

SHOPS AT CREEKSIDE

FRISCO, TEXAS





PROPERTY OVERVIEW

- Shops at Creekside is a Class A neighborhood retail development. Every aspect of this development has been designed to attract the highest quality dining, office/medical, and neighborhood services.
- The development is situated at the entrance to the highly sought after Creekside Subdivision. Creekside is conveniently located adjacent to the new 390-acre Frisco Athletic Field development. Directly across Preston Road is the future home to the University of North Texas campus that will serve 5,000 students daily. Close proximity to newly acquired Hunt Realty master planned communities/mixed use development to begin construction in 2019.
- Frisco, Texas is a prominent and fast growing area in the DFW Metroplex. It was voted “#1 Place to Live in America” (Money Magazine, 2018) and was recognized in 2017 as one of the fastest growing cities in the United States by the U.S. Census.
- Frisco is a popular destination point in the Metroplex with popular attractions such as the Dallas Cowboys, FC Dallas, and Texas Roughriders. Just minutes north of the site is the newly announced PGA headquarters, a 600-acre mixed-use development that will include a 500-room Omni resort hotel, office space, a retail village, and two championship courses.



LEASING INFORMATION

- 1,200 - 12,500 SF available for lease
- NNN estimated at \$9.50 SF
- Common area grease trap for restaurants
- Frontage on Preston Road
- Rates in the Low \$30s
- Drive-Thru available for North End Cap

University Dr (380) 31,622 VPD



3 Miles

Dallas North Tollway

40,398 VPD

Preston Rd. (289) 27,827 VPD



SITE

City of Frisco Paid \$61 million ballfields, park, trails, more



R. Steve Folsom ES

Lorene Rogers MS

LOWE'S

Walmart

SPROUTS

LAIFITNESS

Sue Wilson Stafford MS

Lone Star HS

Janice Stahl Scott ES

Gerald Sonntag ES

Charlie and Charlotte Mooneyham ES

Libby Cash Maus MS

Heritage HS

George and Debra Purefoy ES



COSTCO

CHASE

Eldorado Pkwy



Kroger



Wakeland HS

Independence HS

Armetta Norris ES

Toyota Soccer Center

Memorial Stadium

Toyota Stadium

Medical City Frisco

19,001 VPD Main St

Early Childhood School

J.W. & Ruth Christie ES

Mike Simpson Miracle League Field
Harold Bacchus Community Park
Harold Bacchus Soccer Fields

Robert Gobb MS



Kroger

Leadership Prep School

Bessie Gunstream ES
Cal and Walt Wester MS

Sonny & Joanne McSpedden ES

Liberty HS

MS

Ruby Nichols ES

DEMOGRAPHICS



PEOPLE		RACE	
			%
*POPULATION	179,656	WHITE	65.9
MEDIAN AGE	36.6 yrs	BLACK	6.4
UNDER 5 YRS	6.3%	AMERICAN INDIAN	0.5
SCHOOL-AGE (5-17 YRS)	25.1%	ASIAN	20.7
ADULTS (18-64 YRS)	60.7%	OTHER RACE	1.6
OVER 65 YRS	7.9%	2 OR MORE	4.8
WITH DISABILITY	5.5%	HISPANIC (ANY RACE)	14.1

ECONOMICS			
MEDIAN HOUSEHOLD INCOME	\$122,302	LABOR FORCE PARTICIPATION	72.7%
*AVG ASSESSED HOME VALUE	\$412,706	UNEMPLOYMENT RATE	3.2%
*MEDIAN HOME VALUE	\$381,690	POVERTY RATE	4.8%
MEDIAN MONTHLY OWNER COSTS	\$2,198	AVG COMMUTE (MIN)	30.1
MEDIAN MONTHLY RENTER COSTS	\$1,449	EDUCATIONAL ATTAINMENT (25 YRS+)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		> HIGH SCHOOL DIPLOMA	96.3%
OWNER OCCUPIED	19.2%	BACHELORS DEGREE	35.4%
RENTER OCCUPIED	49.6%	GRADUATE DEGREE	26.2%



Source: City of Frisco
 Census data from 2017 American Community Survey 1-year estimates.
 *City of Frisco estimates as of January 1, 2018.



CONTACT

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INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

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

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 owners 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.



Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)