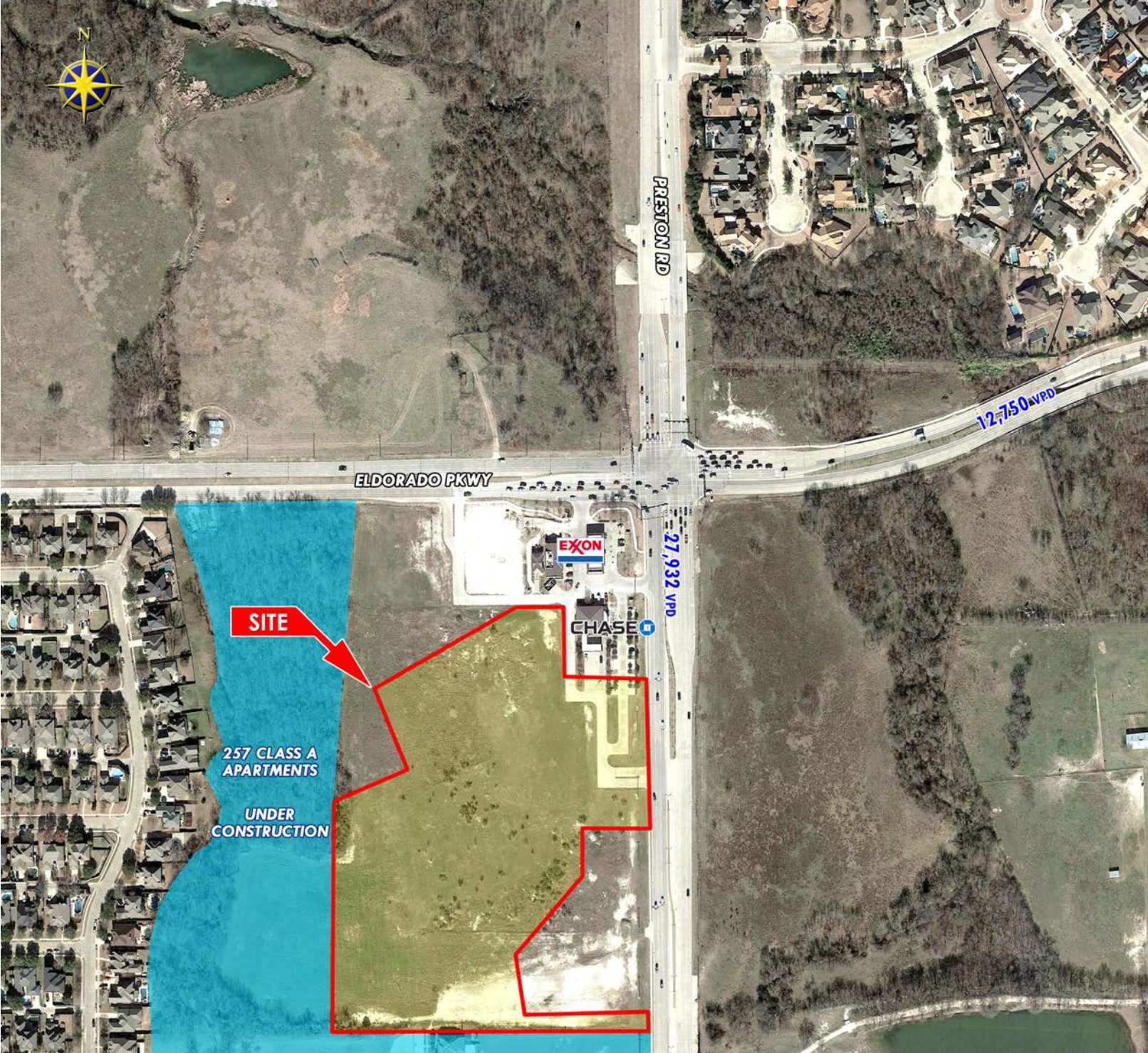


SWC PRESTON RD & ELDORADO PKWY

FOR INFORMATION

FRISCO, TEXAS

JOHN ZIKOS CHARLOTTE COOPER

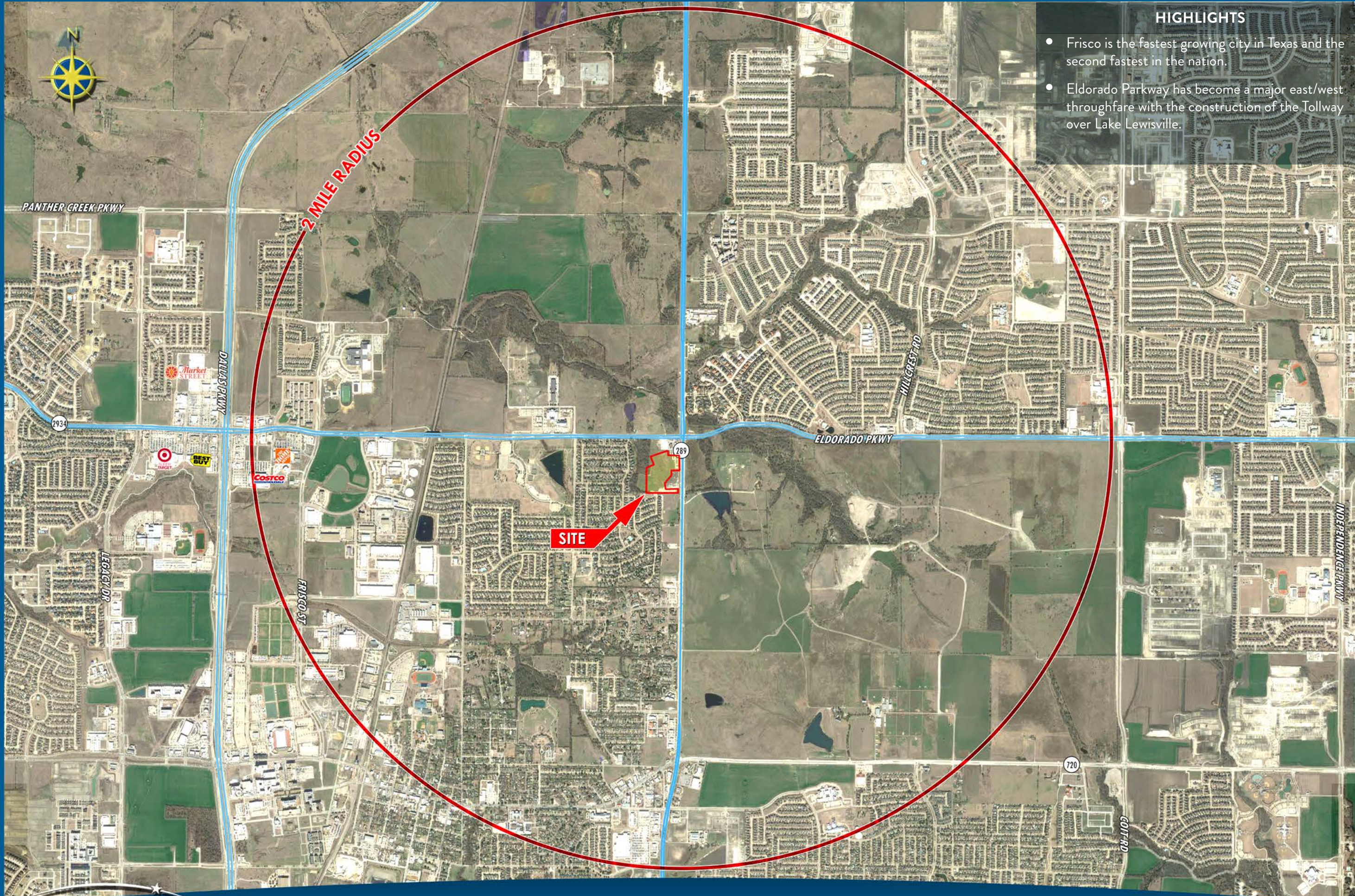


LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



HIGHLIGHTS

- Frisco is the fastest growing city in Texas and the second fastest in the nation.
- Eldorado Parkway has become a major east/west throughfare with the construction of the Tollway over Lake Lewisville.



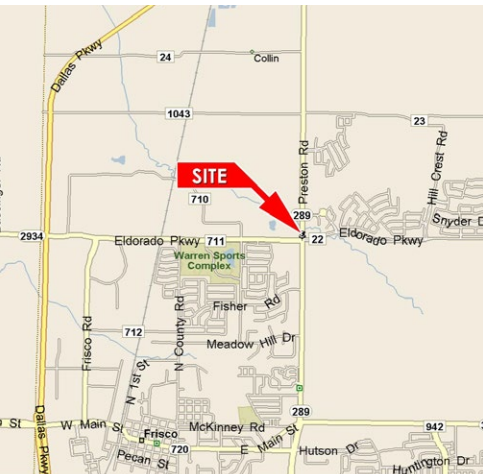
VENTURE 214.378.1212
 COMMERCIAL 8235 Douglas Ave, Suite 720
 Dallas, TX 75225

PRESTON RD & ELDORADO PKWY

FRISCO, TX

The information contained herein was obtained from sources deemed to be reliable. However, Venture makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. MAP:141

SWC PRESTON RD & ELDORADO PKWY



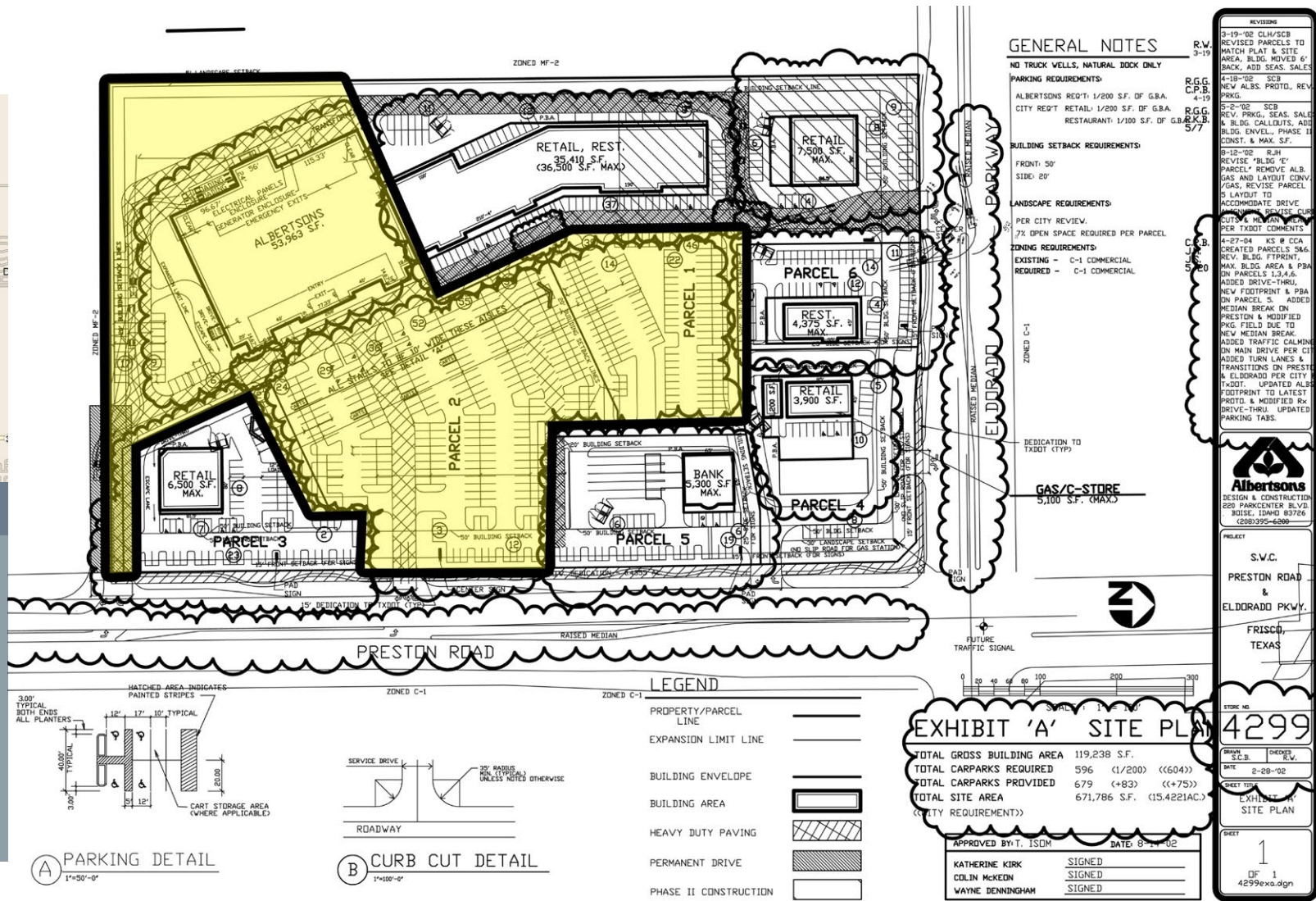
PROPERTY INFORMATION

LOCATION

Land Parcel #4299
 SWC Preston Rd & Eldorado Pkwy
 Frisco, Texas

SIZE

6.14 Acres



GENERAL NOTES

NO TRUCK WELLS, NATURAL DOCK ONLY

PARKING REQUIREMENTS:
 ALBERTSONS REDT: 1/200 S.F. OF G.B.A.
 CITY REDT RETAIL: 1/200 S.F. OF G.B.A.
 RESTAURANT: 1/100 S.F. OF G.B.A.

BUILDING SETBACK REQUIREMENTS:
 FRONT: 50'
 SIDE: 20'

LANDSCAPE REQUIREMENTS:
 PER CITY REVIEW.
 7% OPEN SPACE REQUIRED PER PARCEL

ZONING REQUIREMENTS:
 EXISTING - C-1 COMMERCIAL
 REQUIRED - C-1 COMMERCIAL

REVISIONS

3-19-'08	CLM/SCB	REVISED PARCELS TO MATCH PLAT & SITE AREA, BLDG. MOVED 6' BACK, ADD SEAS. SALES
4-18-'08	SCB	NEW ALBS. FOOTPRINT, REV. PRKG.
5-2-'08	SCB	REV. PRKG. SEAS. SALE BLDG. CALLOUTS, ADD BLDG. ENVEL., PHASE II CONST. & MAX. S.F.
6-12-'08	RJM	REVISE 'BLDG 'E' PARCEL' REMOVE ALB., GAS AND LAYOUT CONV. / GAS, REVISE PARCEL 5 LAYOUT TO ACCOMMODATE DRIVE
4-27-'04	KS @ CCA	CREATED PARCELS 5&6, REV. BLDG. FOOTPRINT, MAX. BLDG. AREA & PARKING PARCELS 1,3,4,6. ADDED DRIVE-THRU, NEW FOOTPRINT & PARKING ON PARCEL 5. ADDED MEDIAN BREAK ON PRESTON & MODIFIED PKG. FIELD DUE TO NEW MEDIAN BREAK. ADDED TRAFFIC CALMING IN MAIN DRIVE PER CITY. ADDED TURN LANES & TRANSITIONS ON PRESTON & ELDORADO PER CITY. FOOTPRINT TO LATEST PHOTO & MODIFIED DRIVE-THRU. UPDATED PARKING TABS.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	8,006	57,136	187,745
2017 EST AVG HH INCOME	\$142,524	\$123,119	\$141,399

TRAFFIC COUNTS	PRESTON RD	ELDORADO PKWY
	27,932 VPD	12,750 VPD

