

# 4.4 Acre Planned Development Commercial Tract

NEC FRISCO ST & SPORTS VILLAGE ROAD



## INVESTMENT HIGHLIGHTS

The 4.4 acre tract sits on the NE hard corner of Frisco Street and Sports Village Road and is zoned PD-165 C-1 Planned Development Commercial. With its Frisco Street frontage and strong area demographics and amenities, the site proves ideal for value office, medical or hotel uses.

The tract is immediately surrounded by athletic venues, thus benefitting from the exposure to Fieldhouse USA and an assortment of gymnastic studios and soccer fields.

In addition, the 32-acre planned development Frisco Fresh Market broke ground in 2017 just to the south of the offering. The market will encompass approximately 70,000 square feet of indoor and outdoor farmers' market space, 12 distinct restaurants, a 700-unit multi-family residential community, 3 hotels, 2 office buildings, retail space and a 1-acre park and family friendly community gathering space. The addition of Frisco Fresh Market creates a new walkability factor for the 4.4- acre tract.

## CONTACT

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## AREA DEMOGRAPHICS

**Projected Population (2022)**

76,725	3 Mile
191,802	5 Mile
664,575	10 Mile

**Projected Population Growth (2017-2022)**

15.15%	3 Mile
15.96%	5 Mile
14.56%	10 Mile

**Avg. Household Income (2017)**

\$130,608	3 Mile
\$126,692	5 Mile
\$125,090	10 Mile

**HH Projected Growth (2017-2020)**

15.19%	3 Mile
16.13%	5 Mile
14.59%	10 Mile

**Median Home Value (2017)**

\$322,832	3 Mile
\$126,692	5 Mile
\$125,090	10 Mile

**Median Year Built**

2004	3 Mile
2005	5 Mile
2002	10 Mile

## AREA OVERVIEW

One of the fastest growing communities in Texas, the city's current population is estimated at 158,000 people, up 370% since the 2000 Census. In the late 1990s, the northern Dallas/Fort Worth Metroplex suburban development tide spilled into Frisco, sparking explosive expansion. Now the city has earned an abundance of accolades for growth and quality of life, noted as the fastest growing city in the nation from 2000-2009, the second fastest growing city of 50,000 or more in 2013, and one of Forbes' top places to relocate in 2009. Supported by strong infrastructure, exceptional leadership and quality commercial developments, Frisco was also recognized by Money Magazine as one of the top 100 places to live in the United States. Like many of the cities located in the booming northern suburbs of Dallas, Frisco serves as a bedroom community for many professionals who work in the metropolitan area, but it is developing into a business center in its own right.

A "city with the heart of a town," Frisco offers cultural, business and recreational opportunities in safe, family-oriented neighborhoods, business parks and retail centers. The city has an abundance of museums, arts organizations, live music venues, and entertainment. In 2016 the Dallas Cowboys headquarters opened, joining several sports teams that already call Frisco home including Major League Soccer team DC Dallas; the Frisco RoughRiders, the minor league affiliate of the Texas Rangers; and NBA development league team the Texas Legends. In November 2017, the Rochester Rattlers franchise announced that they would relocate to Frisco, playing home games at the Ford Center at the Star for the 2018 season.

## INVESTMENT HIGHLIGHTS

- 4.435 acres of planned development commercial-zoned land available
- Situated ¼ mile from the Dallas North Tollway across Frisco Street from Toyota Park's 17 championship outdoor soccer fields and Frisco Square, a 147 acre mixed-use development
- Within walking distance to Fieldhouse USA, home to EXOS, a World Class Training Facility, and Baylor Medical Center at Frisco, Urgent Care
- Home to 18,200 SF retail/medical plaza that is 100% leased
- Proposed surgery center/medical center, land owned by USPI
- Upon full build-out, home to a combination of restaurants, retail shops, mixed-use development, medical/professional office, hotels, and sports facilities
- The complex is the only known facility of its type in the United States
- There is an anticipated attendance of 2,500,000 annually upon full build-out
- 103-room, 5-story Hampton Inn & Suites hotel opened April 2015
- Recently completed 9,000 SF Davita Dialysis medical clinic

## SURROUNDING AREA DEVELOPMENTS

### THE STAR IN FRISCO

Centered around the World Headquarters of the Dallas Cowboys, this \$2 billion joint venture will contain over 91 acres of entertainment spaces, retail, and restaurants. Two state-of-the-art outdoor practice fields and an indoor training facility will host the Cowboys in-season training. A 300 room Omni-branded hotel and event center opened in July 2017, and the retail plaza which includes Cane Rosso, Cow Tipping Creamery, Neighborhood Services and more opened earlier this year.

### FRISCO STATION

Frisco Station is a 242 acre development surrounding of The Star in Frisco, along the northwest area of Dallas North Tollway and Warren Parkway. The development will include more than 4 million square feet of Class A office space, 2,400 apartments, retail, restaurants, entertainment spaces, and medical facilities. Frisco Station's first office tower was completed in November 2017, and its first multifamily development is under construction and scheduled to open January 2019.

### THE GATE

Just north of Frisco Station, The Gate, will provide a high-class welcome to Frisco for those traveling down the Tollway. The 41-acre mixed-use development is backed by \$700 million from Dubai-based Invest Group Overseas. Over one million square feet of high-rise luxury condos, 850,000 of Class A office space, and 100,000 square feet of retail and restaurant space will surround natural landscapes, including a natural pond. Through creating a walkable environment with luxury amenities, The Gate seeks to be a prime address to live, work, and play in North Texas. Construction on The Gate started with a 350 unit apartment project that is expected to deliver July 2018.

### WADE PARK

Wade Park is a 175-acre mixed-use development on the east of Dallas North Tollway's \$5 billion mile. Backed by Thomas Land & Development, the \$2 billion location will feature high-end shopping, dining, entertainment, and three hotels. The second Dallas-area Hotel Zaza, a high-end hotel, will be positioned along main street and feature about 175 guest rooms, 10,000 square feet of meeting space, a chef-driven restaurant, and a resort-style pool with bars and individual cabanas. Wade Park will be a live-work-play destination that will include apartments, condominiums, and single family homes along with 6 million square feet of office space. Whole Foods Market, iPic Theaters, and sophisticated bowling alley Pinstripes have already signed leases to be part of the project. Construction began on Wade Park in early August 2015, however, project is currently burdened with capital stack issues.

### FRISCO SQUARE

Frisco Square is a 147-acre mixed use project located just south of the Property at the southeast corner of Main Street and the Dallas North Tollway. Developed as a 1920's vintage style downtown development, it opened in 2005 with its first office building. Frisco Square offers a variety of award-winning restaurants and access to entertainment at Cinemark Next Gen-XD Theater, with the latest movies and special events. The Frisco Library, Heritage Village and Museum, Frisco Arts Discovery Center & Black Box Theater, the SciTech Discovery Center (and the impending Museum of the American Railroad) are unique attributes that further set apart life at Frisco Square. Frisco's City Hall and offices for Collin County are located in the heart of Frisco Square as well.

### FRISCO MARKET CENTER

Frisco Market Center is a nearly 100-acre master planned development is a place where shopping, dining, entertainment and residential life connect together to create a one of a kind experience. The property is located just across the Dallas North Tollway from Frisco Square on the northwest corner of Dallas North Tollway and Main Street. Anchored by a 65,000 square foot Main Event, the project includes retail, restaurant, high density multifamily, hotel, entertainment and a six-acre community park centerpiece.

### TOYOTA STADIUM

Toyota Stadium, home of the FC Dallas Major League Soccer team, is the first large scale soccer facility of its type in the United States. The 140-acre, \$81 million facility draws an estimated 1.4 million spectators and participants annually. The 21,193 seat professional soccer stadium has 17 tournament grade fields and hosts other outdoor events and concerts. FC Dallas Stadium, which opened in 2005, is the second of the three soccer-specific stadiums in Major League Soccer to have been built through the initiative of the Hunt Sports organization. The stadium is undergoing renovations which will include the National Soccer Hall of Fame and Museum, which will have its grand opening in the fall of 2018.



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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

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Date