

FOR SALE > OFFICE/RETAIL/FLEX DEVELOPMENT

FRISCO SPORTSVILLAGE USA

SEC ALL STARS AVE & FRISCO ST, FRISCO TX



3.73 ACRES IN THE HIGH-GROWTH COMMUNITY OF FRISCO



SPORTSVILLAGE USA

Frisco SportsVillage USA Amenities

Located on the SEC of All Star Avenue and Frisco Street in Frisco, Texas. Zoned PD-165 C-1 Planned Development Commercial, the eastern and western pieces of the tract are under contract leaving approximately 3.73 net acres for sale. The property is located in a high-growth area with strong demographics and boundless amenities, making the All Star Avenue frontage ideal for value office or medical office space. A wide variety of uses including office/flex, entertainment, medical or specialty schools are desired and will compliment Fieldhouse USA.

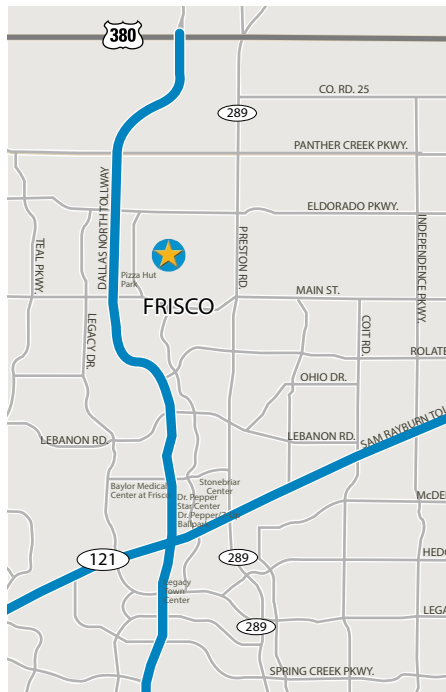
SURROUNDING LAND OWNERS	
1	RPM Xconstruction
2	Frisco Commerce Center
3	USPI Texas
4	Frisco Blu Suites

PARCELS SOLD & UNDER CONTRACT	
5	Under Contract - Garages of Texas
6	Sold - Pediatrics Plus
7	Sold - All Star Storage
8	Under Construction - Mixed Use Market Development

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Frisco SportsVillage USA Amenities

- > 3.73 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

PROPERTY DETAILS

LOCATION	SEC OF ALL STAR AVENUE & FRISCO STREET
PROPERTY TYPE:	LAND
SIZE	3.73 ACRES
ZONING	PD-165 C-1 Planned Development Commercial

Please Contact

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SPORTSVILLAGE USA DEMOGRAPHICS

SportsVillage USA is strategically positioned in one of the fastest growing cities in the North Texas region, according to the North Texas Council of Governments. Since the 1990 Consensus, Frisco has grown 449% to 33,714 in 2000. By November 2005, Frisco's population soared to 81,229 residents, and by October 1, 2009, over 106,036 people called Frisco "home". As of January 1st, 2013, the city had a population estimate of 129,574, up from 116,989 in the previous census (2010), making it the twenty-sixth most populous city in the state of Texas. Even more astonishing than the prolific growth of Frisco is the population of more than one million people within a 15-mile radius of the project.

POPULATION OVERVIEW

- > High level of teen buying power
- > Young and affluent
- > Median age of 34
- > Professional, aspiring and well-educated
- > Community has a dynamic, youthful, fitness minded outlook
- > Median household income of over \$107,000 in 5-mile radius
- > More than 65% of households have an income greater than \$75,000
- > High level of disposable/discretionary income

Source: City of Frisco, Planning and Development (1998 - 2022)

2015 DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
TOTAL ESTIMATED POPULATION	186,970	709,258	2,321,358
AGE: 0-19 POPULATION	63,385	236,634	695,216
AGE: 20-34 POPULATION	30,639	123,909	510,959
AGE: 35-54 POPULATION	60,566	266,673	675,910
AGE: 55-74 POPULATION	26,428	106,906	367,023
MEDIAN AGE	34	34	34
MEDIAN HH INCOME	\$102,511	\$121,355	\$89,342
AVERAGE HH INCOME	\$119,096	\$145,017	\$115,736

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FRISCO CITY HALL



FRISCO AREA ATTRACTIONS

The City of Frisco has made a concerted effort to attract sports and entertainment venues to the city, and establish itself as the sports mecca of the metroplex. To that end, the city has invested heavily in facilities of all types to attract and retain athletic teams both amateur and professional alike. Highlighted below are some examples of area attractions, including professional sports venues.

FRISCO SQUARE

Frisco Square is a multi-generational, master planned development that will encompass 4.4 million SF of office, retail, multi-family, municipal and entertainment uses upon full build-out. It is located within 1/2 mile of SportsVillageUSA and includes the following tenants:

- > Frisco City Hall and Library
- > 12-screen Cinemark movie complex
- > HCA is an \$83 million, 50-bed acute care hospital and a 90,000 SF medical office building
- > 12-acre Museum of the American Railroad, which relocated from Dallas in 2012, is being built in phases.

PUBLIC SCHOOLS

Four elementary schools, three middle schools and a high school are located within four miles of the SportsVillageUSA with a combined student population of approximately 6,300 students and 400 teachers and staff.

FRISCO HIGHLIGHTS

- > The January 1, 2013 population for Frisco was estimated at 129,574
- > The largest major city: Dallas, 25 miles south
- > Major Airport: DFW International Airport within 25 miles
- > Major Employers: T-Mobile USA Inc., Sinacola Mario & Sons Excavating, AmerisourceBergen Specialty Group, IKEA, Home Furnishings, Tenet Texas RBO
- > Fastest growing U.S. suburb, according to Forbes(2010)

MAJOR ENTERTAINMENT CITY

- > Toyota Park - 22,000 seats & 17 championship soccer fields
- > Dr Pepper Ballpark - 10,600 seats
- > FieldhouseUSA - 12 regulation hardwood courts, indoor regulation soccer field, food court and retail
- > Stonebriar Centre Mall - 1.6 Million SF
- > Major retail areas, Frisco Square and along Preston Road

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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

Date