Dallas, TX 75205

Owner's Contact
Vaughn Miller
VCM Development Group
vaughn@vcmdevelopmeint.com
214.390.3444

ARCHITECT
Duane Meyers Architect
560 PR 2422
Uncertain, TX 75661
903.399.2500
drmeyers@mac.com

STRUCTURAL
BluDot
1000 Chinaberry Drive, Suite 703
Bossier City, LA 71111
Texas Firm Registration F-18914
318.402.4710

MEP
Frank P. Skipper, P.E.
Professional Engineer
3808 Northridge Court
Irving, TX 75038
214.707.4085
Texas Firm Registration #F-12758
mcdollinger@fp-ydesign.com

CIVIL (under separate Contract)
Clay Moore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76092
817.281.0572
Drew Donosky, P.E.
Texas Registration #14199

GEOTECH (under separate Contract)
Alpha Testing, Inc.
2209 Wisconsin Street
Dallas, TX 75229
972.620.8911
Christopher Eddy, P.E.
Texas Firm Registration #F-813

Construction Document Index

A1.01	Cover Sheet
A1.02	Starbucks Worklettter
A1.03	Starbucks Worklettter
A2.01	Floor Plan
A2.02	Roof Plan
A2.03	Starbucks Shell Plan
A2.04	Starbucks Penetration Plan
A2.05	Starbucks Roof Plan
A2.06	Architectural Site Plan
A3.01	Elevations
A3.02	Storefront Elevs/Color Brd
A3.03	Starbucks Enlarged Elevs
A3.04	Rendered Axo Elevations
A3.05	Rendered Axo Elevations
A4.01	Starbucks Bldg Section
A4.02	Wall Sections
A4.03	Wall Sections
A5.01	Roof Details
ADA1	Accessibility Details
ADA2	Accessibility Details
ADA3	Accessibility Details
ADA4	Accessibility Details
S1.01	Foundation Details
S1.02	Framing Details
S1.03	Starbucks Site Details
S2.01	Starbucks Foundation Plan
S2.02	Starbucks Framing Plan
MEP1	Specs
MEP2	Schedules
MEP3	Site Lighting
MEP4	Site Light Specs
M1.1	Mech Plan
E1.0	Electrical Plan
E1.1	Electrical Schedules
E2.0	Electrical Risers
P1.0	Plumbing Plan
P1.1	Plumbing Roof Plan
P2.0	Plumbing Details
P3.0	Grease Interceptor

GOVERNMENTAL AGENCIES

City of Oak Point
Building Inspection Department
100 Naylor Road
Oak Point, TX 75068
972.294.2312 ext 101
buildinginspections@oakpointtexas.com

City of Oak Point Building Codes

2015 International Building Code
2015 International Plumbing Code
2015 International Fuel Gas Code
2015 International Mechanical Code
2015 International Energy Conservation Code
2015 International Fire Code
2017 National Electric Code

IBC Code Requirements

Occupancy Classification:	M (Mercantile) & A2 (Assembly)	
Type of Construction:	Type II-B/sprinklered	
	Allowable	**Project**
Building Area for Vacant: Building Area Starbucks:	12,500 SF tabular x 300%	8,626 sf 2,310 sf
Building Area Total:		**10,936 sf**
Building Height in Stories:	1	1
Building Height in Feet:	40 ft	26'
No. of Exits Required per Tenant:	2	2
Tenant Separation:	0 HR	1 HR
Building Separation:	3 HR	na
Starbucks Occupant Load:		64 +/-

Duane Meyers
560 PR 2422
Uncertain, TX 75661
903.484.0040
drmeyers@mac.com

Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

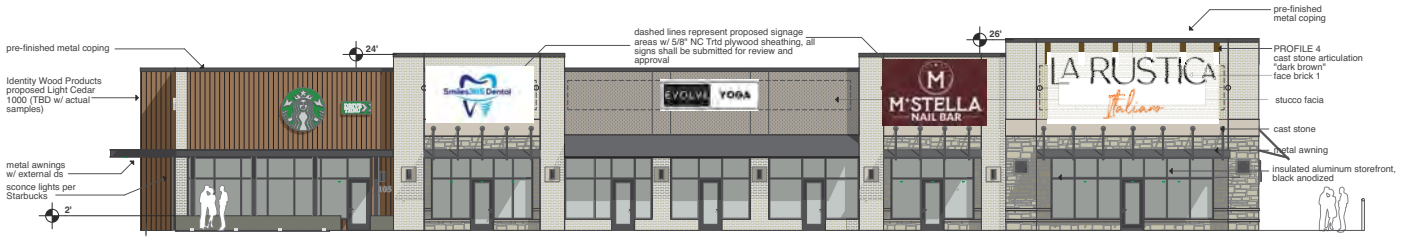
Revisions

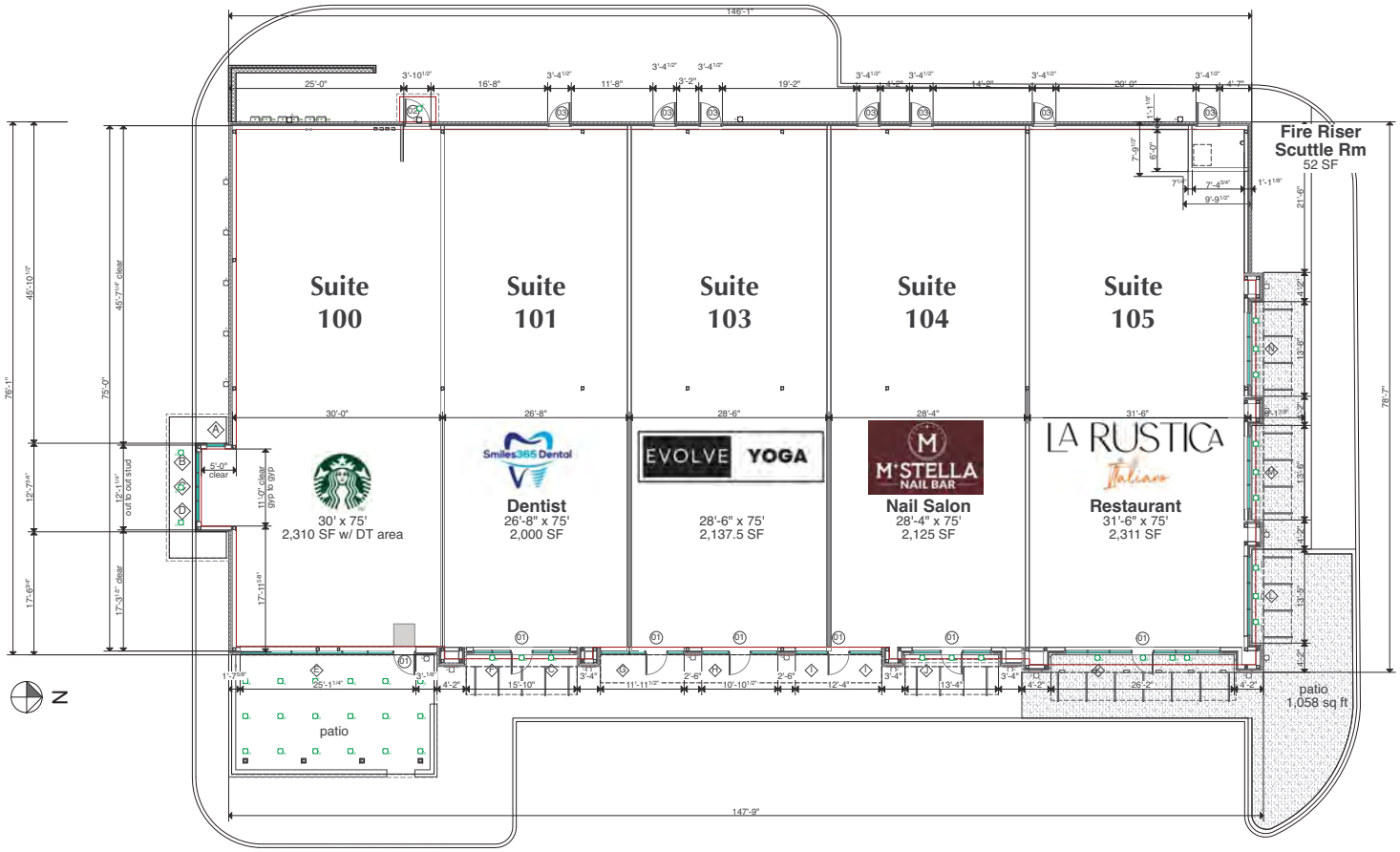
This document is released for the purpose of interim review under the authority of Duane Meyers Architect registration no. 8839 in the State of Texas and may not be used for construction, bidding or permitting.

A1.01

24 Dec 2021

Phase I





Duane Meyers
Architect
560 PR 2422
Uncertain, TX 75661
903.399.2500
drmeyers@mac.com

Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

VCM DEVELOPMENT

9 Aug 2023

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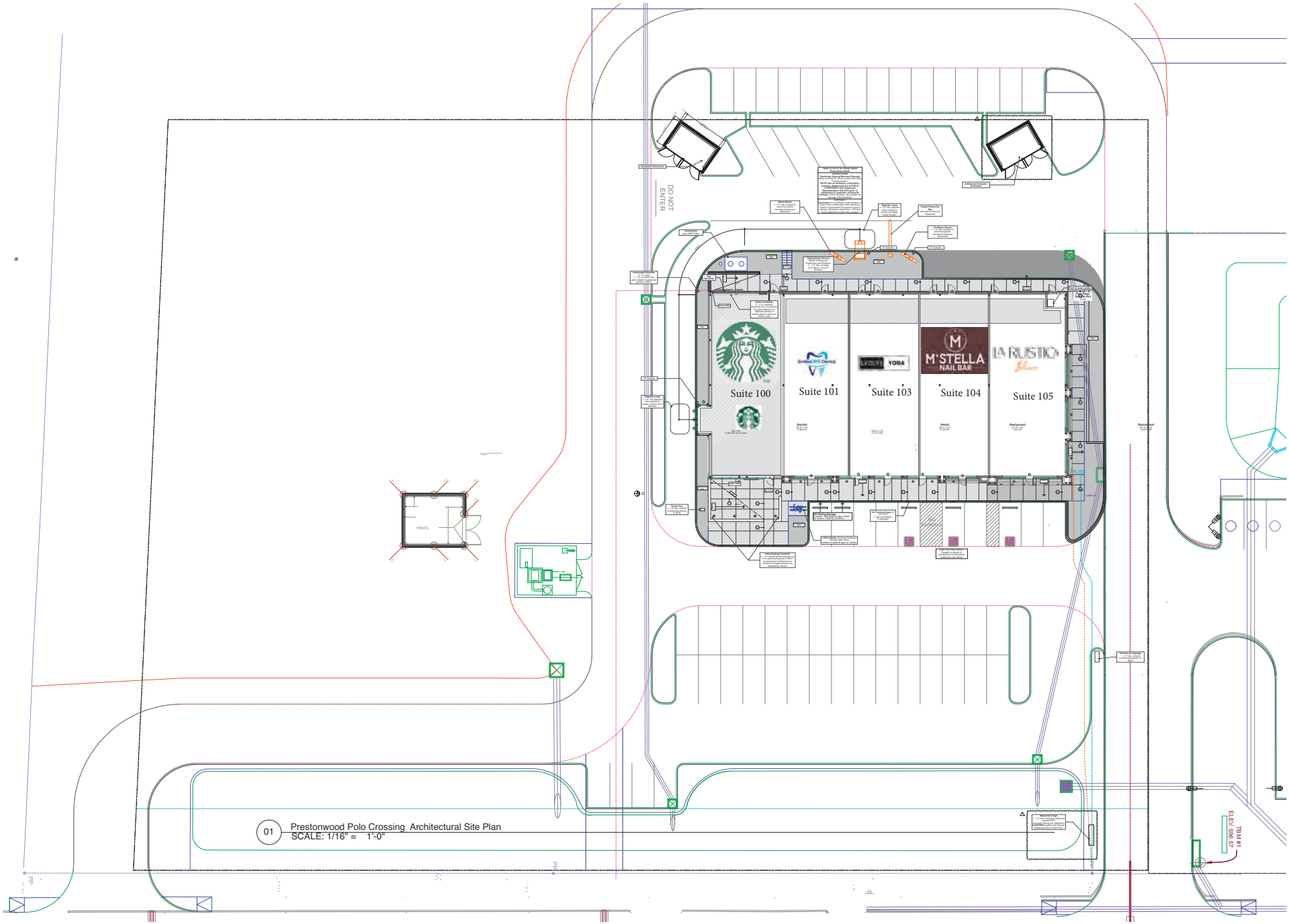


01 Prestonwood Polo Crossing Architectural Site Plan
SCALE: 1/16" = 1'-0"

Duane Meyers
Architect
560 Pt 2420
Unert, TX 75090-5060
903-484-0040
drmeyers@mac.com

Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

Revisions

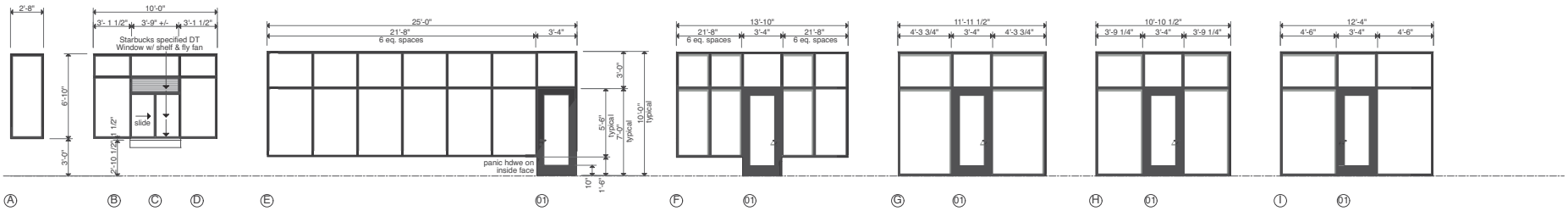
- R1 revised Monument Sign location
- R2 added additional Dumpster Enclosure
- R3 revised parking layout

REGISTERED ARCHITECT DUANE N. MEYERS STATE OF TEXAS

18 July 2023

A2.06

18 July 2023



Starbucks Drive Thru Window:

Landlord shall furnish and install fully operational Ready Access drive-thru service window per Tenant's Design Criteria. Include transom, sidelights, window shelf, heater and/or air curtain as allowed per local code. Window and air curtain finish to match adjacent storefront. Select window based on Tenant's Design Criteria and geographic location of store. Coordinate window configuration (right to left or left to right) with Tenant. Bottom of rough opening of Drive Thru Window to be at 36" AFF inside and 42" outside as measured above drive-thru surface.
Window Shelf: Install service window shelf to align with bottom of rough opening per Tenant's Design Criteria.

General Notes for Starbucks Openings:

Starbucks Code Compliance:
Landlord shall furnish and install all exterior doors, frames, windows and/or storefront system in compliance with all local and national codes. Thermal resistance of all openings shall comply with the prescriptive requirement of the 2015 IECC. (International Energy Conservation Code).

Starbucks Steel Doors & Frames:
Landlord shall furnish and install commercial grade 42" x 84" rear service door. Door(s) shall be cold rolled and welded 16 gauge steel with polystyrene core. Frames shall be Double Rabbet fully welded 14 gauge steel. Finish hot dip galvannealed coating with two [2] coats shop prime color similar to finish.

Aluminum Storefront:
Storefront shall be 2" x 4-1/2" extruded aluminum section in conformance with ASTM B221; center set; flush design; thermally broken. Doors shall be heavy duty aluminum/glass type; out swinging with 10" bottom rail. Design and size members and anchorages to withstand wind loads as required by the jurisdictional code, and to resist door pivot and closer reaction forces. Finish shall be **black anodized**; coordinate color with Tenant. Provide hurricane resistant frames and associated anchorage for special wind regions as defined in ASCE 7-05.

Glazing:
Storefront glazing to be clear, non-tinted, non-reflective, double glazed and low-e with U-value complying with the appropriate climatic zone in the 2015 IECC (International Energy Conservation Code) requirements. Provide impact resistant glazing in hurricane or special wind regions as defined in ASCE 7-05.

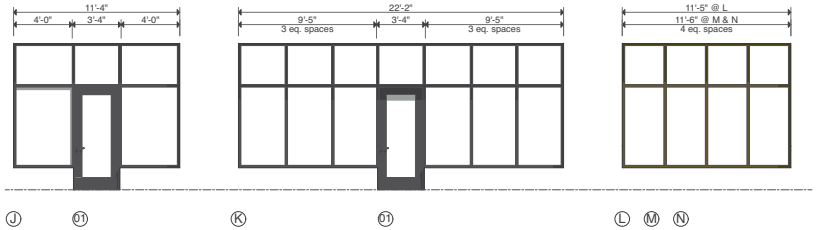
Hardware: Landlord shall furnish and install all exterior door hardware in compliance with federal, state, provincial, and local building, life safety, and accessibility requirements.

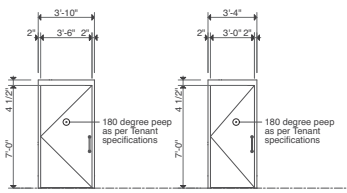
Aluminum Storefront:
Weather stripping: Hard-backed poly pile in door and/or frame
Threshold: Extruded aluminum with ribbed surface
Sill Sweeps: Brush strip, concealed
Pivoting/Hinging: Offset pivot; top and intermediate
Closers: Dorma BTS 80 NHO; concealed floor closer; single acting; offset pivot
Latches/Strike: Adams-Rite MS1830 with provisions for keyed cylinders on interior face only; mount to bottom rail
Keying: All lockset and deadbolts shall be keyed as directed by Tenant
Push/Pulls: Arcadia Radius Push-Pull Set; straight pull option; clear finish
Cylinder Guard
Transom Decal: ("THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS")

Exterior Service Door:
Threshold: National Guard - 325 Half Saddle Threshold
Securing device: Falcon Lock - C607 7-Pin Core Combination "A" Keyway
Securing device: Sur-Lock - I/O 2000L-03IC Auto Locking Door Alarm, IC; No
CTR Includes - Mortise Cylinder
Closer: Dorma - 8916 Door Closer 8916 AF89P
Kickplate: Rockwood - 10" Kickplate
Peep Hole: DS-6 Door Spy
Door Bell: Nutone - MCV309NWHGL Door Bell
Door Stop: Rockwood 473 Door Stop with Hook
Miscellaneous: National Guard - 16A Rain Drip
Miscellaneous: National Guard - 137NA Weather Strip

Fly Fan:
Provide fully operational fly fan with door switch as allowed per local code.
Finishes:

General:
US26D, Satin Chrome Plated, except:
Push Plates, Door Pulls, Kickplates: US32D, Satin Stainless Steel
Door Closers: 689/Sprayed Aluminum





02

3670 HM
insulated door

3670
2" x 5 3/4" frame
galv. w/ 4 1/2" h. head

provide panic device at exit locations & hdwr, 180 degree peep as per Tenant specifications

03

3070 HM
insulated door

3070
2" x 5 3/4" frame
galv. w/ 4 1/2" h. head

provide panic device at exit locations & hdwr, 180 degree peep as per Tenant specifications

Aluminum Storefront & HM General Notes:

1. Framing System shown to be **Black Anodized** aluminum finish. ALL glazing to be tempered.

2. All storefront glazing to be insulated, thermally broken, clear tint with Low E coating:
   0.46 U Factor

3. All storefront door to be:
   0.77 U Factor with 0.30 SHGC for South, East & West, .037 for North to meet 2015 IECC ComCheck Requirements for Climate Zone 3

4. All HM Doors to be insulated with galvanized frame:
   to meet 2015 IECC ComCheck Requirements for Climate Zone 3A*

Custom Stone Granbury
Natural Chopped

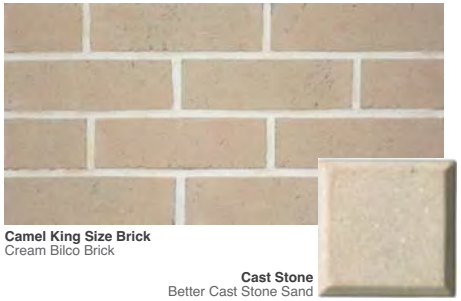
Berridge Awning T- Panel
Matte Black Steel

PacClad Matte Black Steel
Aluminum Coping

Black Anodized Aluminum Frame
Clear Insulated Low E Glazing

Identity Wood Products
1000 Light Cedar
(submit samples for Tenant Approval prior to ordering)

SW 7030 Anew Gray
Stucco Finish Coat



Camel King Size Brick
Cream Bilco Brick

Cast Stone
Better Cast Stone Sand

Color Board Submittal

ALL selections subject to APPROVAL on 4' x 4' sample board on site by Owner & Architect

Duane Meyers
Architect
560 Pr 2420
Ulmer, TX 75450
903-484-0040
drmeyers@mac.com

Starbucks @ Prestonwood Polo Crossing

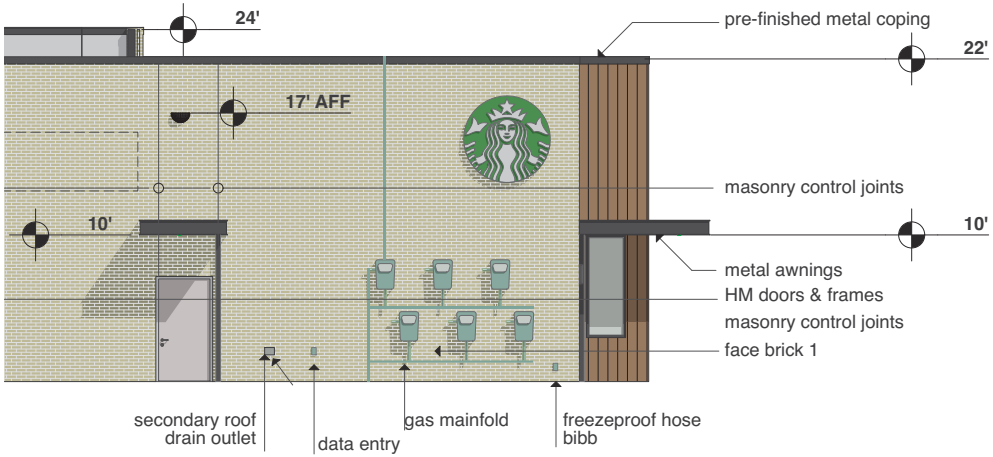
Oak Point, TX McCormick @ FM 720

Revisions

This document is released for the purpose of interim review under the authority of Duane Meyers Architect registration no. 8839 in the State of Texas and is not to be used for construction, bidding or permitting.

A3.02

24 Dec 2021



02 Rear Elevation (West)
SCALE: 1/4" = 1'-0"

01 Front Elevation (East)
SCALE: 1/4" = 1'-0"

03 Left Side Elevation (South)
SCALE: 1/4" = 1'-0"

Duane Meyers
Architect
560 Pt 2420
Lucas, TX 75002
903-484-0040
drmeyers@mac.com

Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

Revisions

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A3.03

24 Dec 2021

Phase I

01 OAK Axo 1
SCALE: 1:125

02 OAK Axo 2
SCALE: 1:125

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903-484-0040
drmeyers@mac.com

Architect

Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

Revisions

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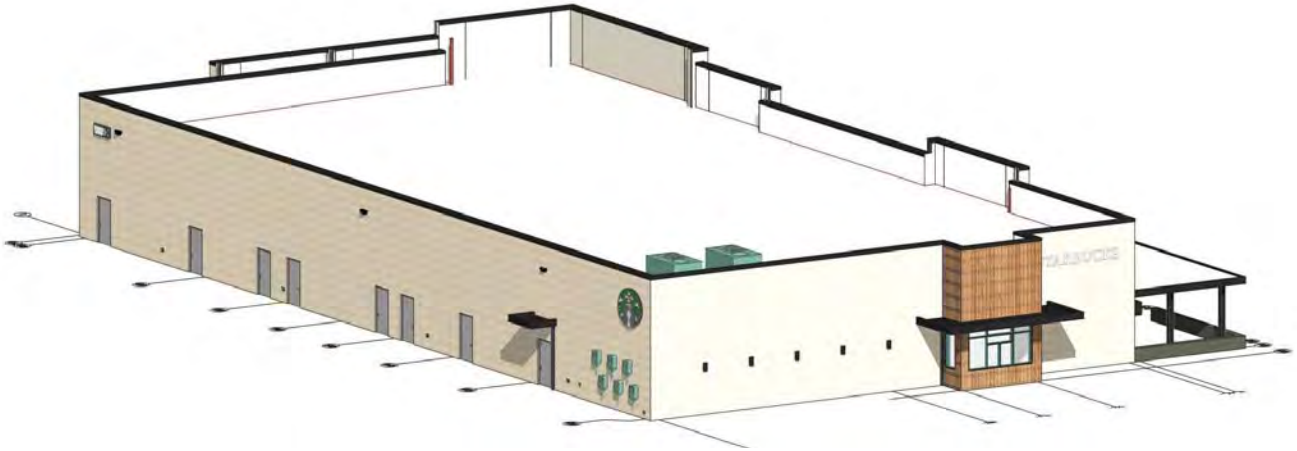
A3.04

24 Dec 2021

Phase I

01 OAK Axo 3
SCALE: 1:125



02 OAK Axo 4
SCALE: 1:125

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drmeyers@mac.com

Architect

Starbucks @ Prestonwood Polo Crossing

Oak Point, TX McCormick @ FM 720

Revisions

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A3.05

24 Dec 2021

Phase I

VCM DEVELOPMENT

Prestonwood Polo Crossing
SWC FM 720 & McCormick
Phase I

Print #231114609
Date: 11/14/23
Lat/Lon: 33.185002 -96.977737
Order No. 76950
Aerial Photography, Inc. 954-568-0484

VCM DEVELOPMENT

Prestonwood Polo Crossing
SWC FM 720 & McCormick

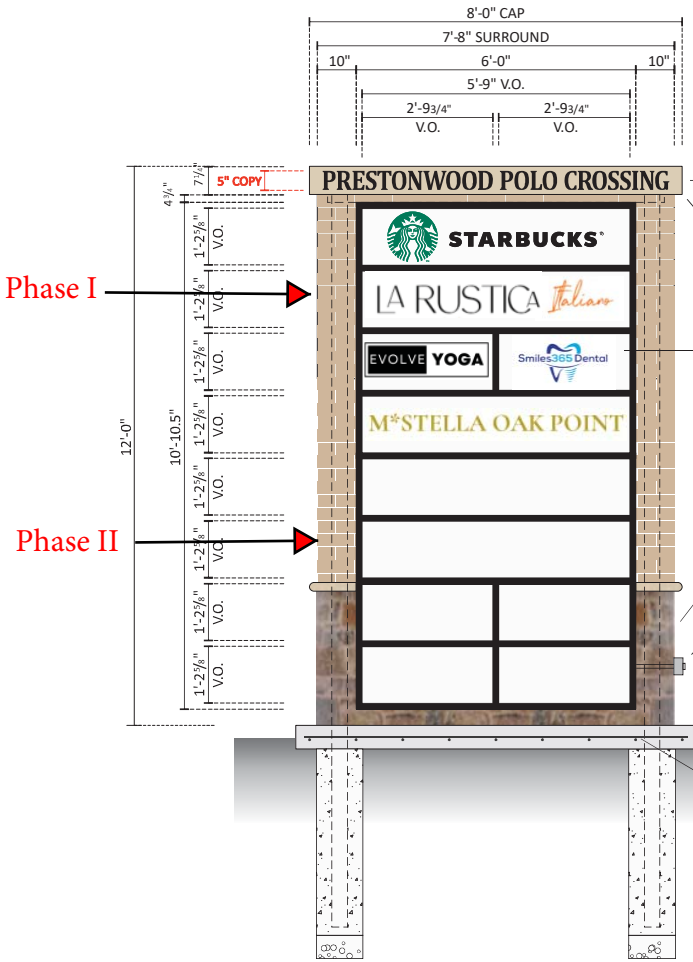
Phase I

Print #231114610
Date: 11/14/23
Lat/Lon: 33.185002 -96.977737
Order No. 76950
Aerial Photography, Inc. 954-568-0484

VCM DEVELOPMENT

Prestonwood Polo Crossing
SWC FM 720 & McCormick
Phase I

Print #231114611
Date: 11/14/23
Lat/Lon: 33.185002 -96.977737
Order No. 76950
Aerial Photography, Inc. 954-568-0484



1/4" THK. ALUMINUM FLAT CUT-OUT LETTERS PAINTED Mp313 DARK BRONZE; STUD-MOUNTED 1/2" OFF FASCIA w/ NON-CORROSIVE HARDWARE
NOTE: CUSTOMER TO APPROVE LAYOUT PRIOR TO MANUFACTURE

PRECAST STONE DECORATIVE TOPPER

ALUMINUM FABRICATED D/F SIGN CABINET w/ 1½" RETAINER & DIVIDER BARS - PAINTED BLACK

WHITE ACRYLIC FACES w/ 1st SURFACE VINYL GRAPHICS
LOGOS BY OTHERS
(SHOWN ON ART FOR ILLUSTRATION PURPOSE ONLY)

INTERNALLY ILLUMINATED w/ WHITE LED MODULES

BRICK SURROUND TO MATCH BUILDING - CAMEL KING SIZE CREAM BILCO BRICK

PRECAST STONE DECORATIVE LEDGE TO MATCH BUILDING MATCHING BETTER CAST STONE SAND

DISCONNECT SWITCH OUT PAST FASCIA

STONE VENEER BASE TO MATCH BUILDING "CUSTOM STONE GRANBURY" NATURAL CHOPPED

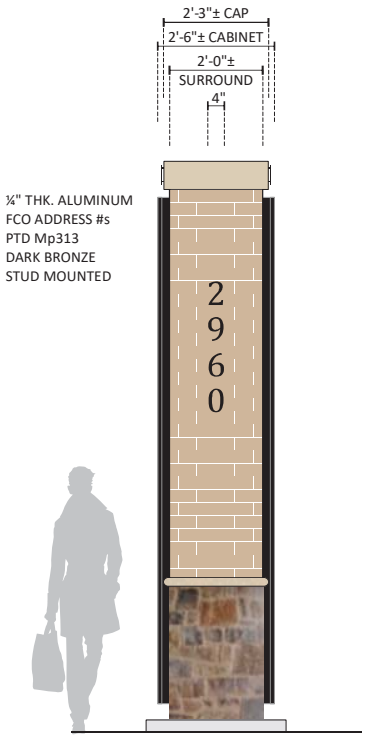
CONCRETE MAINTENANCE PAD

CONCRETE FOUNDATION w/ STEEL SUPPORTS TO MEET CITY CODES & REQUIREMENTS

A D/F MONUMENT SIGN

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

ONE [1] REQUIRED - MANUFACTURE & INSTALL



SIDE VIEW
STREET SIDE

Project ID
0428080Ar2

Prestonwood Polo Crossing
2960 FM 720
Oak Point TX

Date: 12.5.24
Contact: WF/JR
Designer: GD

Sign Item
A
Scale: 3/8" = 1'-0"

Revision Note
r1 GD 12.9.24: Update Tenent Panels
R2 JMC 12/11/24: ADDED SITE PLAN

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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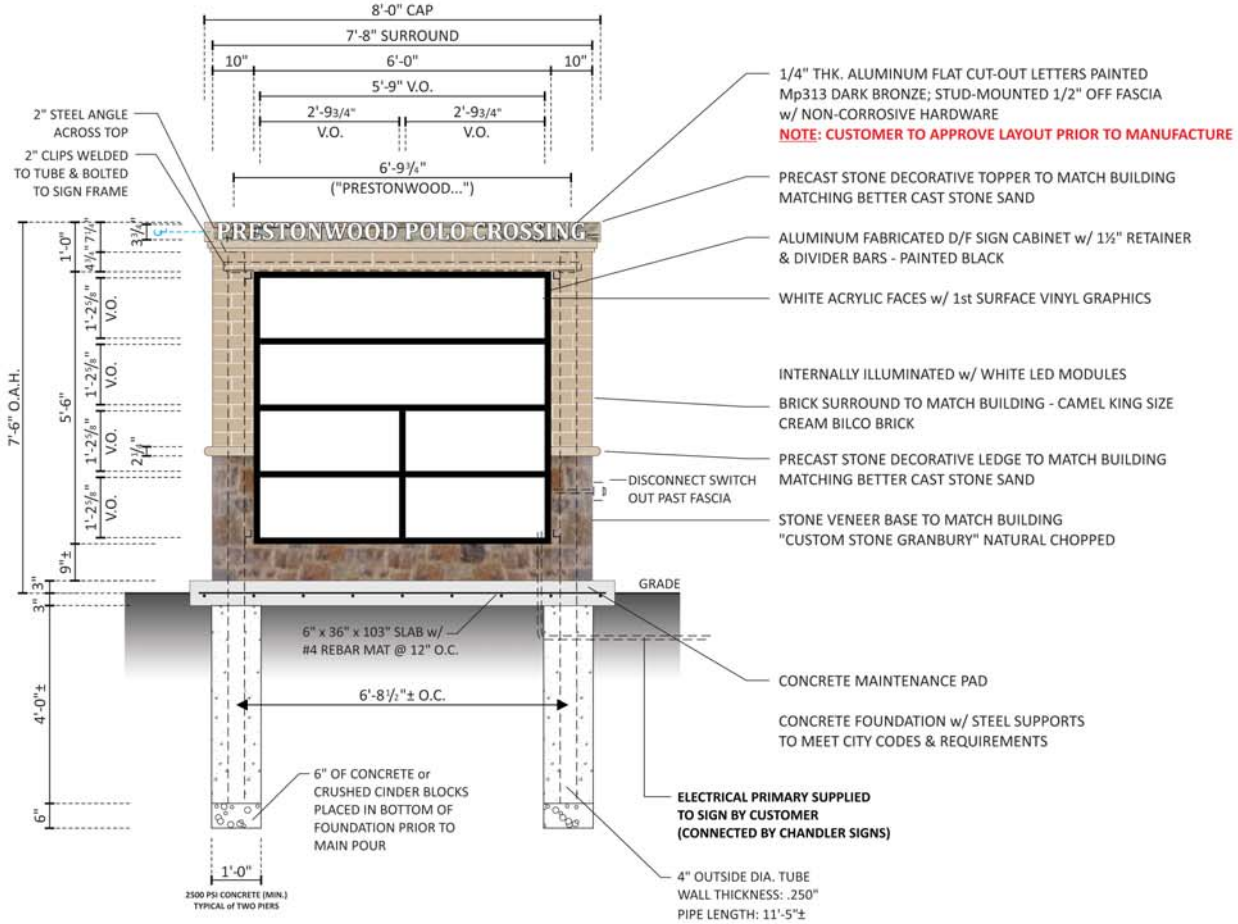
Phase II sign

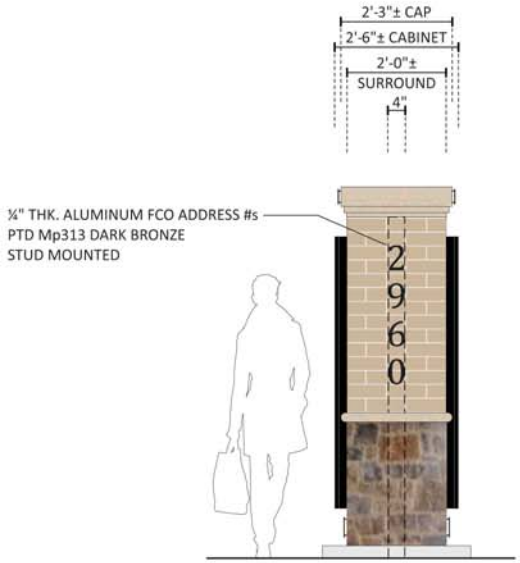
EXACT LAYOUT for BOTH SIDES OF MONUMENT



LAYOUT OPTION 1

A D/F MONUMENT SIGN SCALE: 3/8" = 1' - 0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL



SIDE VIEW
STREET SIDE

Design #	
0414985Ar7	
Sheet 1 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 adrs#

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

CHANDLER SIGNS

chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
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Northeast US	2301 River Road, Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

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ELECTRICAL CONDUIT TO SIGN BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

VCM DEVELOPMENT

Prestonwood Polo Crossing
SWC FM 720 & McCormick
Phase I

Print #231114612
Date: 11/14/23
Lat/Lon: 33.185002 -96.977737
Order No. 76950
Aerial Photography, Inc. 954-568-0484

Oak Point Custom Trade Area

(10-Minute Drive Time from FM 720 & McCormick Road)

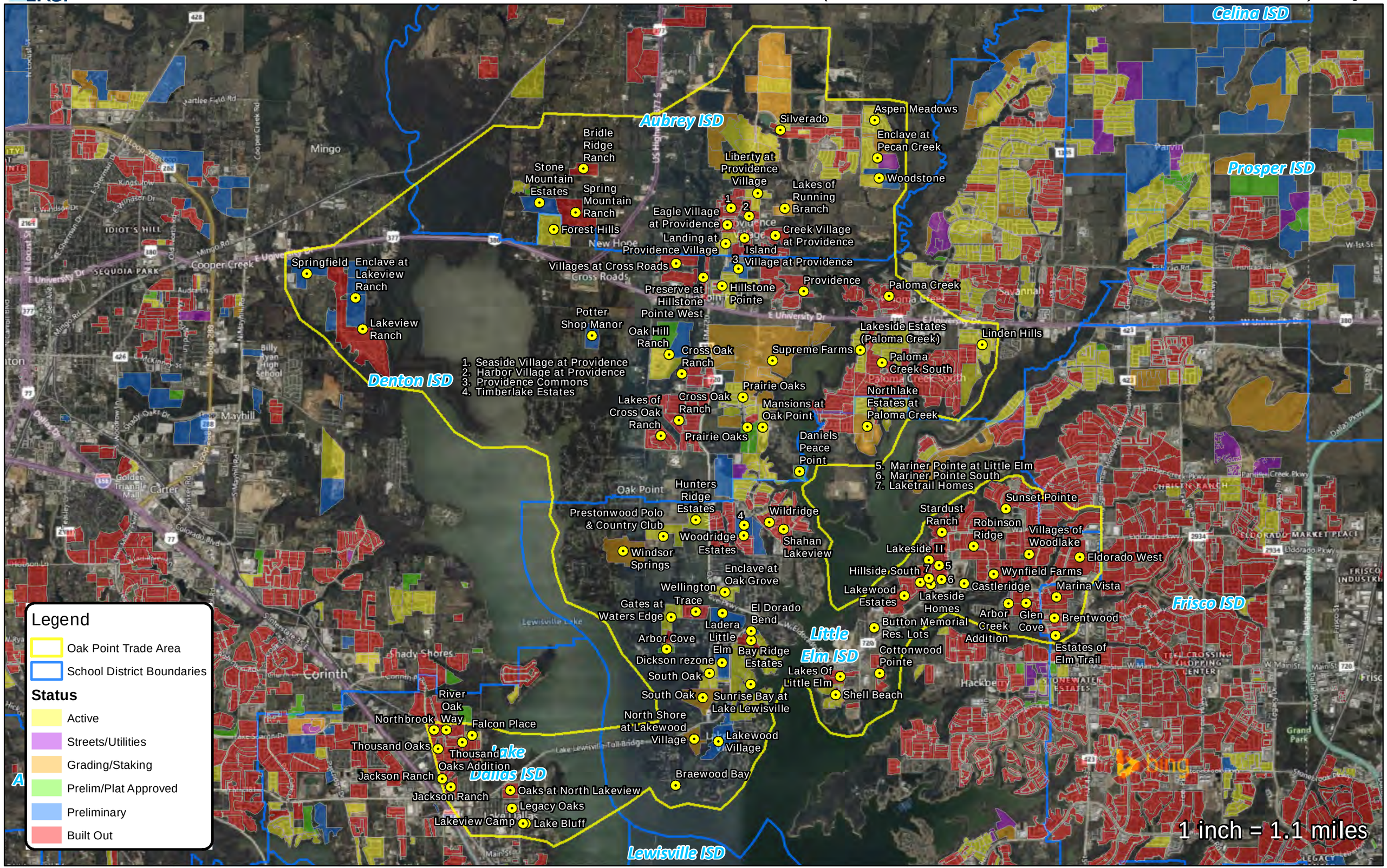
Single-Family Household Formation Analysis

Prepared for: City of Oak Point

September 2022

RSI

Oak Point Trade Area (10-Minute Drive Time from FM 720/McCormick Road) - 2Q22



Oak Point Trade Area (10-Min. Drive Time)
Population and Household Growth
Current Quarter Estimates (2Q22), Future Projections

	Custom Trade Area
Population	
2Q27 Projection*	123,062
2Q25 Projection*	113,670
2Q23 Projection*	99,388
2Q22 Estimate*	93,342
2020 Census	79,609
Growth 2020 - 2Q22	17.25%
Households	
2Q27 Projection*	40,749
2Q25 Projection*	37,639
2Q23 Projection*	32,910
2Q22 Estimate*	30,908
2020 Census	26,189
Growth 2010 - 2Q22	18.02%
New Home Activity (3Q21-2Q22)	
Annual New Home Starts	2,790
Annual New Home Closings	1,890
Vacant Lots	1,891
Lots Under Development	4,415
Preliminary/Future Lots	3,758
Total Potential Future Homesites	10,064

Custom Trade Area

Residential Strategies, Inc. conducts a quarterly census of new home activity throughout the DFW metroplex and provides owner occupied household estimates and projections based on this quarterly review of activity.* All estimates and future projections are for single-family development and households only. Multi-family growth is not included.

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RSI Residential Strategies

Oak Point Trade Area (10-Minute Drive Time)
Identifed Active, Built Out, Future Communities: Second Quarter, 2022
New Home Activity and Planned Future Supply

Subdivision	Submarket	Annual Starts	Annual Closings	Vacant Developed Lots	Lots Under Development	Future Lots	Occupied Homes	Total Potential Lots Remaining	Total Estimated Lots
Aspen Meadows	Aubrey	156	104	18	0	0	184	18	312
Jackson Ranch	Corinth	0	0	0	0	0	44	0	44
Northbrook	Corinth	0	0	0	0	0	55	0	55
Thousand Oaks	Corinth	0	0	0	0	0	110	0	110
Bridle Ridge Ranch	Cross Roads	0	0	0	0	0	13	0	13
Cross Oak Ranch	Cross Roads	0	20	0	0	0	45	0	45
Forest Hills	Cross Roads	3	4	9	0	0	63	9	76
Oak Hill Ranch	Cross Roads	10	69	3	0	249	121	252	391
Potter Shop Manor	Cross Roads	0	0	0	0	30	0	30	30
Preserve at Hillstone Pointe West	Cross Roads	0	0	0	0	0	174	0	174
Spring Mountain Ranch	Cross Roads	0	0	0	0	0	26	0	26
Stone Mountain Estates	Cross Roads	2	1	7	0	55	7	62	70
Villages at Cross Roads	Cross Roads	0	0	0	0	0	96	0	96
Creek Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	404	0	404
Eagle Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	184	0	184
Enclave at Pecan Creek	Denton Co. Uninc.-East	175	72	15	512	0	72	527	702
Harbor Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	294	0	294
Island Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	225	0	225
Lakes of Running Branch	Denton Co. Uninc.-East	0	0	0	54	0	0	54	54
Landing at Providence Village	Denton Co. Uninc.-East	53	61	4	0	0	160	4	208
Liberty at Providence Village	Denton Co. Uninc.-East	71	56	56	0	0	94	56	201
Northlake Estates at Paloma Creek	Denton Co. Uninc.-East	191	109	14	324	0	272	338	751
Paloma Creek	Denton Co. Uninc.-East	0	0	0	0	0	972	0	972
Paloma Creek South	Denton Co. Uninc.-East	27	81	47	0	0	4,128	47	4,205
Providence	Denton Co. Uninc.-East	1	2	0	0	0	969	0	969
Seaside Village at Providence	Denton Co. Uninc.-East	0	0	0	0	0	279	0	279
Silverado	Denton Co. Uninc.-East	950	469	831	1,676	14	1,324	2,521	4,574
Woodstone	Denton Co. Uninc.-East	0	0	157	0	199	0	356	356
Enclave at Lakeview Ranch	Denton-North	0	0	0	0	454	0	454	454
Lakeview Ranch	Denton-North	0	0	0	0	0	144	0	144
Springfield	Denton-North	0	0	0	0	293	0	293	293
Falcon Place	Lake Dallas	61	0	12	0	0	0	12	73
Jackson Ranch	Lake Dallas	0	0	0	0	0	144	0	144
Lake Bluff	Lake Dallas	0	2	0	0	0	9	0	11
Lakeview Camp	Lake Dallas	1	1	2	0	0	2	2	4
Legacy Oaks	Lake Dallas	0	0	0	0	0	57	0	57
Oaks at North Lakeview	Lake Dallas	0	0	0	0	0	153	0	153
River Oak Way	Lake Dallas	5	0	9	0	0	0	9	14
Thousand Oaks Addition	Lake Dallas	0	0	0	0	0	432	0	432
Braewood Bay	Lakewood Village	0	1	3	0	0	8	3	11
Lakewood Village	Lakewood Village	0	0	0	0	148	0	148	148
North Shore at Lakewood Village	Lakewood Village	0	0	0	81	0	0	81	81
South Oak	Lakewood Village	0	0	0	247	0	0	247	247
Arbor Creek Addition	Little Elm	0	0	0	0	0	83	0	83
Bay Ridge Estates	Little Elm	0	1	4	0	0	37	4	41
Brentwood	Little Elm	0	0	0	0	0	269	0	269
Button Memorial Residential Lots	Little Elm	0	0	4	0	0	0	4	4
Castleridge	Little Elm	0	0	0	0	0	30	0	30
Cottonwood Pointe	Little Elm	0	0	0	0	0	109	0	109

RSI Residential Strategies

Oak Point Trade Area (10-Minute Drive Time)
Identifed Active, Built Out, Future Communities: Second Quarter, 2022
New Home Activity and Planned Future Supply

Subdivision	Submarket	Annual Starts	Annual Closings	Vacant Developed Lots	Lots Under Development	Future Lots	Occupied Homes	Total Potential Lots Remaining	Total Estimated Lots
Dickson rezone	Little Elm	0	0	0	0	145	0	145	145
El Dorado Bend	Little Elm	0	0	0	0	25	0	25	25
Eldorado West	Little Elm	0	0	0	0	0	718	0	718
Enclave at Oak Grove	Little Elm	74	49	40	0	0	50	40	153
Estates of Elm Trail	Little Elm	0	0	0	0	8	0	8	8
Glen Cove	Little Elm	0	0	0	0	0	373	0	373
Hillside South	Little Elm	0	0	0	0	0	60	0	60
Hillstone Pointe	Little Elm	10	147	2	0	0	603	2	608
Ladera Little Elm	Little Elm	0	0	0	0	263	0	263	263
Lakes Of Little Elm	Little Elm	0	0	0	0	0	195	0	195
Lakeside Estates at Paloma Creek	Little Elm	21	44	0	0	0	193	0	214
Lakeside Homes	Little Elm	0	0	0	0	0	53	0	53
Lakeside II	Little Elm	0	0	0	0	0	183	0	183
Laketrail Homes	Little Elm	3	1	1	0	0	1	1	6
Lakewood Estates	Little Elm	0	0	0	0	0	394	0	394
Linden Hills	Little Elm	152	22	436	0	0	22	436	588
Marina Vista	Little Elm	0	0	0	0	0	298	0	298
Mariner Pointe at Little Elm	Little Elm	0	0	0	0	0	234	0	234
Mariner Pointe South	Little Elm	0	0	0	0	0	29	0	29
Prairie Oaks	Little Elm	89	101	10	205	0	188	215	480
Providence Commons	Little Elm	0	0	0	0	225	0	225	225
Robinson Ridge	Little Elm	0	0	0	0	0	556	0	556
Shell Beach	Little Elm	1	0	6	0	0	78	6	85
Stardust Ranch	Little Elm	0	0	0	0	0	342	0	342
Sunrise Bay at Lake Lewisville	Little Elm	7	4	24	0	0	141	24	172
Sunset Pointe	Little Elm	0	0	0	0	0	1,628	0	1,628
Supreme Farms	Little Elm	0	0	0	947	954	0	1,901	1,901
Villages of Woodlake	Little Elm	0	0	0	0	0	1,031	0	1,031
Wynfield Farms	Little Elm	0	0	0	0	0	530	0	530
Arbor Cove	Oak Point	0	0	0	0	8	0	8	8
Cross Oak Ranch	Oak Point	0	0	1	0	0	1,699	1	1,700
Daniels Peace Point	Oak Point	0	0	0	0	8	0	8	8
Gates at Waters Edge	Oak Point	0	1	8	0	0	47	8	57
Hunters Ridge Estates	Oak Point	0	0	7	0	0	8	7	15
Lakes of Cross Oak Ranch	Oak Point	0	0	0	0	0	356	0	356
Mansions at Oak Point	Oak Point	420	249	0	0	0	249	0	420
Prairie Oaks	Oak Point	11	23	48	180	179	116	407	533
Prestonwood Polo and Country Club	Oak Point	2	0	20	0	0	0	20	22
Shahan Lakeview	Oak Point	0	19	0	0	0	402	0	402
South Oak	Oak Point	116	52	62	0	0	68	62	236
Timberlake Estates	Oak Point	0	0	0	0	95	0	95	95
Wellington Trace	Oak Point	0	0	0	0	0	176	0	176
Wildridge	Oak Point	178	115	31	124	300	738	455	1,351
Windsor Springs	Oak Point	0	0	0	65	0	0	65	65
Woodridge Estates	Oak Point	0	10	0	0	106	485	106	591
Total		**2,790**	**1,890**	**1,891**	**4,415**	**3,758**	**24,036**	**10,064**	**36,154**

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%

	2022		2027	
Households by Income	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	

	Census 2010		2022		2027	
Population by Age	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%

	Census 2010		Census 2020		2022		2027	
Race and Ethnicity	Number	Percent	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

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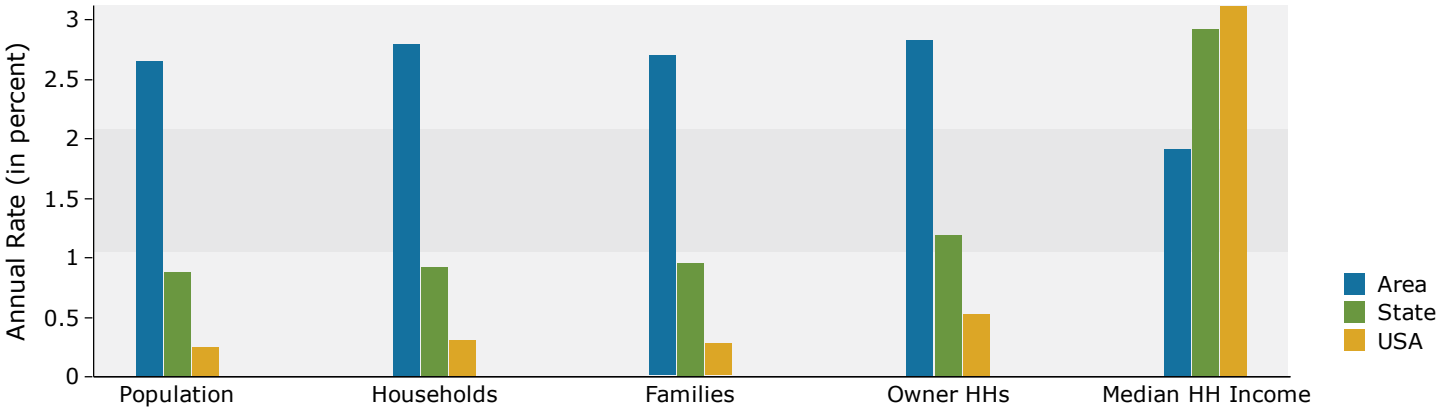
Demographic and Income Profile

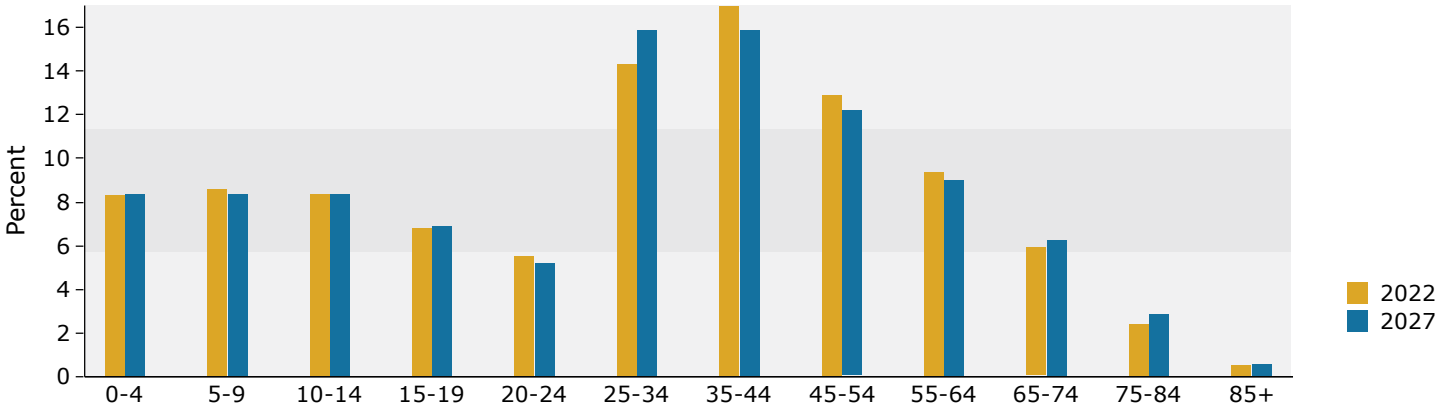
Oak Point 10-Min Drive Time Polygon
Area: 56.88 square miles

Prepared by Esri

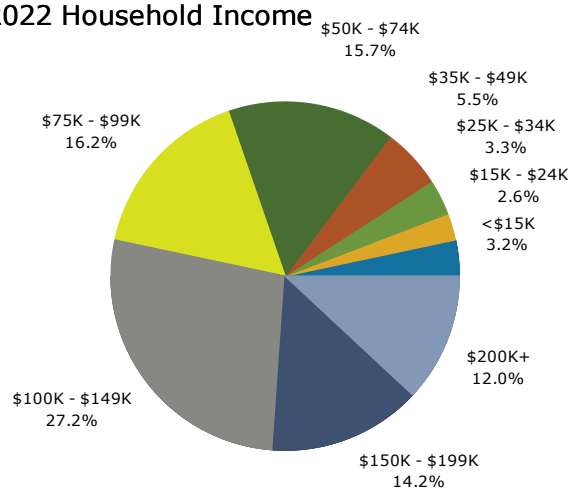
Trends 2022-2027



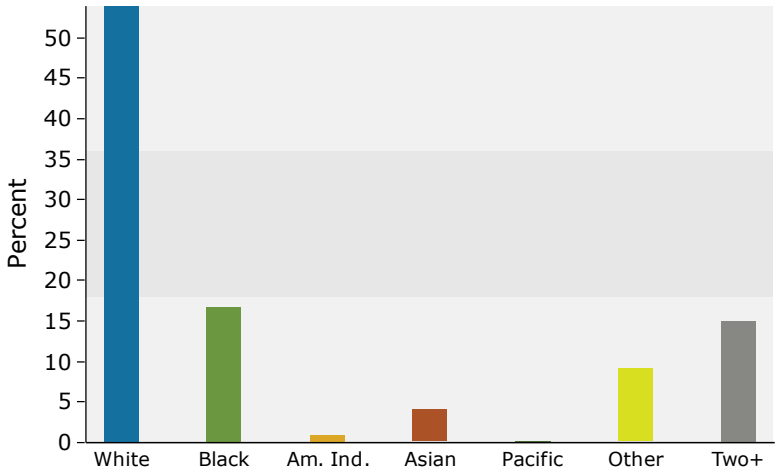
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin:24.7%

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

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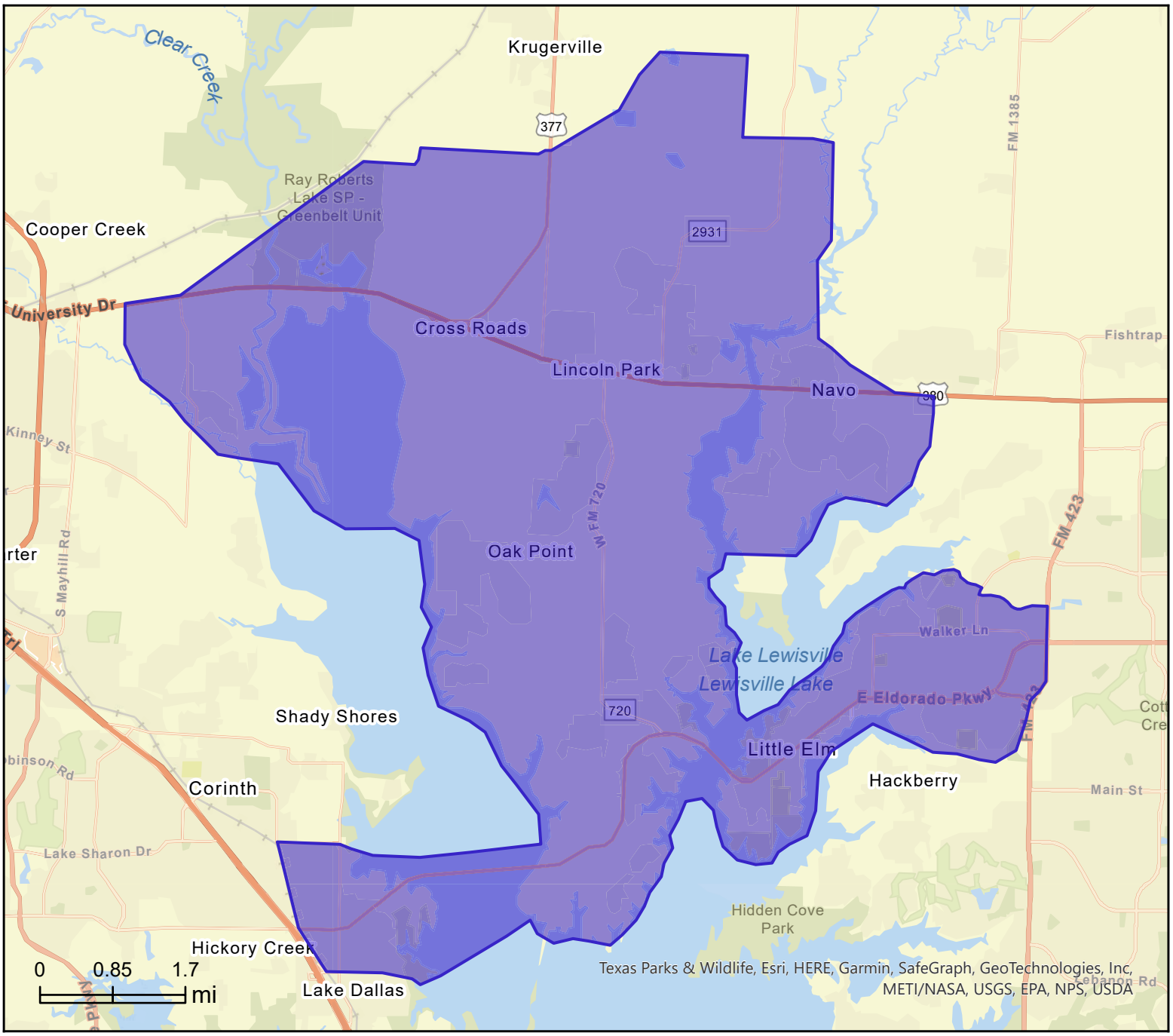
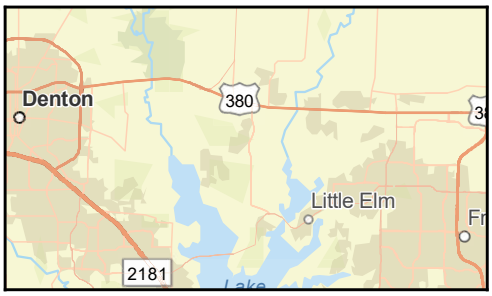
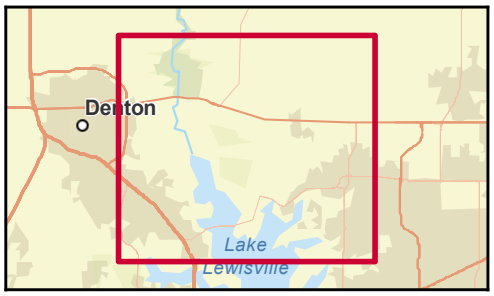
Site Map

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

Prepared by Esri







July 29, 2022

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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 2000-2010	% Population Change 2010-2020	% Population Change 2020-2030	% Population Change 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.

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.

VCM Development	4-29-2025		
Real Estate Broker Company	Date	Buyer, Seller, Tenant or Landlord	Date
Vaughn Miller	4-29-25		
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.