



FRISCO RANCH

Join 99 Ranch Market, DAISO, and 85°C Bakery at Frisco's Newest Culinary Destination

NEC of Preston Road and Warren Parkway | Frisco, Texas

Naoyuki Kondo | John Nguyen | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation



314K
POPULATION
WITHIN 5 MILES



**“FRISCO, TEXAS IS THE RIGHT CHOICE...
THERE’S A SKILLED WORKFORCE, A
PROACTIVE BUSINESS CLIMATE, AND THE
GENUINE SPIRIT OF PARTNERSHIP IS REAL.”**

JERRY JONES, OWNER & GENERAL MANAGER, DALLAS COWBOYS

NAOYUKI KONDO
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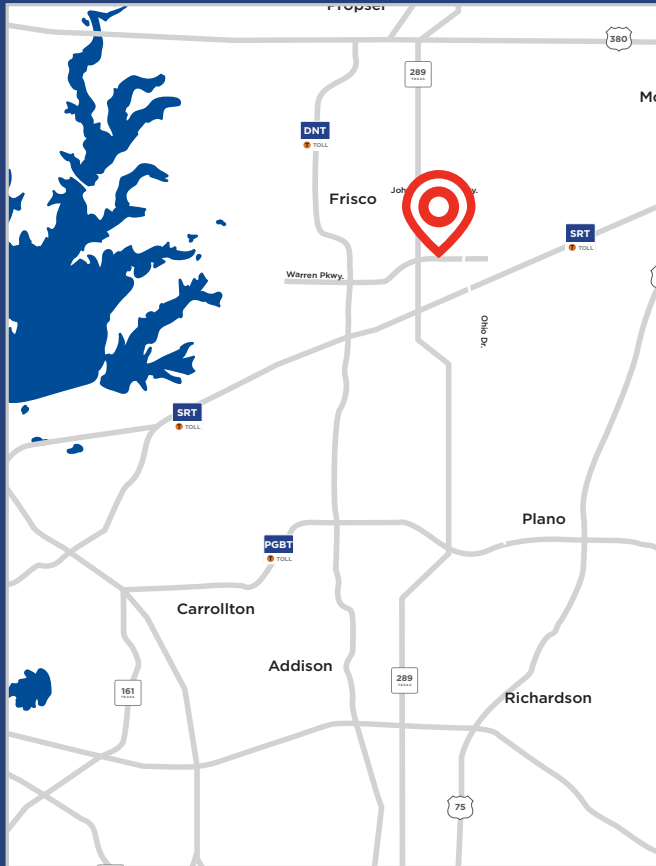
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FRISCO RANCH

FRISCO, TEXAS

PROJECT HIGHLIGHTS



40%
POPULATION
GROWTH
WITHIN 5 MILES

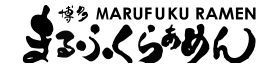


153K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



**MORE THAN
216,300
VPD AT
WARREN PKWY.
& PRESTON RD.**

MAJOR TENANTS



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PROJECT HIGHLIGHTS



100,000-SF NEW ASIAN-CENTRIC DEVELOPMENT
IN ONE OF THE FASTEST-GROWING CITIES FOR THE PAST 2 DECADES



ONLY 1.5 MILES FROM FRISCO'S NORTH PLATINUM CORRIDOR, WHICH INCLUDES OVER \$3.4 BILLION IN DEVELOPMENTS



IN THE **HEART OF FRISCO'S RETAIL HUB** AT THE NORTHWEST CORNER OF PRESTON ROAD AND WARREN PARKWAY



ANCHORED BY 99 RANCH MARKET, DAISO, AND 85°C BAKERY CAFE



FRISCO OFFERS A **VARIETY OF CULINARY DESTINATIONS**, AND GREAT RETAIL



SITE PLAN



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART
 COMMON SEATING AREA
 TENANT OUTDOOR SEATING

08.20 | 06.20

SITE PLAN: PHASE I



KEY	BUSINESS	LEASE AREAS
1	Available For Lease	2,644 SF
2	Frank Seoul	1,475 SF
3	7 Leaves	1,736 SF
4	GEN Korean BBQ House	5,505 SF
5	Daiso	9,943 SF
6	Education One	1,350 SF
7	Cute Crush	900 SF
8	Kung Fu Tea	1,013 SF
9	99 Ranch Market	44,000 SF
10	Swirl Crepe	1,200 SF
11	Somi Somi	2,063 SF
12	85C Bakery Cafe	2,894 SF
13	Kura Revolving Sushi Bar	3,695 SF
14	Rice Chicken	3,000 SF
15	Marufuku Ramen	2,450 SF
16	Ace Implant & Family Dentistry	2,281 SF



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08.20 | 06.20



KEY	BUSINESS	LEASE AREAS
17	Available For Lease	4,075 SF
18	Available For Lease	1,740 SF
19	Available For Lease	1,450 SF
20	Available For Lease	1,450 SF
21	Available For Lease	3,980 SF
22	Proposed Udon	3,540 SF
23	Proposed Bookstore	7,177 SF



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 TENANT OUTDOOR SEATING

08.20 | 06.20



[CLICK HERE
FOR PROPERTY VIDEO](#)





FRISCO

CITY HIGHLIGHTS



Money

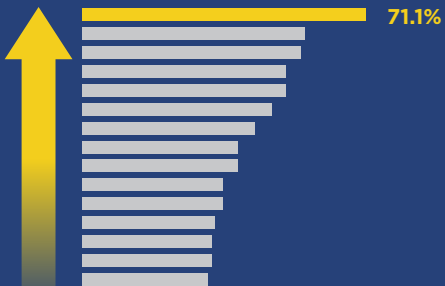
#1 BEST PLACE TO LIVE IN AMERICA

POPULATION INDEX

GROWTH

↑ 470% growth since 2000

Ranked #1 in top 15 Fastest-Growing Large Cities in 2019



Consistently one of the fastest-growing cities in U.S. for 2 decades



ASIAN POPULATION

↑ 171.96% growth from 2010-2017, outpacing Texas and California

EDUCATION

Over 60% of Frisco's 25+ year-old population has a Bachelor's degree or higher education

SPORTS INDEX

PROFESSIONAL SPORTS

Home to 7 professional teams



PROFESSIONAL STADIUMS

Home to 4 professional stadiums





99 RANCH MARKET



DAISO

PREMIER ASIAN SUPERMARKET WITH ONLINE SHOPPING, IN-STORE PICK-UP, AND SAME-DAY DELIVERY

ONE OF THE LARGEST ASIAN SUPERMARKET CHAINS WITH **51 STORES ACROSS 7 STATES**

GATEWAY US SUPERMARKET TO **AUTHENTIC ASIAN CUISINES AND DINING EXPERIENCES**

DAISO IS OFTEN CALLED **“THE JAPANESE DOLLAR STORE”** WITH 2,800 STORES OPERATING IN JAPAN

WIDE-RANGING PRODUCT LINES INCLUDE STATIONERY, COSMETICS, HOME GOODS, AND MORE

INCOMPARABLE PRODUCT LINES AND PRICES COMPARED TO TRADITIONAL DISCOUNT RETAILERS

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION

	2 MILES	3 MILES	5 MILES
Current Households	17,965	45,581	116,112
Current Population	45,744	118,926	313,672
2010 Census Population	34,865	88,550	223,802
Population Growth 2010 to 2020	31%	34%	40%
2020 Median Age	35	36	37

INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$126,394	\$142,238	\$152,656
Median Household Income	\$110,278	\$112,314	\$118,340
Per Capita Income	\$54,040	\$58,050	\$58,600

RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
White	60%	58%	60%
Black or African American	11%	10%	9%
Asian or Pacific Islander	23%	25%	25%
Hispanic	11%	11%	11%

CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Household	29%	265%	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%

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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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