



FRISCO RANCH

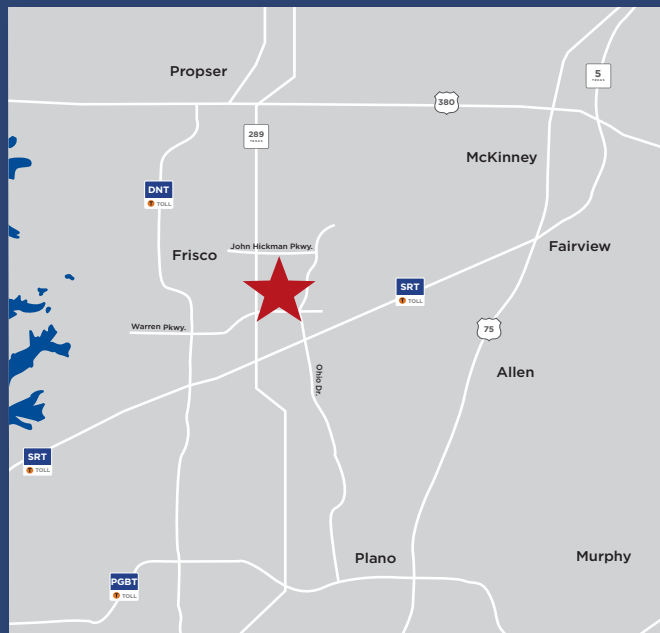
Come Join 99 Ranch, Daiso, and 85°C at Frisco's Newest Culinary Destination

NEC Preston Road & Warren Parkway | Frisco, Texas



Heather Nguyen | John Nguyen | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



★
**380%
 HISTORIC
 POPULATION
 GROWTH FROM
 2010-2019**
*Trade Area

**\$144K
 AVERAGE
 HOUSEHOLD
 INCOME
 WITHIN 5 MILE
 TRADE AREA**

FRISCO IS RANKED AS THE
**#1 BEST PLACE
 TO LIVE IN
 AMERICA**

- Money Magazine, 2018

MAJOR AREA EMPLOYERS

**1,074,111
 ESTIMATED
 POPULATION
 WITHIN
 10 MILE
 TRADE AREA**



FRISCO RANCH

**100,000 SF NEW ASIAN
 CENTRIC DEVELOPMENT** located in
 the heart of Frisco's retail hub at the NWC
 of Preston Road and Warren Parkway

Anchored by:

One of the **FASTEST-GROWING
 CITIES** in USA for **2 DECADES**

**500,000 WORKERS WITHIN
 A 10 MILE RADIUS**

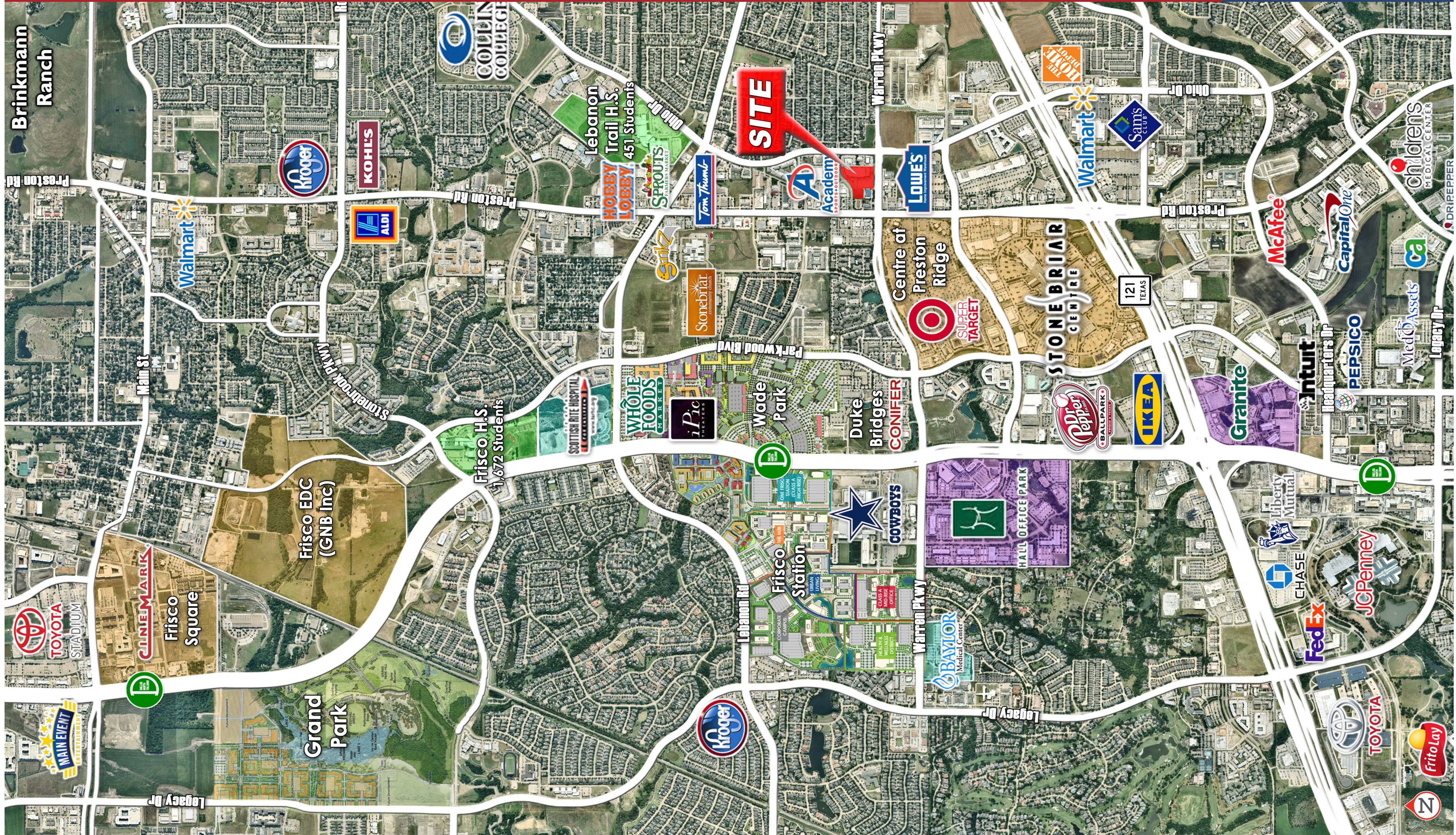
ONLY 1.5 MILES from **FRISCO'S**
 North **PLATINUM CORRIDOR**

**RANKED #1 FOR 2017 REAL
 ESTATE MARKET** by WalletHub

Known for **EXEMPLARY
 SCHOOLS, PRISTINE PARKS** and
DESTINATION DINING, great retail,
 sports and entertainment offerings

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WHAT'S AROUND



Stonebriar Center

- NORDSTROM
- macy's
- Dillard's
- jcpenny
- sears
- AMC THEATRES
- DICK'S SPORTING GOODS

The Center at Preston Ridge

- TARGET
- OLD NAVY
- ROSS DRESS FOR LESS
- ULTA BEAUTY
- BEST BUY
- Planet Imports
- TJ-MAXX
- DSW DESIGNER SHOE WAREHOUSE
- Stein Mart

THE STAR

DALLAS N. TOLLWAY

Wade Park
175-Acre Mixed-Use Development

PARKWOOD BLVD.

CYPRESS LAKE AT STONEBRIAR

TWIN PEAKS

STARBUCKS COFFEE

SPRING CREEK BARBEQUE

EUROPLAN SPA CENTER
Massage Envy

24 FITNESS

PRESTON ROAD

PHASE II COMING SOON

WARREN PKWY.

JOHN HICKMAN PARKWAY

FRISCO RANCH

- 99 RANCH MARKET 大華超級市場
- DAISO
- KURA REVOLVING SUSHI BAR
- 85°
- KungFuTea
- RICE CHICKEN
- swirl crêpe
- GEN KOREAN BBQ HOUSE
- Education one
- ADVANCED IMPLANT & COSMETIC DENTISTRY
- MARUFUKU RAMEN
- CUTE CRUSH

SITE

End Cap Available

PRESMONT PLACE

Academy SPORTS + OUTDOORS

OHIO DRIVE

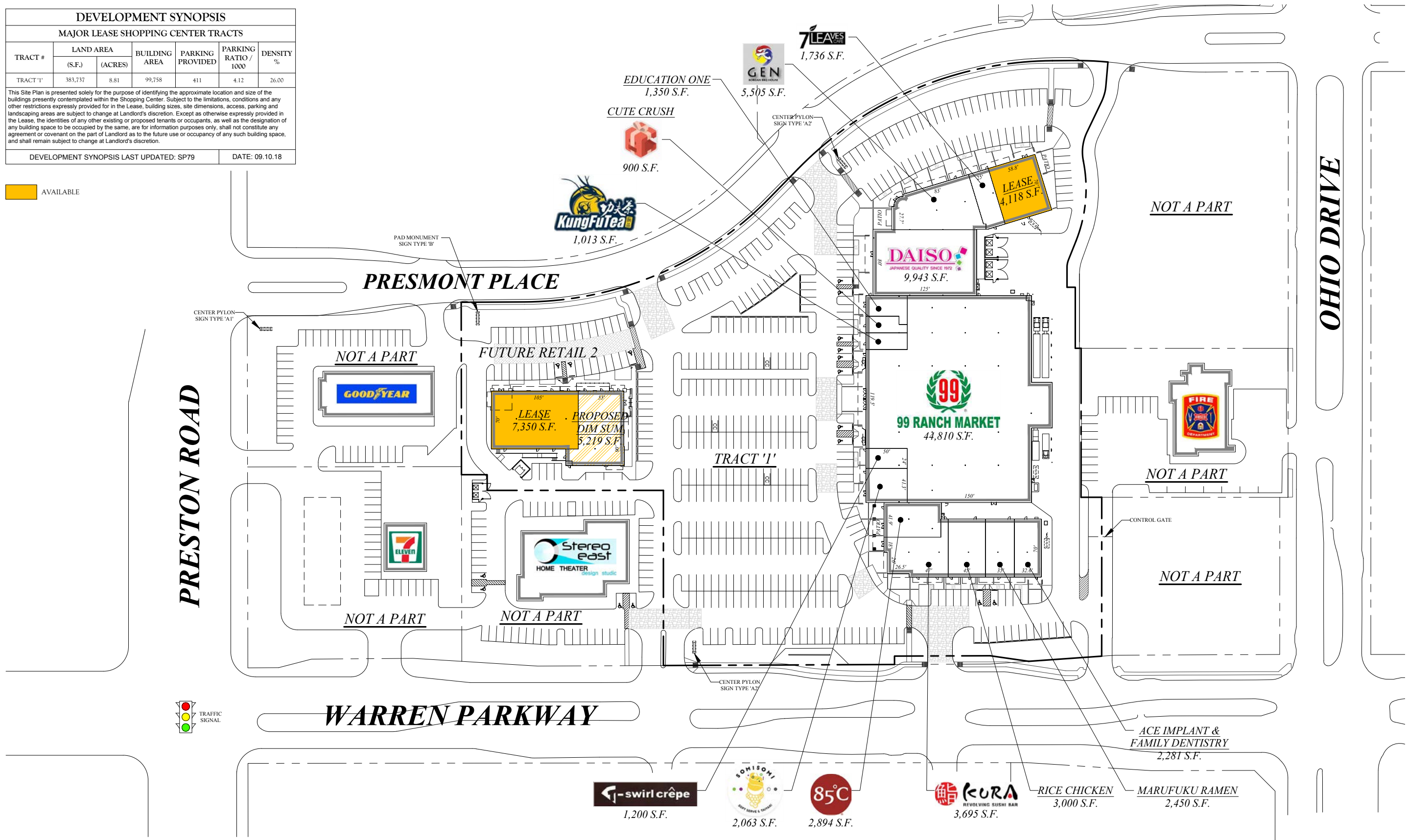


DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT 'I'	383,737	8.81	99,758	411	4.12	26.00

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP79 DATE: 09.10.18

AVAILABLE



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

	3 Miles	5 Miles	10 Miles
POSTAL COUNTS			
Current Households	43,346	107,948	409,069
Current Population	112,448	292,850	1,074,111
2010 Census Average Persons per Household	2.59	2.71	2.63
2010 Census Population	87,273	224,878	789,912
Population Growth 2010 to 2018	28.95%	30.34%	36.33%
CENSUS HOUSEHOLDS			
1 Person Household	26.40%	22.43%	24.92%
2 Person Households	28.61%	28.86%	30.52%
3+ Person Households	44.99%	48.71%	44.56%
Owner-Occupied Housing Units	61.58%	66.82%	63.93%
Renter-Occupied Housing Units	38.42%	33.18%	36.07%
RACE AND ETHNICITY			
2018 Estimated White	59.66%	61.76%	64.87%
2018 Estimated Black or African American	9.84%	9.20%	11.15%
2018 Estimated Asian or Pacific Islander	23.66%	22.49%	15.40%
2018 Estimated Other Races	6.39%	6.10%	8.08%
2018 Estimated Hispanic	11.85%	11.87%	15.74%
RACE AND ETHNICITY, BY ASIAN ORIGIN			
Asian Indian & Pakistani	47.5%	47.3%	43.7%
Chinese (except Taiwanese)	24.4%	23.9%	19.9%
Filipino	4.4%	4.3%	6.2%
Indonesian	.4%	.5%	.4%
Japanese	1.4%	1.5%	1.5%
Korean	7.5%	7.8%	9.6%
Taiwanese	2.5%	2.4%	2.0%
Thai	.5%	.5%	.7%
Vietnamese	6.6%	6.8%	9.6%
Other Asian, specified and unspecified	4.9%	5.1%	6.4%
INCOME			
2018 Estimated Average Household Income	\$134,142	\$144,387	\$124,287
2018 Estimated Median Household Income	\$115,634	\$119,499	\$104,488
2018 Estimated Per Capita Income	\$53,902	\$54,805	\$47,873
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	9.42%	10.60%	13.80%
2018 Estimated Bachelors Degree	38.44%	37.83%	34.63%
2018 Estimated Graduate Degree	23.20%	23.28%	19.23%
AGE			
2018 Median Age	35.3	36.2	36.7

Our quest is your success.

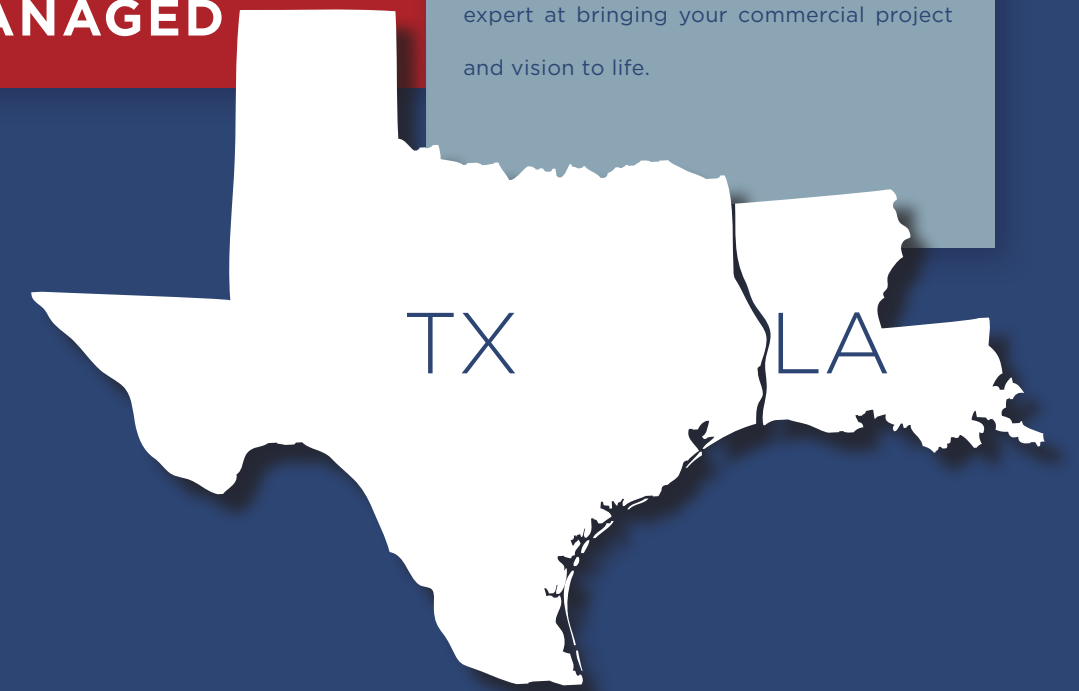
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

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