

FRISCO CROSSING

FRISCO, TX



LOCATION

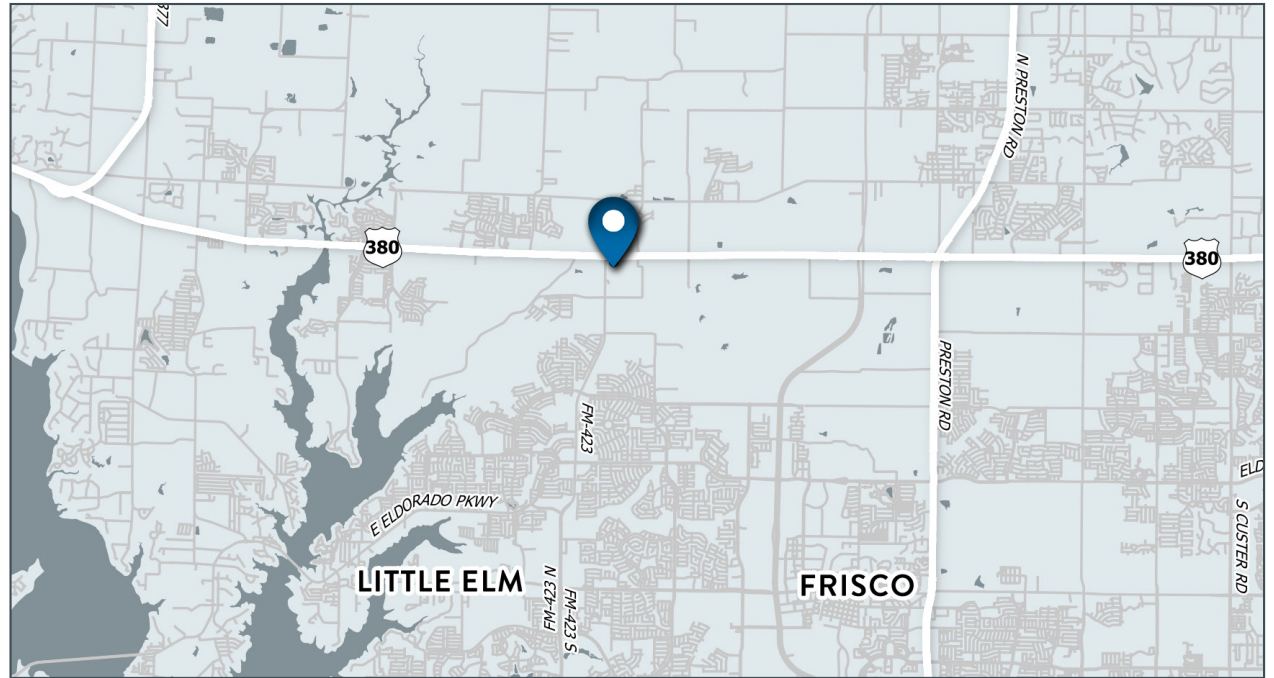
SEC US 380 & FM 423
FRISCO, TX

TRAFFIC COUNTS

US 380 FM 423
58,233 VPD 28,6559 VPD

PROPERTY HIGHLIGHTS

- ★ ★ **RSI (RESIDENTIAL STRATEGIES) ESTIMATES OVER 13,000 TOTAL NEW HOME STARTS IN THE AREA OVER THE NEXT 3 YEARS (BY END OF 2020).**
- ★ KROGER MARKETPLACE OPEN ON NEC OF THE INTERSECTION
- ★ ANCHORED BY 191,485 SF WAL-MART SUPERCENTER (OPENING DATE TBD)
- ★ PREMIER INTERSECTION WILL SERVE: WINDSONG RANCH, SAVANNAH, PROVIDENCE VILLAGE, PALOMA CREEK, NEW SINGLE FAMILY GROWTH IN FRISCO AND PROSPER
- ★ 136-HOME SOMERSET PARK SINGLE FAMILY COMMUNITY UNDER CONSTRUCTION
- ★ FM 423 COMPLETED WITH 6 LANES FROM LITTLE ELM PKWY TO FM 423
- ★ COOKS CHILDRENS RECENTLY CLOSED ON 23 AC AT THE NEC HWY 380 & WINDSONG RANCH PKWY



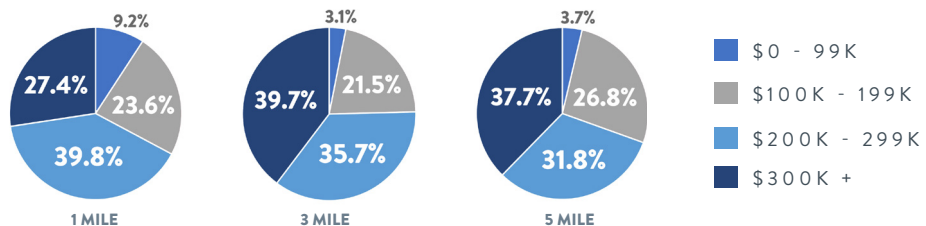
2017 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	441	41,437	115,609
AVE. INCOME	\$89,712	\$113,091	\$122,064
MED. HOME PRICE	\$234,259	\$271,436	\$263,254

AREA ATTRACTIONS



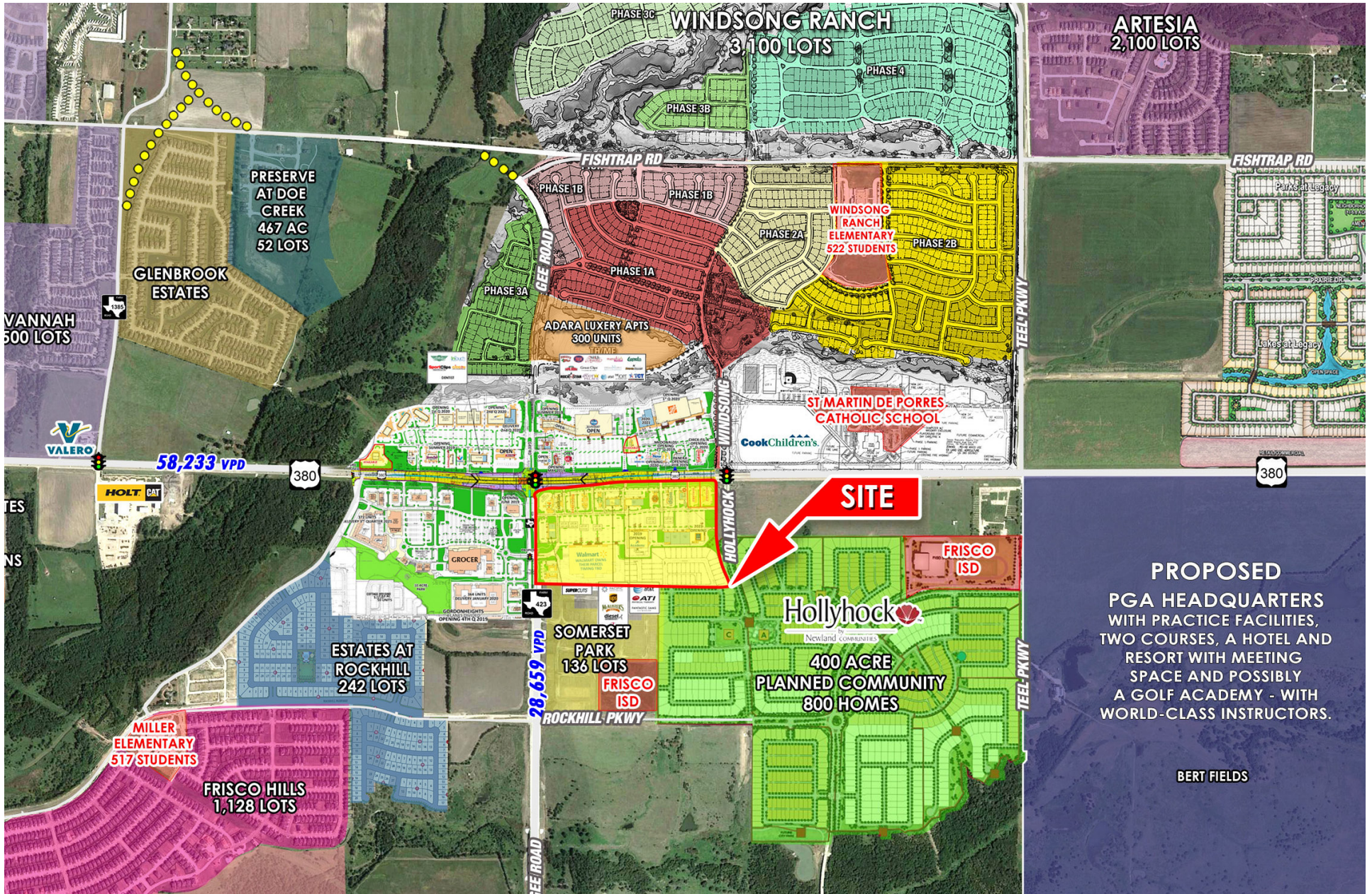
HOME INCOME VALUES (2015)*





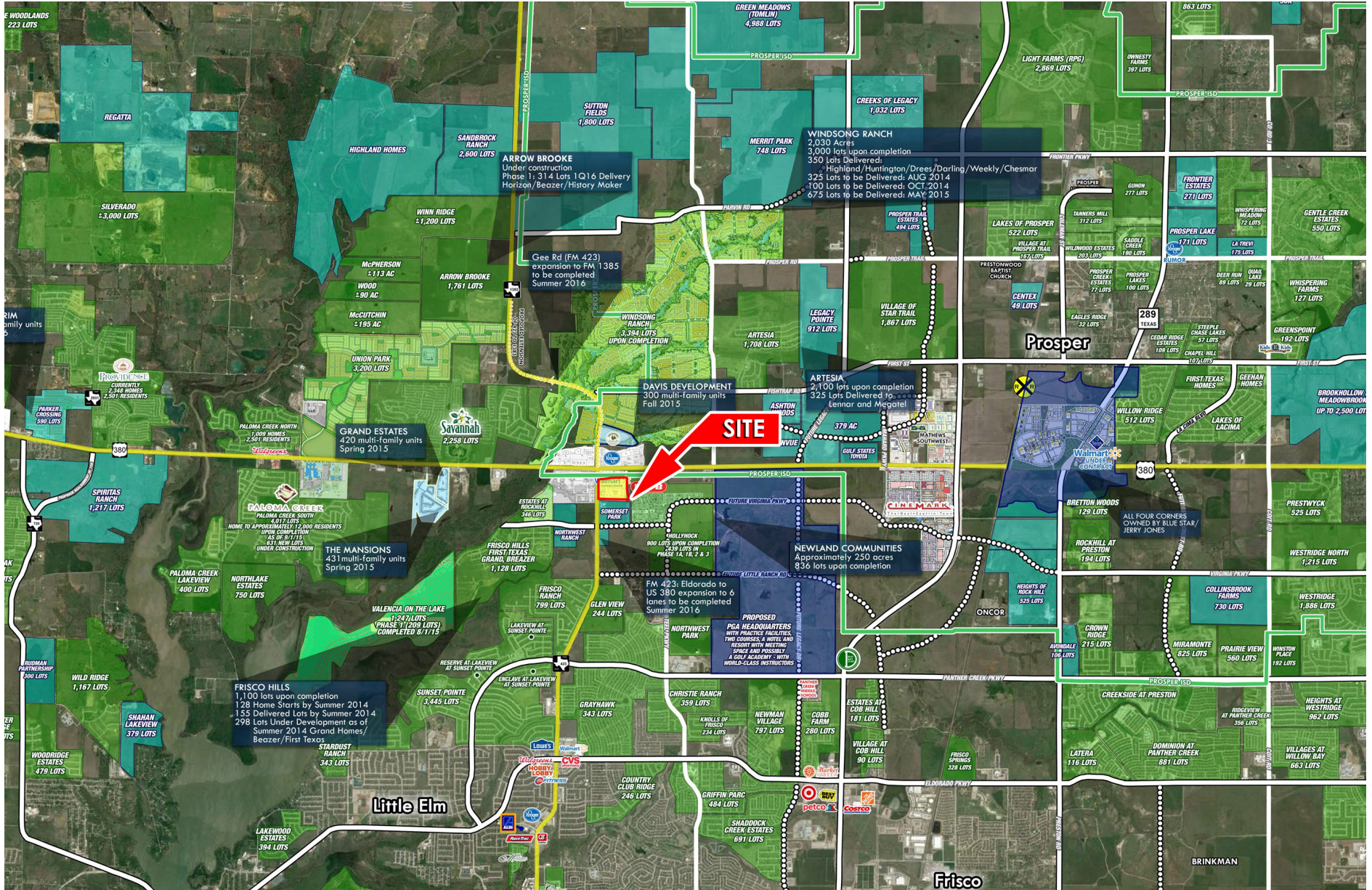






PROPOSED
 PGA HEADQUARTERS
 WITH PRACTICE FACILITIES,
 TWO COURSES, A HOTEL AND
 RESORT WITH MEETING
 SPACE AND POSSIBLY
 A GOLF ACADEMY - WITH
 WORLD-CLASS INSTRUCTORS.

BERT FIELDS



ACTIVE DEVELOPMENTS FUTURE DEVELOPMENTS





“About 25 percent of Windsong’s eventual 3,100 single-family homes are currently occupied or completed. Homes ranging from high \$200,000s to more than \$1 million.

Ranked as one of the highest-growing cities in Texas, Prosper has marked a **113 percent increase** in population growth since 2010, according to the Census.”



July 31 2018 by Amy Roh



“Windsong Ranch has been one of the **best selling new home projects in the Dallas-Fort Worth area**, attracting hundreds of residents from relocating workers for companies including Toyota, Liberty Mutual Insurance and others.”



DALLASNEWS

July 26 2018 by Steve Brown

“The new Kroger grocery store at the northeast corner of Highway 380 and FM 423 is the **tip of the iceberg** when it comes to the new shopping, dining and entertainment choices that Hollyhock residents can expect to see over the coming months.”

Hollyhock 
by
Newland COMMUNITIES



“Frisco, for the first time in at least five years, topped the U.S. Census bureau’s list of **fastest-growing big cities in the nation**, adding an average of 37 new residents every day for a population jump of 8.2 percent, data released Thursday showed.”



DALLAS NEWS

“Hollyhock is a community developed by Newland Communities located at the southeast corner of US 380 and FM 423. Construction began in 2015 and is expected to be complete by 2022. The planned 836 single-family homes will range from 2,154 to 4,440 square feet.”

COMMUNITY
IMPACT
NEWSPAPER
LOCAL. USEFUL. EVERYONE GETS IT.™

July 11 2018 by Nicole Luna





Amid Big Development, Prosper Lives Up To Its Name

“Texas 380, the primary east-west route between McKinney and Denton, runs right through Prosper. The road is viewed as an **“economic corridor”** by city leaders, who say long-term investments to fund and install water, sewer and utility lines along Texas 380 are beginning to pay off.”



August 9 2016 by Ben Russell

PGA of America CEO Pete Bevacqua acknowledges organization’s potential move to Frisco: ‘It’s certainly a possibility’

“One significant step paving the PGA’s move to Frisco may have been taken Tuesday, with The News reporting that Hunt Realty Investments has purchased Frisco’s 2,544-acre Headquarters Ranch from the estate of Bert Fields Jr. The sprawling ranch stretches from Preston Road west past the Dallas North Tollway and all the way north to U.S. Highway 380 and includes the large parcel of land that has been earmarked for a potential new PGA of America headquarters, as well as two 18-hole championship courses, a 9-hole course and practice facility, all of which would be completely or largely controlled by the PGA.”



August 8 2018 by Brad Townsend



“Our move to Frisco will be transcendent for the PGA of America,” said Seth Waugh, CEO, PGA of America.

“Everything great starts with a dream. This is the beginning of a bold, new journey as we bring together world-class partners in a world-class location – to deliver innovative and differentiated experiences for our nearly 29,000 PGA Golf Professionals, golfers of all abilities and our staff.”



December 4 2018 by Jennifer Lindgren

PGA of America relocating headquarters to Frisco as part of innovative public-private partnership

“The golf courses are expected to open in summer 2022. The hotel, convention center, and other facilities are expected to open within six months of that date. The development will host the KitchenAid Senior PGA Championship in 2023.”



“[PGA of America] will anchor a 600-acre mixed-use development among 2,500 acres being master-planned by Hunt Realty Investments.”

“The PGA of America also said that it would employ at least 100 as part of its agreement with Frisco.”

“A joint venture...will invest \$455 million to purchase land; construct a 500-room Omni resort and conference center; a “technologically advanced” retail space; parking facilities; and two golf courses, a short course, practice areas and a clubhouse.”

“A feasibility study of the PGA of America’s move to Frisco, along with the mixed-use development, estimates a \$2.5 billion economic impact over the next 20 years.”



December 4 2018 by Brian Bandell



Developed by:



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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476647	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
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Agent’s Supervisor’s Name	License No.	Email	Phone
Kenneth Reimer	428933	kreimer@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Sales Agent/Associate’s Name	License No.	Email	Phone

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Date