

# FRISCO RANCH

NEC OF PRESTON ROAD AND WARREN PARKWAY | FRISCO, TEXAS

**COME JOIN 99 RANCH, DAISO AND 85°C  
AT FRISCO'S NEWEST CULINARY DESTINATION**



# PROJECT HIGHLIGHTS

## FRISCO RANCH

NEC OF PRESTON ROAD AND WARREN PARKWAY  
FRISCO, TEXAS

**100,000 SF NEW ASIAN CENTRIC DEVELOPMENT** LOCATED IN THE HEART OF FRISCO'S RETAIL HUB AT NWC OF PRESTON ROAD AND WARREN PARKWAY

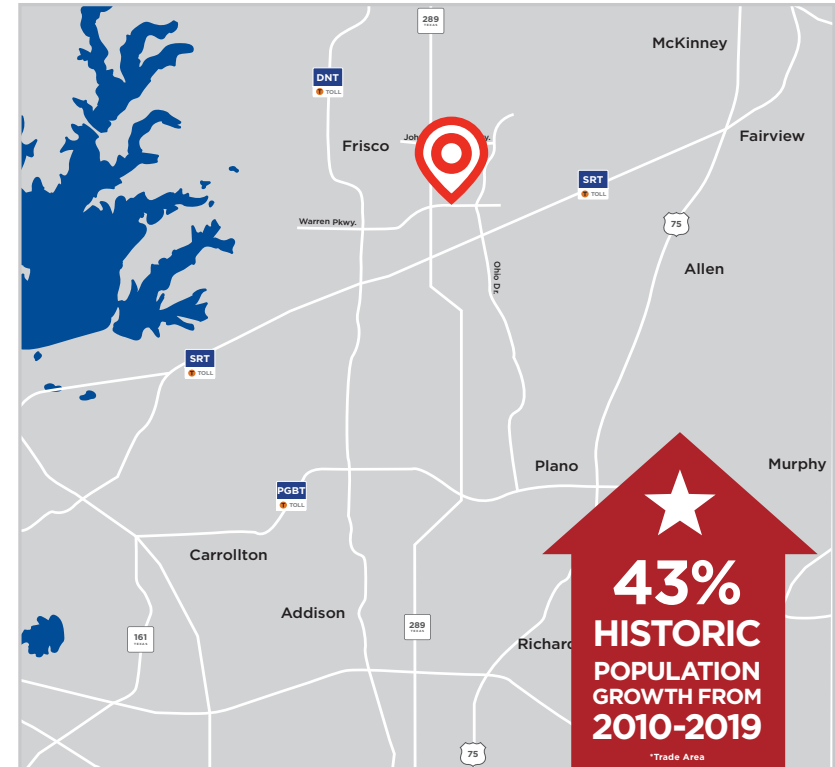
ANCHORED BY 99 MARKET, DAISO, AND 85°C

ONE OF THE **FASTEST GROWING CITIES** FOR 2 DECADES

ONLY 1.5 MILES FROM **FRISCO'S NORTH PLATINUM CORRIDOR**

KNOWN FOR EXEMPLARY SCHOOLS, PRISTINE PARKS AND DESTINATION

DINING, GREAT RETAIL, SPORTS AND ENTERTAINMENT OFFERINGS



## TENANTS

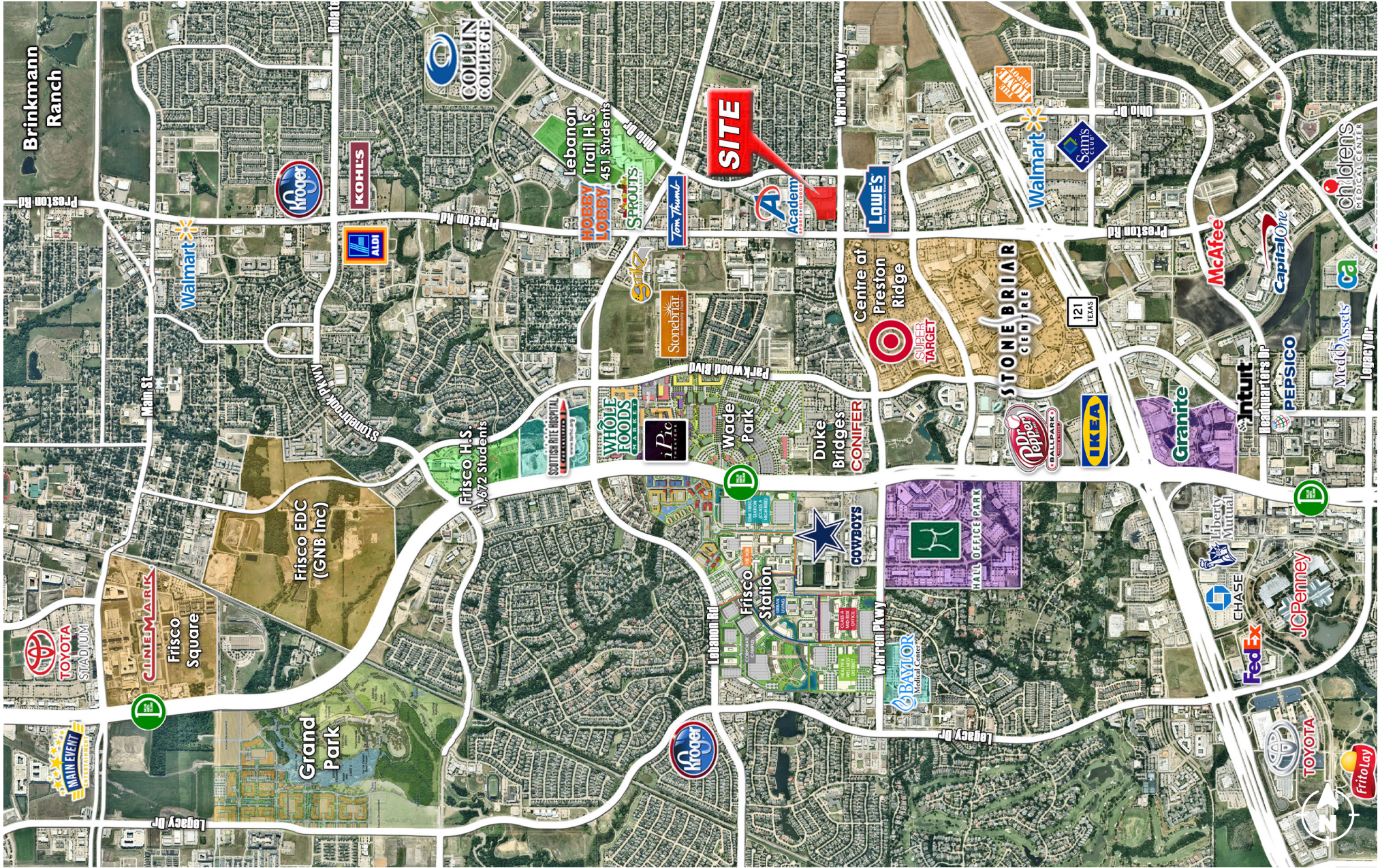


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# SITE PLAN

KEY	BUSINESS
1	Future Lease
2	Available for Lease
3	Available for Lease
4	Available for Lease
5	Frank Seoul
6	7 Leaves
7	GEN Korean BBQ House
8	Daiso
9	Education One
10	Cute Crush

LEASE AREAS	LEASE AREAS
12,250 SF	12,250 SF
8,300 SF	8,300 SF
2,400 SF	2,400 SF
2,644 SF	2,644 SF
1,475 SF	1,475 SF
1,736 SF	1,736 SF
5,505 SF	5,505 SF
9,943 SF	9,943 SF
1,350 SF	1,350 SF
900 SF	900 SF

KEY	BUSINESS
11	Kung Fu Tea
12	99 Ranch Market
13	Swirl Crepe
14	Somi Somi
15	85C Bakery
16	Kura Revolving Sushi Bar
17	Rice Chicken
18	Marufuku Ramen
19	Ace Implant & Family Dentistry

LEASE AREAS	LEASE AREAS
1,013 SF	1,013 SF
44,000 SF	44,000 SF
1,200 SF	1,200 SF
2,063 SF	2,063 SF
2,894 SF	2,894 SF
3,695 SF	3,695 SF
3,000 SF	3,000 SF
2,450 SF	2,450 SF
2,281 SF	2,281 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART



01.2020

# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19



## POPULATION

	2 MILES	3 MILES	5 MILES
Current Households	19,616	46,430	110,401
Current Population	49,947	121,139	298,247
2010 Census Population	34,865	88,550	223,805
Population Growth 2010 to 2019	43%	37%	33%
2019 Median Age	35	36	37

## INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$116,558	\$132,634	\$142,238
Median Household Income	\$108,077	\$112,428	\$116,439
Per Capita Income	\$49,232	\$53,503	\$54,436

## RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
White	61%	60%	61%
Black or African American	10%	10%	9%
Asian or Pacific Islander	23%	24%	24%
Other Races	5%	6%	6%
Hispanic	11%	11%	11%

## CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Household	29%	26%	23%
2 Person Households	28%	29%	29%
3+ Person Households	43%	45%	48%
Owner-Occupied Housing Units	55%	62%	66%
Renter-Occupied Housing Units	45%	38%	34%

# MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



**MARKET LEADER**  
GROCERY-ANCHORED  
SHOPPING CENTERS

**\$2.2 BILLION**  
PORTFOLIO  
RETAIL & MIXED-USE

**100+ TENANT**  
REPRESENTATION  
ACCOUNTS

**12 MILLION SF**  
LEASING SERVICES  
IN TEXAS & LOUISIANA

**175 PADS**  
**300 ACRES**  
AVAILABLE  
COMMERCIAL LAND



# 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 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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