



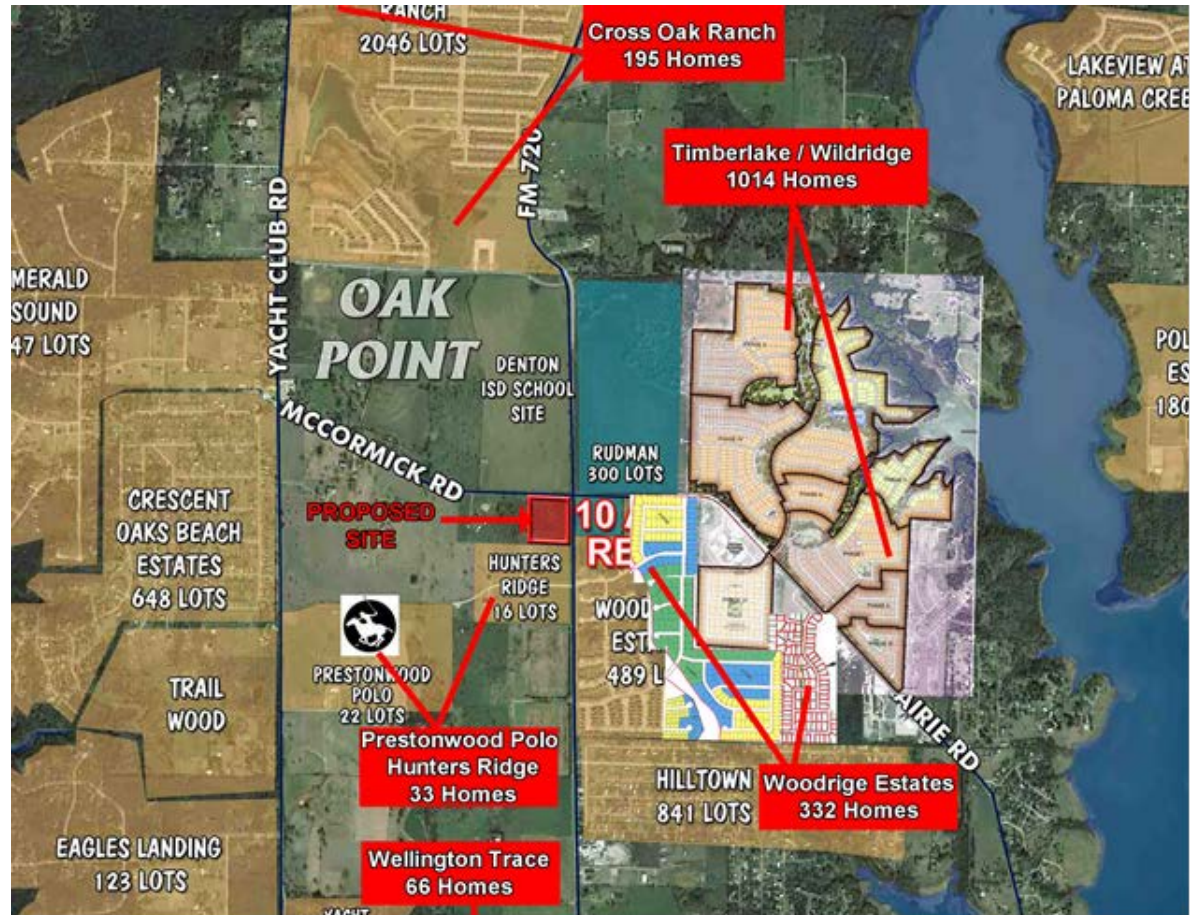
9.3 Acre Corner with 7-11  
 20,020 sf Retail / Restaurant Space  
 Coming Soon

2 Pad Sites Available

1 Daycare Site Available

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

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

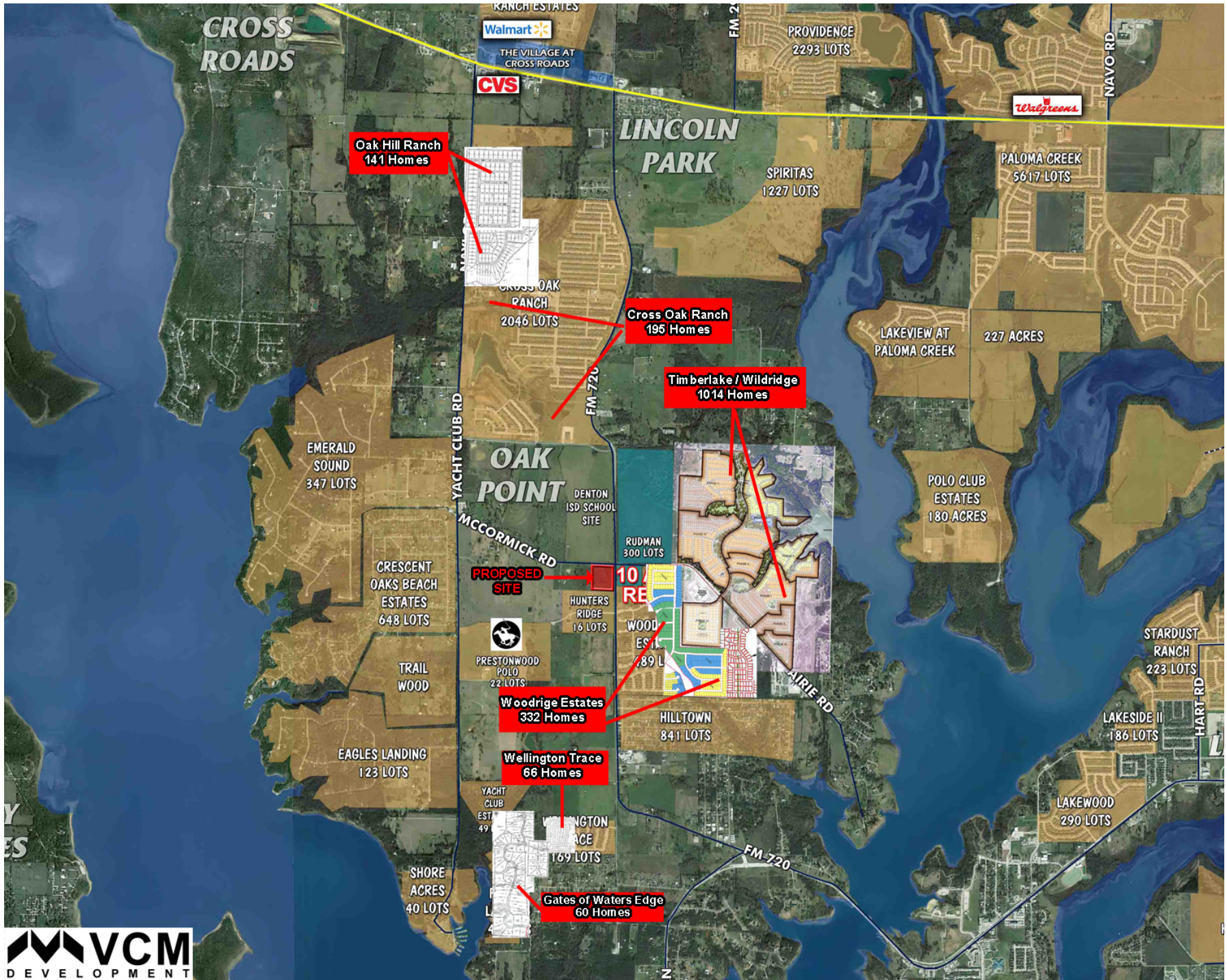


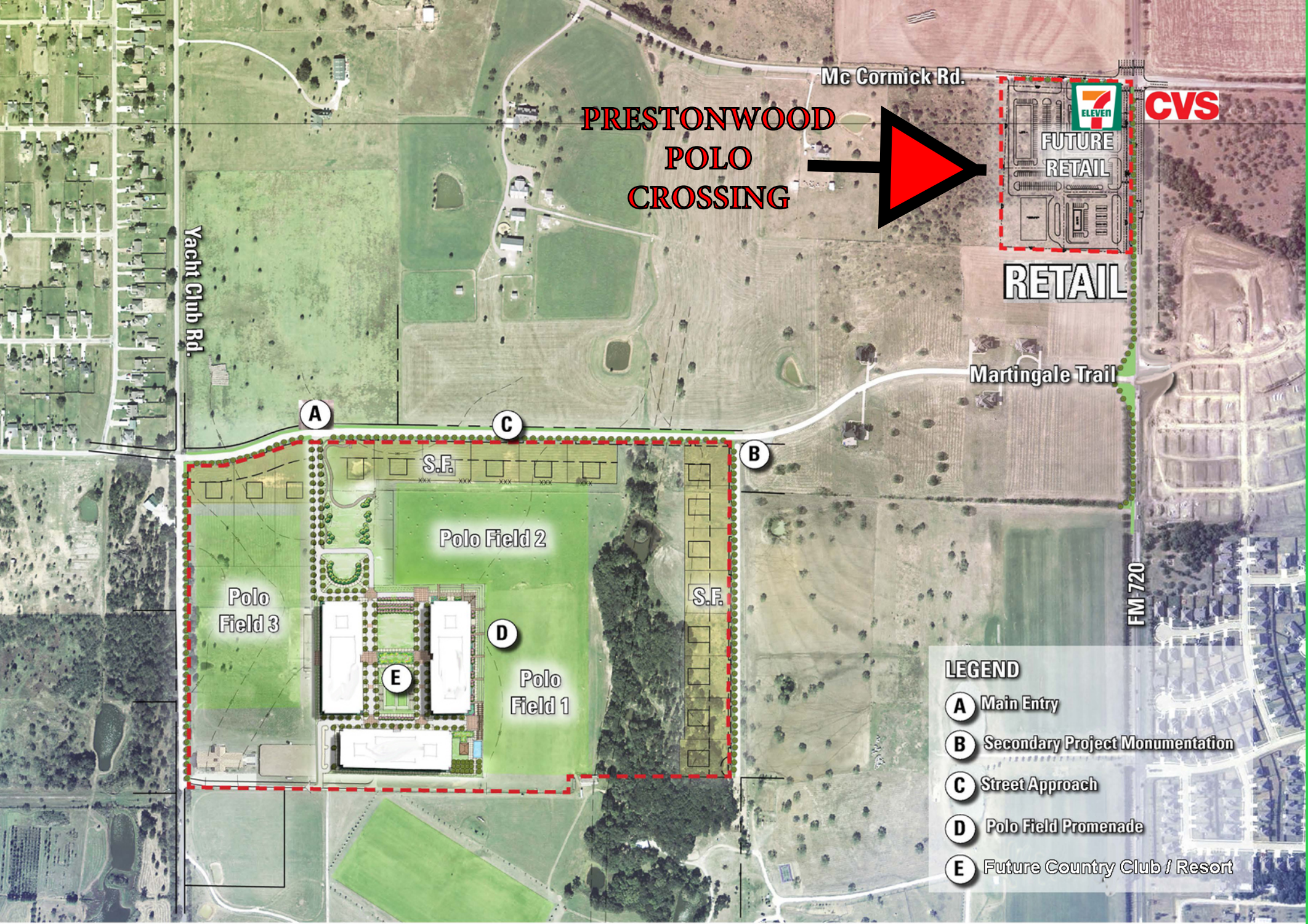
**PRESTONWOOD POLO CROSSING  
 SWC FM 720 & MCCORMICK  
 OAK POINT, TX**

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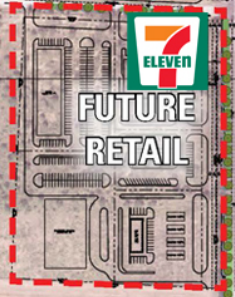
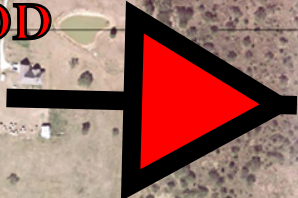


25 Highland Park Village  
 Suite 100  
 Dallas, TX 75205  
[www.VCMRE.com](http://www.VCMRE.com)





**PRESTONWOOD  
POLO  
CROSSING**



**CVS**

**RETAIL**

Martingale Trail

FM 720

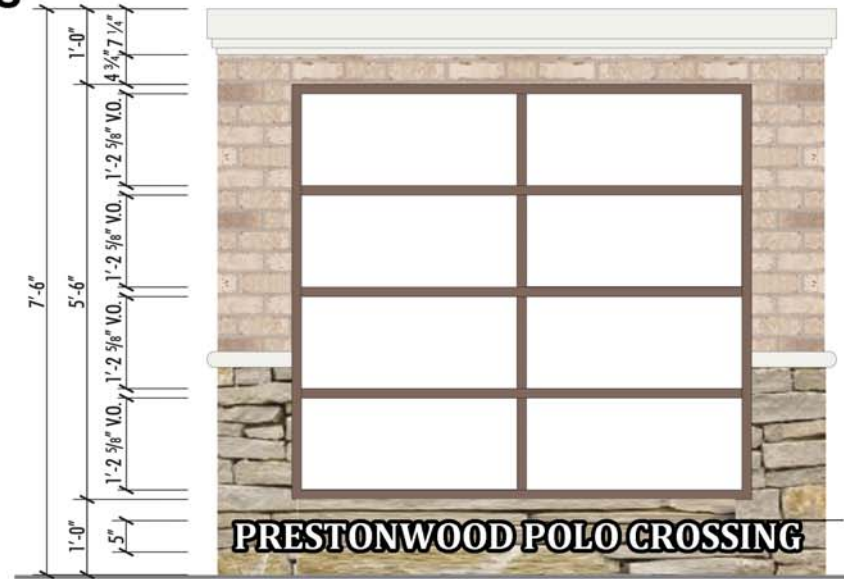
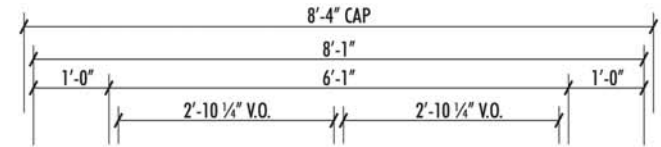
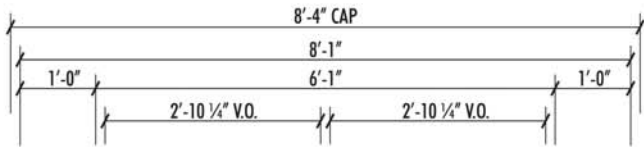
**LEGEND**

- (A)** Main Entry
- (B)** Secondary Project Monumentation
- (C)** Street Approach
- (D)** Polo Field Promenade
- (E)** Future Country Club / Resort





# Prestonwood Polo Crossing Signs



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

**S** DOUBLE-FACE MONUMENT SIGN  
SCALE: 1/2" = 1'-0"



# Demographic and Income Comparison Profile

FM 720 & McCormick, Oak Point, TX  
 FM-720 N, Little Elm, Texas, 75068  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.18648  
 Longitude: -96.97684

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	1,122	13,346	57,328
Households	347	4,600	18,810
Families	274	3,600	14,893
Average Household Size	3.23	2.90	3.05
Owner Occupied Housing Units	259	3,736	15,589
Renter Occupied Housing Units	88	864	3,221
Median Age	28.8	32.6	31.9
<b>2019 Summary</b>			
Population	1,898	24,307	105,988
Households	598	8,304	34,752
Families	464	6,406	27,041
Average Household Size	3.17	2.93	3.05
Owner Occupied Housing Units	496	6,963	28,813
Renter Occupied Housing Units	102	1,341	5,939
Median Age	30.2	33.8	33.1
Median Household Income	\$63,638	\$87,448	\$96,359
Average Household Income	\$78,476	\$107,110	\$111,158
<b>2024 Summary</b>			
Population	2,304	29,874	132,629
Households	728	10,181	43,293
Families	560	7,811	33,473
Average Household Size	3.16	2.93	3.06
Owner Occupied Housing Units	608	8,472	35,810
Renter Occupied Housing Units	120	1,709	7,483
Median Age	30.3	33.4	32.5
Median Household Income	\$76,180	\$101,425	\$106,916
Average Household Income	\$92,186	\$123,161	\$128,411
<b>Trends: 2019-2024 Annual Rate</b>			
Population	3.95%	4.21%	4.59%
Households	4.01%	4.16%	4.49%
Families	3.83%	4.05%	4.36%
Owner Households	4.16%	4.00%	4.44%
Median Household Income	3.66%	3.01%	2.10%

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



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Prepared by Esri  
 Latitude: 33.18648  
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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	44	7.4%	349	4.2%	1,187	3.4%
\$15,000 - \$24,999	41	6.9%	282	3.4%	1,153	3.3%
\$25,000 - \$34,999	64	10.7%	445	5.4%	1,256	3.6%
\$35,000 - \$49,999	86	14.4%	727	8.8%	2,550	7.3%
\$50,000 - \$74,999	101	16.9%	1,485	17.9%	5,763	16.6%
\$75,000 - \$99,999	120	20.1%	1,496	18.0%	6,156	17.7%
\$100,000 - \$149,999	66	11.0%	1,908	23.0%	9,561	27.5%
\$150,000 - \$199,999	60	10.0%	893	10.8%	4,287	12.3%
\$200,000+	16	2.7%	719	8.7%	2,838	8.2%
Median Household Income	\$63,638		\$87,448		\$96,359	
Average Household Income	\$78,476		\$107,110		\$111,158	
Per Capita Income	\$24,055		\$36,355		\$36,512	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	45	6.2%	328	3.2%	1,163	2.7%
\$15,000 - \$24,999	40	5.5%	268	2.6%	1,102	2.5%
\$25,000 - \$34,999	63	8.7%	425	4.2%	1,242	2.9%
\$35,000 - \$49,999	89	12.2%	731	7.2%	2,557	5.9%
\$50,000 - \$74,999	117	16.1%	1,529	15.0%	6,018	13.9%
\$75,000 - \$99,999	147	20.2%	1,684	16.5%	6,836	15.8%
\$100,000 - \$149,999	94	12.9%	2,621	25.7%	12,506	28.9%
\$150,000 - \$199,999	109	15.0%	1,551	15.2%	7,061	16.3%
\$200,000+	24	3.3%	1,044	10.3%	4,807	11.1%
Median Household Income	\$76,180		\$101,425		\$106,916	
Average Household Income	\$92,186		\$123,161		\$128,411	
Per Capita Income	\$28,296		\$41,674		\$42,070	

**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

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 FM-720 N, Little Elm, Texas, 75068  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.18648  
 Longitude: -96.97684

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	118	10.5%	1,212	9.1%	5,596	9.8%
Age 5 - 9	106	9.5%	1,268	9.5%	5,610	9.8%
Age 10 - 14	97	8.7%	1,059	7.9%	4,846	8.5%
Age 15 - 19	90	8.0%	836	6.3%	3,628	6.3%
Age 20 - 24	82	7.3%	601	4.5%	2,441	4.3%
Age 25 - 34	184	16.4%	2,285	17.1%	10,110	17.6%
Age 35 - 44	184	16.4%	2,222	16.6%	10,513	18.3%
Age 45 - 54	116	10.4%	1,729	13.0%	6,858	12.0%
Age 55 - 64	79	7.1%	1,215	9.1%	4,433	7.7%
Age 65 - 74	46	4.1%	640	4.8%	2,245	3.9%
Age 75 - 84	16	1.4%	223	1.7%	826	1.4%
Age 85+	6	0.5%	54	0.4%	221	0.4%

2019 Population by Age	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	189	10.0%	2,052	8.4%	9,279	8.8%		
Age 5 - 9	182	9.6%	2,063	8.5%	9,469	8.9%		
Age 10 - 14	162	8.5%	2,032	8.4%	9,154	8.6%		
Age 15 - 19	125	6.6%	1,646	6.8%	7,110	6.7%		
Age 20 - 24	112	5.9%	1,323	5.4%	5,572	5.3%		
Age 25 - 34	349	18.4%	3,461	14.2%	15,613	14.7%		
Age 35 - 44	279	14.7%	4,101	16.9%	18,658	17.6%		
Age 45 - 54	226	11.9%	3,057	12.6%	13,455	12.7%		
Age 55 - 64	142	7.5%	2,374	9.8%	9,374	8.8%		
Age 65 - 74	88	4.6%	1,516	6.2%	5,652	5.3%		
Age 75 - 84	36	1.9%	559	2.3%	2,127	2.0%		
Age 85+	9	0.5%	124	0.5%	529	0.5%		

2024 Population by Age	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	243	10.5%	2,579	8.6%	11,842	8.9%		
Age 5 - 9	223	9.7%	2,515	8.4%	11,786	8.9%		
Age 10 - 14	208	9.0%	2,523	8.4%	11,475	8.7%		
Age 15 - 19	161	7.0%	2,097	7.0%	9,209	6.9%		
Age 20 - 24	122	5.3%	1,550	5.2%	6,617	5.0%		
Age 25 - 34	433	18.8%	4,443	14.9%	21,434	16.2%		
Age 35 - 44	380	16.5%	5,049	16.9%	22,646	17.1%		
Age 45 - 54	224	9.7%	3,491	11.7%	15,761	11.9%		
Age 55 - 64	162	7.0%	2,731	9.1%	10,984	8.3%		
Age 65 - 74	98	4.2%	1,901	6.4%	7,039	5.3%		
Age 75 - 84	44	1.9%	832	2.8%	3,148	2.4%		
Age 85+	8	0.3%	163	0.5%	689	0.5%		

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





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 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.18648  
 Longitude: -96.97684

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	814	72.6%	10,649	79.8%	43,947	76.7%
Black Alone	39	3.5%	1,071	8.0%	5,811	10.1%
American Indian Alone	6	0.5%	94	0.7%	471	0.8%
Asian Alone	4	0.4%	180	1.3%	1,289	2.2%
Pacific Islander Alone	0	0.0%	16	0.1%	46	0.1%
Some Other Race Alone	195	17.4%	895	6.7%	3,977	6.9%
Two or More Races	63	5.6%	441	3.3%	1,787	3.1%
Hispanic Origin (Any Race)	582	51.9%	3,120	23.4%	12,115	21.1%

2019 Race and Ethnicity	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,294	68.2%	17,944	73.8%	74,136	69.9%		
Black Alone	88	4.6%	2,961	12.2%	14,813	14.0%		
American Indian Alone	8	0.4%	163	0.7%	768	0.7%		
Asian Alone	11	0.6%	524	2.2%	3,790	3.6%		
Pacific Islander Alone	0	0.0%	34	0.1%	114	0.1%		
Some Other Race Alone	378	19.9%	1,731	7.1%	8,328	7.9%		
Two or More Races	118	6.2%	950	3.9%	4,039	3.8%		
Hispanic Origin (Any Race)	1,081	57.0%	6,049	24.9%	24,730	23.3%		

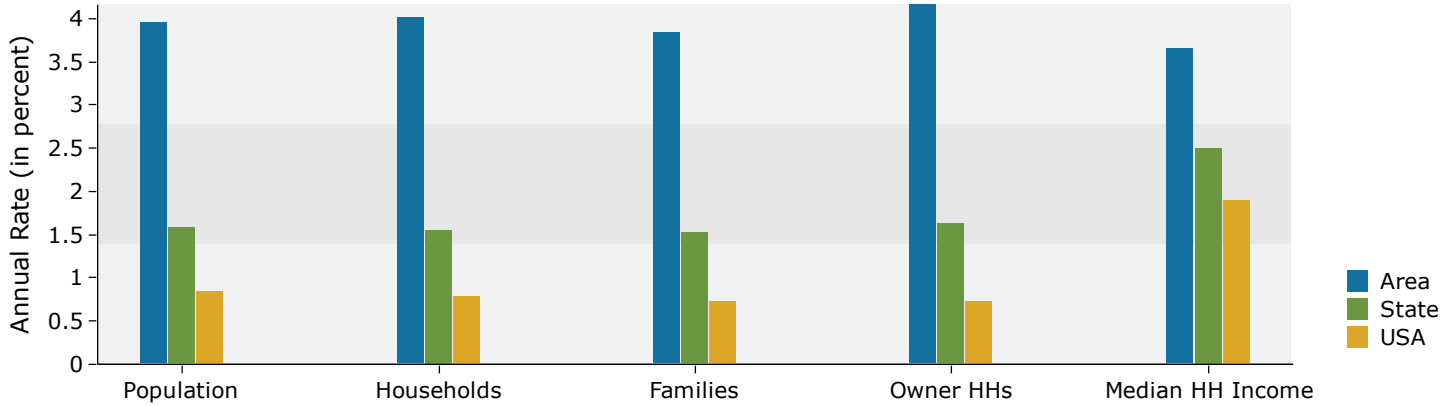
  

2024 Race and Ethnicity	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,520	66.0%	21,118	70.7%	88,406	66.7%		
Black Alone	124	5.4%	4,290	14.4%	21,458	16.2%		
American Indian Alone	10	0.4%	203	0.7%	952	0.7%		
Asian Alone	15	0.7%	708	2.4%	5,121	3.9%		
Pacific Islander Alone	0	0.0%	44	0.1%	159	0.1%		
Some Other Race Alone	484	21.0%	2,280	7.6%	11,136	8.4%		
Two or More Races	150	6.5%	1,231	4.1%	5,396	4.1%		
Hispanic Origin (Any Race)	1,363	59.2%	7,879	26.4%	32,710	24.7%		

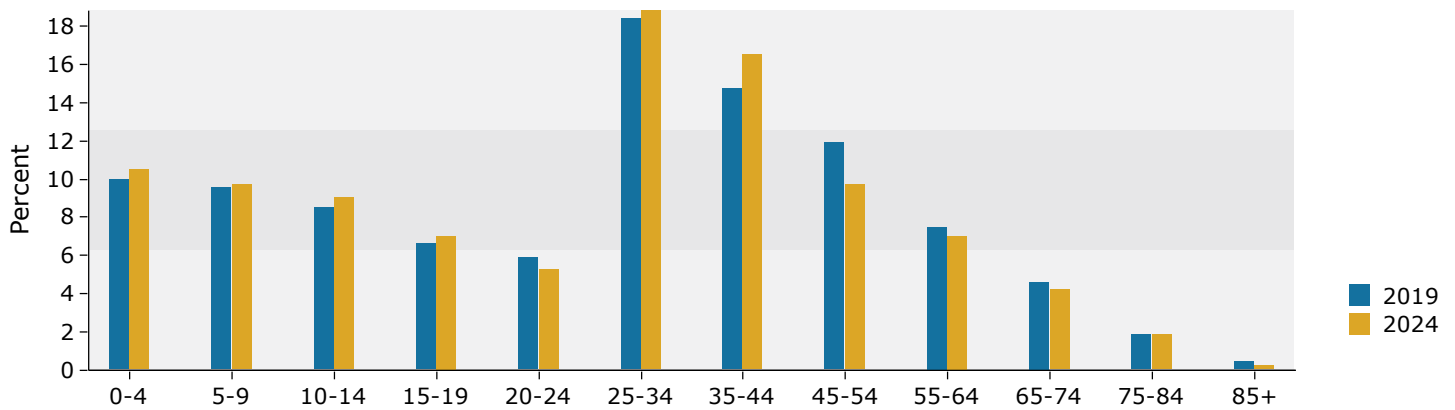
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

## 1 mile

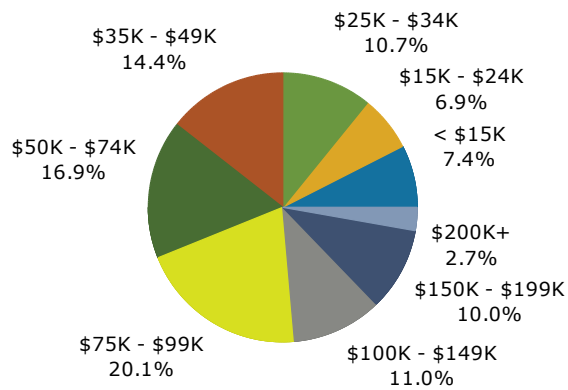
### Trends 2019-2024



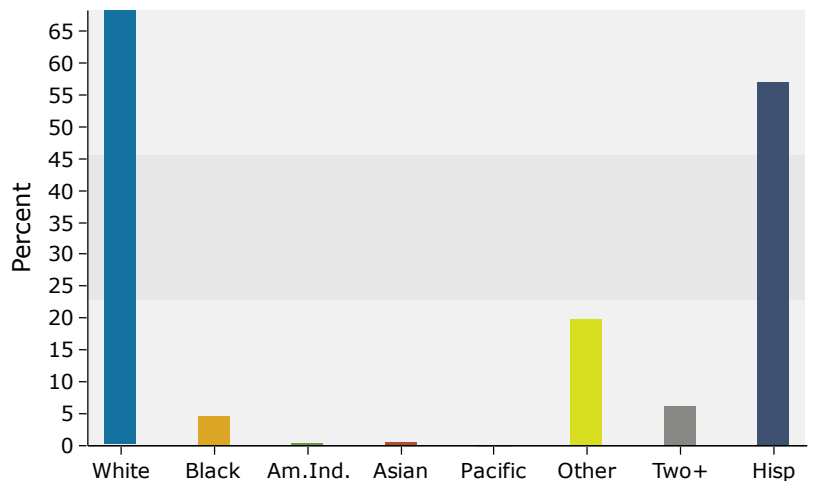
### Population by Age



### 2019 Household Income



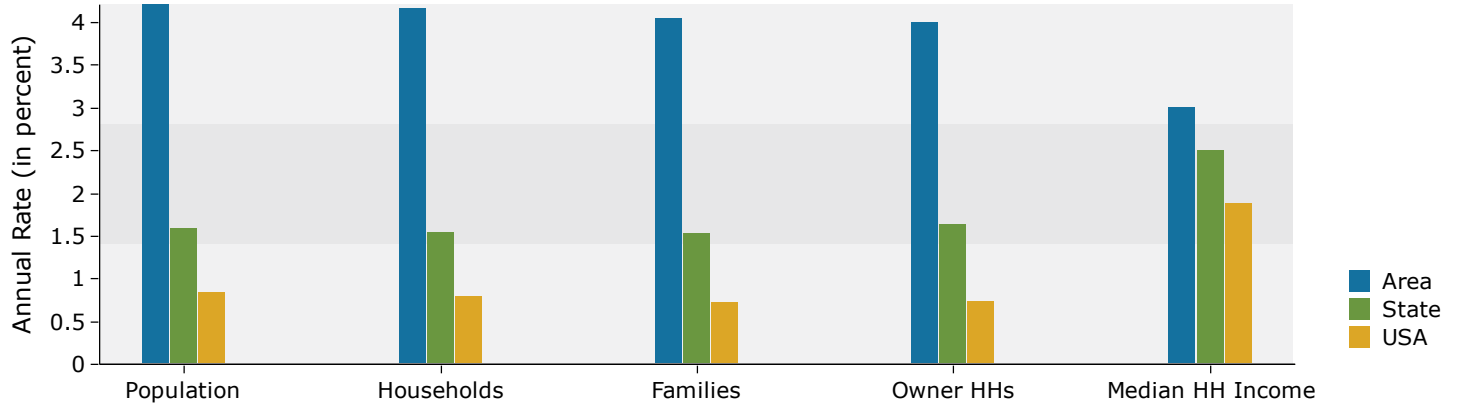
### 2019 Population by Race



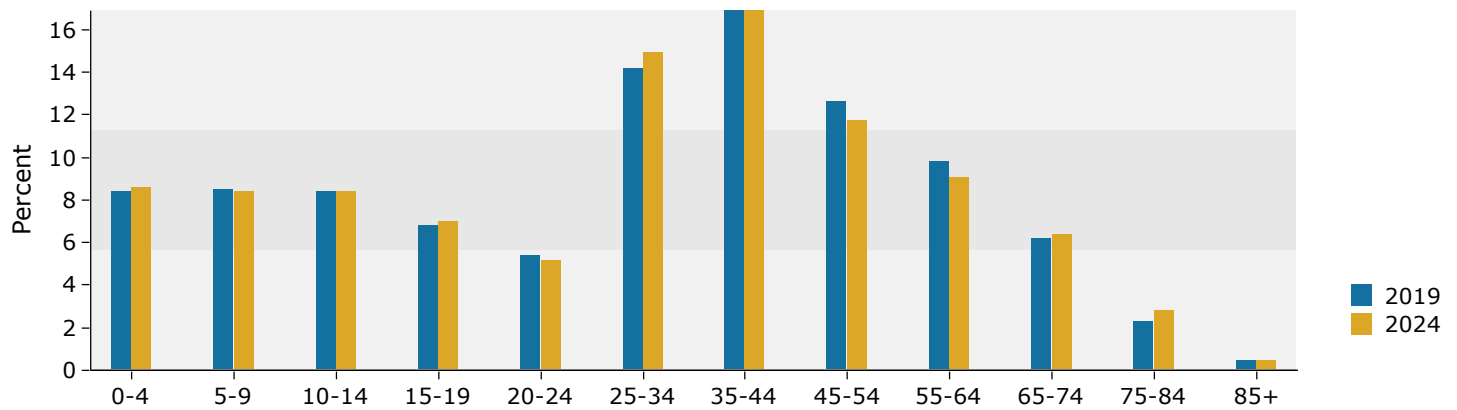
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

### 3 miles

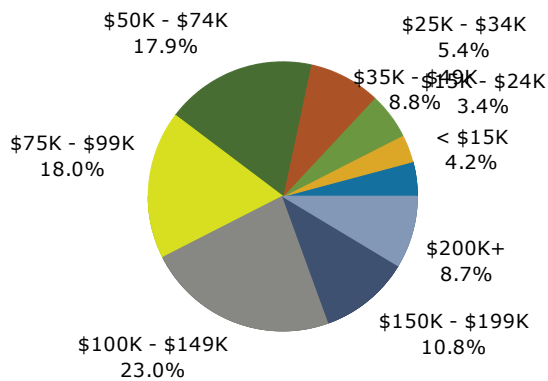
#### Trends 2019-2024



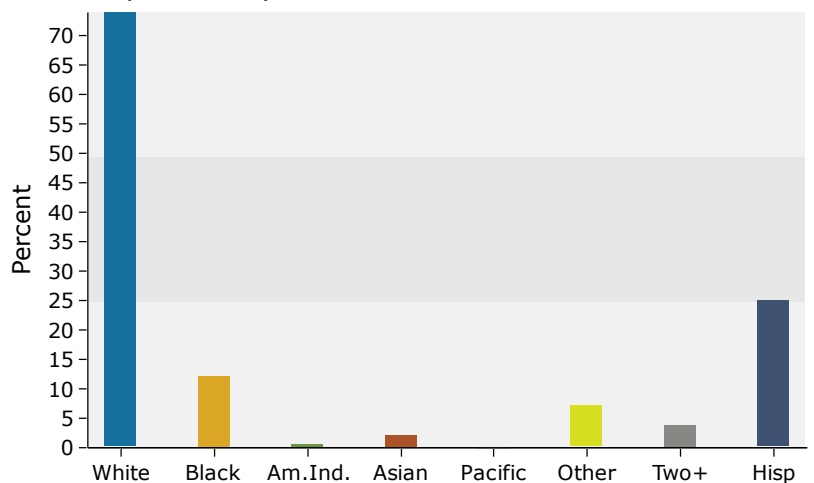
#### Population by Age



#### 2019 Household Income



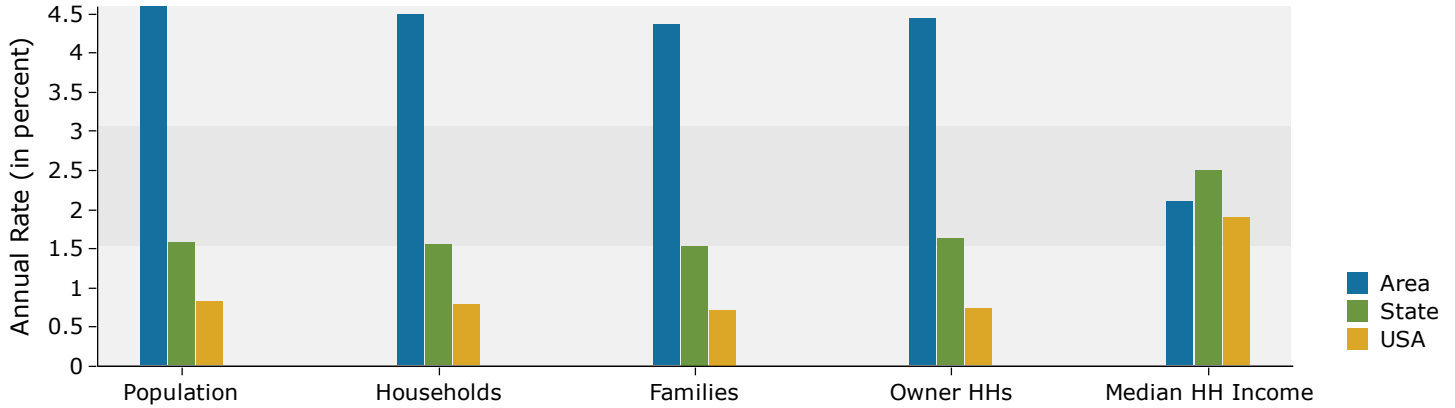
#### 2019 Population by Race



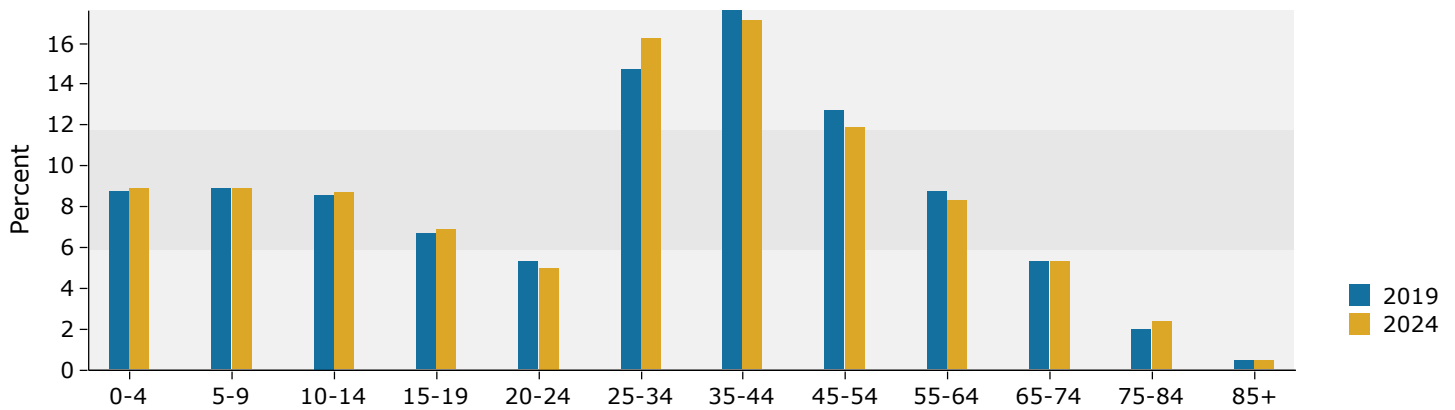
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

## 5 miles

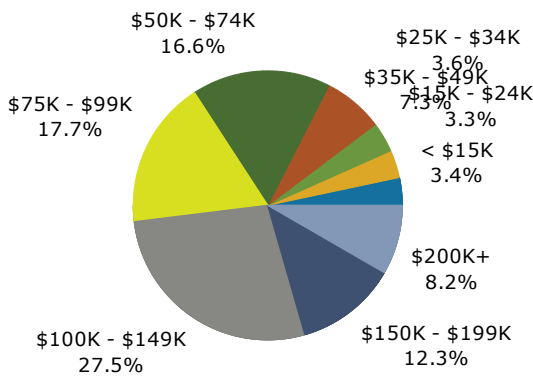
### Trends 2019-2024



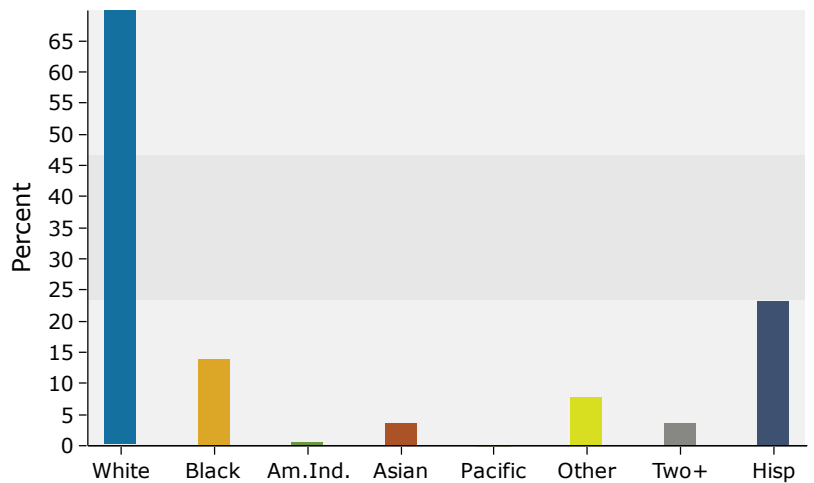
### Population by Age



### 2019 Household Income



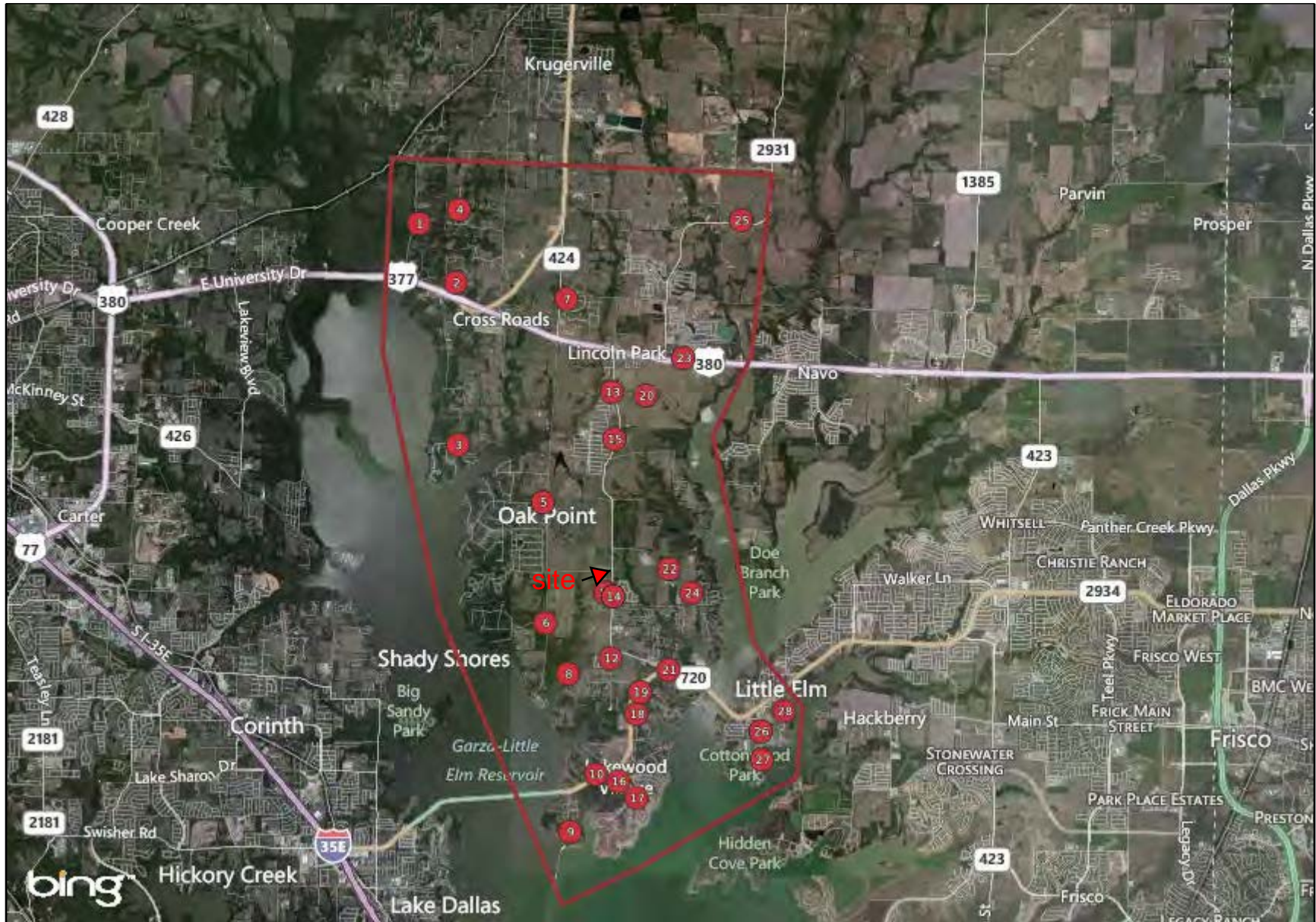
### 2019 Population by Race



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

# Area of Interest

## Oak Point Trade Area

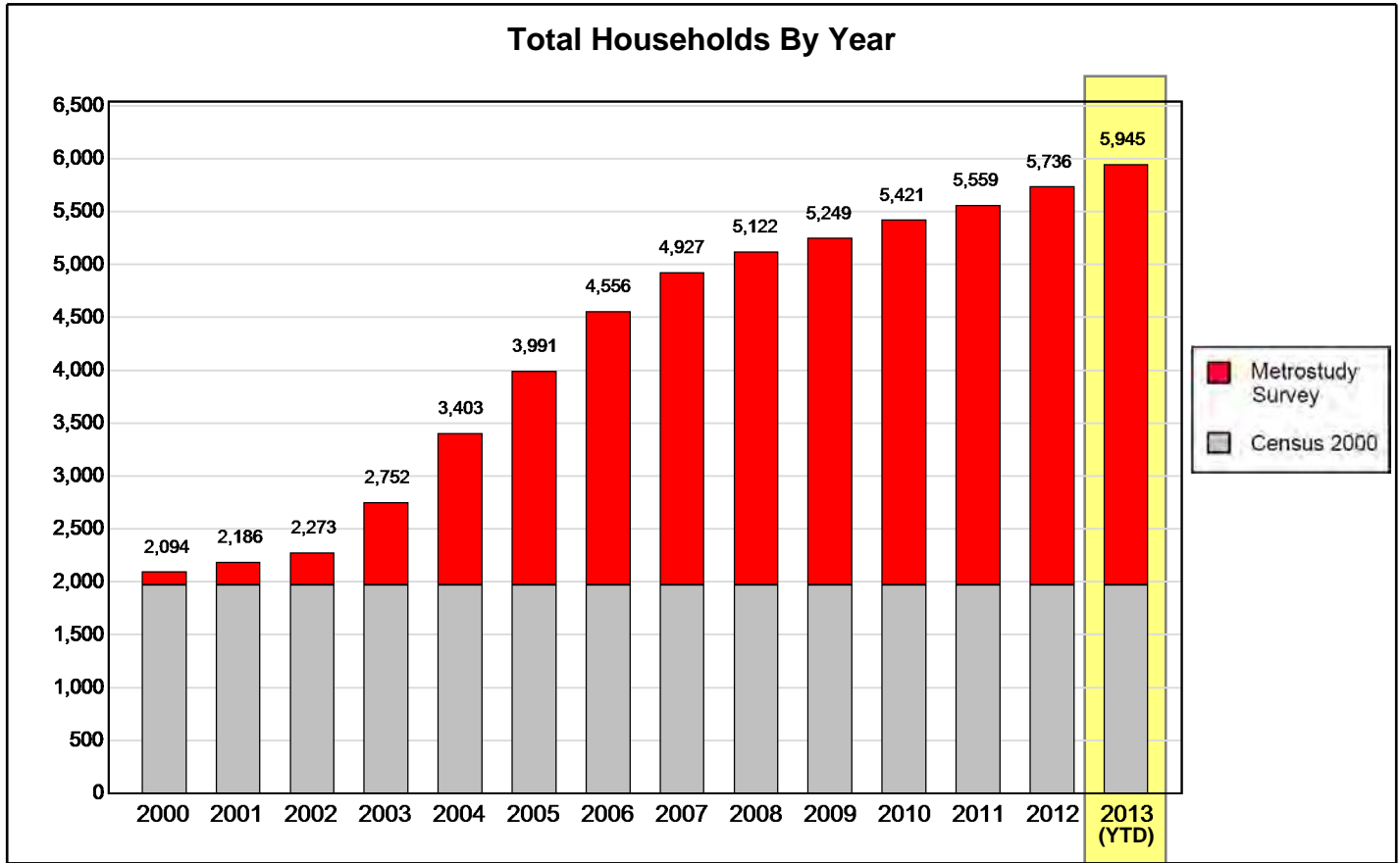


TX | Denton Co. (3Q13)  
Copyright Metrostudy

**metrostudy**  
Sales: 1-800-639-3777 A hantleywood Company

# Household Growth Summary

## Oak Point Trade Area

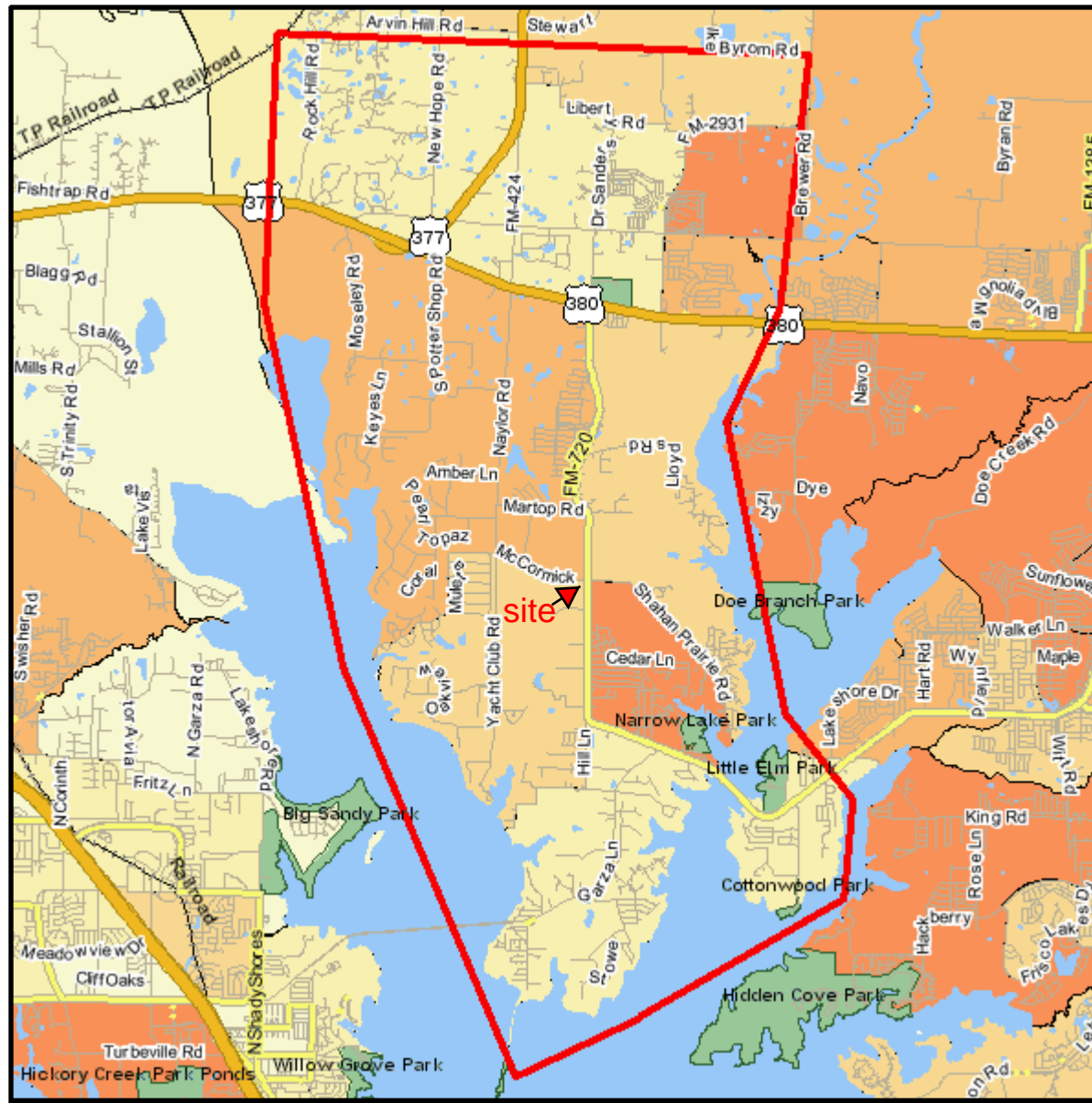


Household Development Summary									
Source	Selected Subdivisions		Households By Construction Status					Annual Closings Rate	Potential Households
	Count	Status	Future Lots	Vacant Lots	Housing Inventory	Occupied Units			
Census						1,973 <sup>1</sup>			
Metrostudy	5	Builtout	0	0	0	153 <sup>2</sup>			
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

