

FOR SALE

**10501 MAIN STREET
FRISCO, TX 75035**

±3.97 RETAIL ACRES AT SWC OF MAIN STREET & HILLCREST ROAD



ENDURANCE
REALTY ADVISORS

YOUNGER
PARTNERS

PROPERTY HIGHLIGHTS

LOCATION:

10501 Main Street, Frisco, TX
Collin County
Frisco City Limits

NET ACREAGE:

±3.97 AC - Replat Required

ZONING:

C-1 - Commercial - 1 - District

UTILITIES:

All available to the site

ROAD FRONTAGE:

±770 FT on Main Street
±215 FT on Hillcrest Road

TRAFFIC COUNTS:

±21,000 VPD on Main Street
±5,000 VPD on Hillcrest Road



APPROXIMATE DISTANCE FROM :



DOWNTOWN
FRISCO
2.1 MILES



STONEBRIAR
MALL
4.9 MILES



THE STAR IN
FRISCO
5.7 MILES



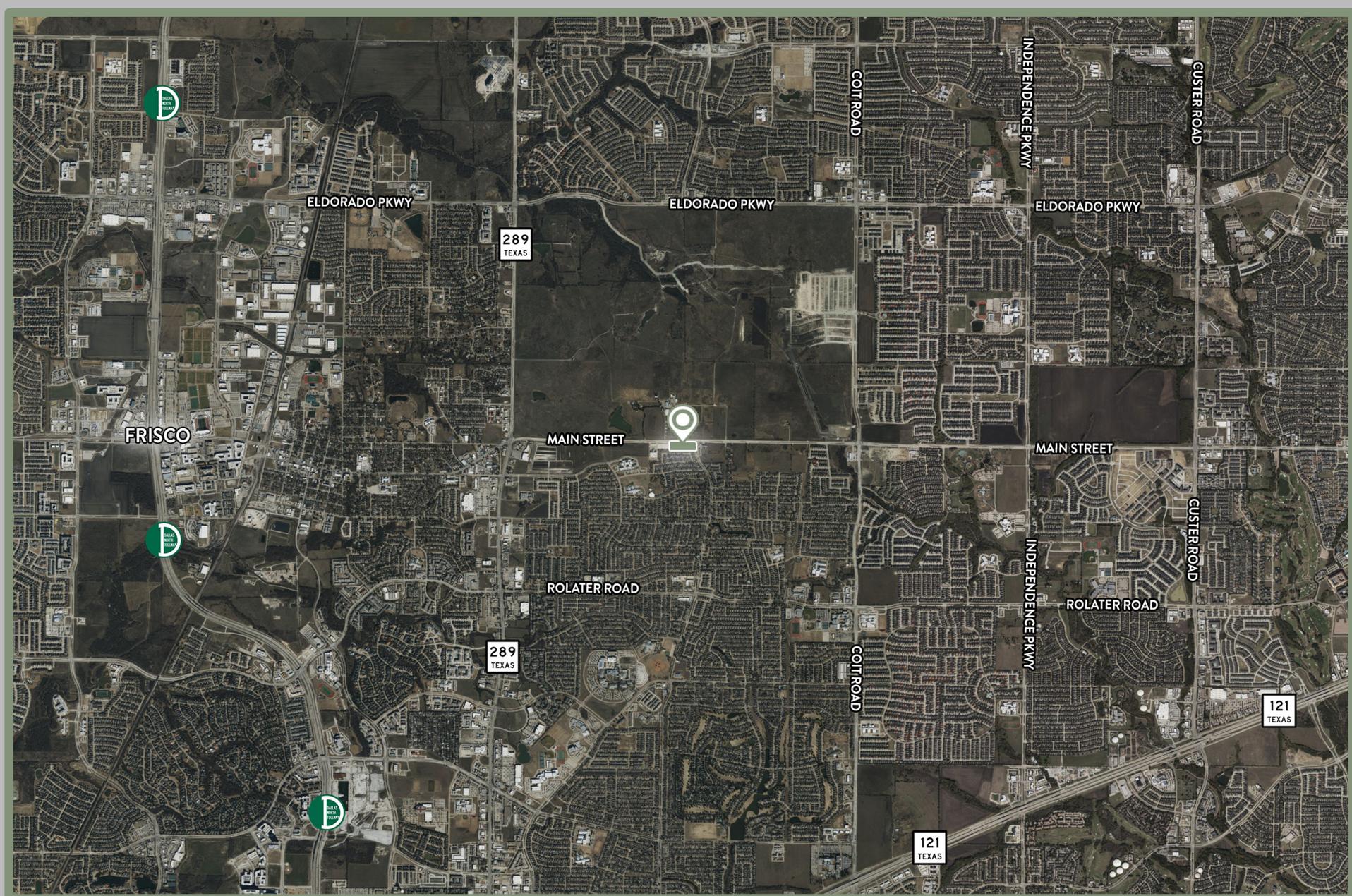
LEGACY
WEST
7.0 MILES

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE	10 MILE
TOTAL EST. POPULATION	9,058	107,465	309,585	1.07M
AVG. HOUSEHOLD INCOME	\$186,553	\$192,535	\$193,694	\$181,798
TOTAL EST. HOUSING UNITS	3,212	37,323	112,713	398,099

PROPERTY HIGHLIGHTS | 10501 MAIN STREET, FRISCO, TX 75053





LOCATION OVERVIEW | 10501 MAIN STREET, FRISCO, TX 75053



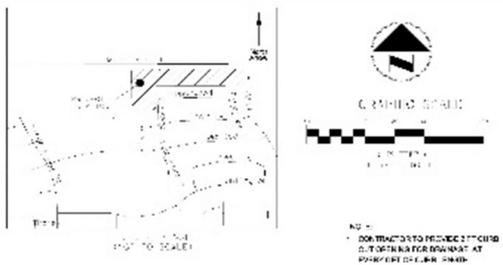
CITY OF FRISCO SITE PLAN NOTES

- Any addition to this plan shall include all applicable and all relevant materials in any proposed project to be reviewed and approved by the City.
- Clear Streets, when created, shall be reviewed in accordance with the existing Ordinance.
- All changes to an applicable map of 5,000 sq. ft. or less shall require a lot split, however, the lot split shall be reviewed and approved by the City. All other lot splits shall require a lot split application and be reviewed and approved by the City.
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FLOODPLAIN NOTE:
According to Flood Insurance Rate Map (FIRM) No. 42277C02010R, Date: June 15, 2017, prepared by Federal Emergency Management Agency (FEMA) for City of Frisco, Texas, the property is in Flood Zone X-1.

DETERMINATION NOTE:
This plan complies with the Flood Insurance Rate Map (FIRM) No. 42277C02010R, Date: June 15, 2017, prepared by FEMA Engineering, for the Flood Zone X-1.

PROPOSED NOTE:
The proposed plan is prepared in accordance with the City of Frisco Ordinance.

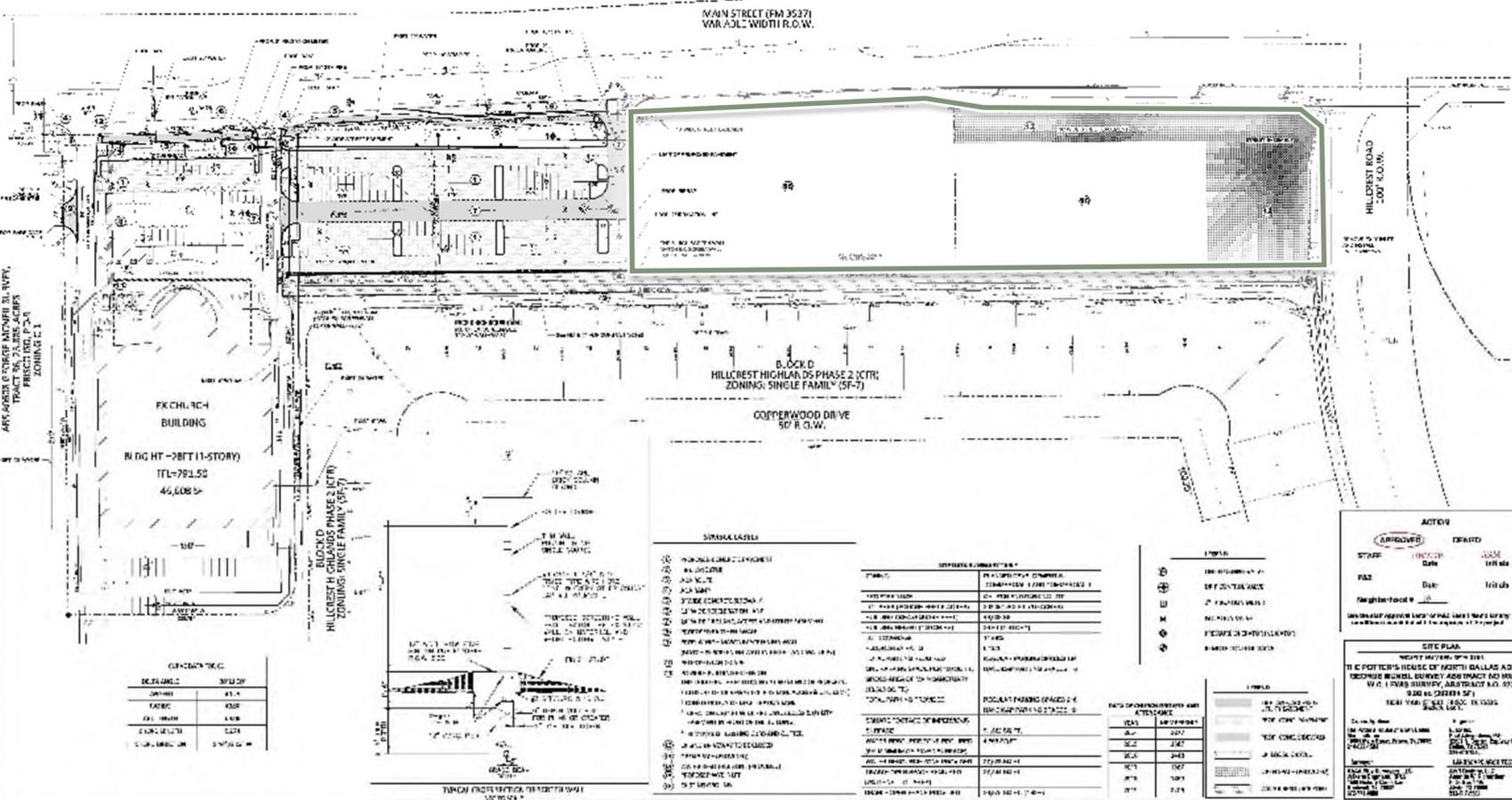


EJES
ENGINEERING & ARCHITECTURE
10501 MAIN STREET, SUITE 100
FRISCO, TEXAS 75043
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WWW.EJES-ARCHITECTURE.COM

PROFESSIONAL SEAL
STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
EXPIRES 12/31/2024

PROJECT NO.
241-01

SHEET NO.
SP-1



SITE PLAN

PARKING LOT DESIGN FOR

THE POTTER'S HOUSE OF NORTH DALLAS

FRISCO, TEXAS

ACTIVITY

STAFF	PROVIDER	DATE	SCALE
			1/8" = 1'-0"

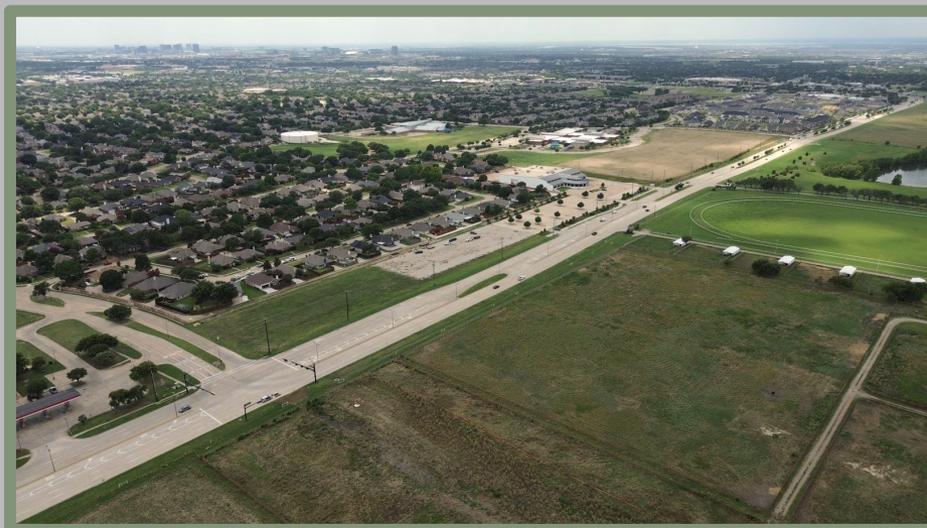
DATE: 10/24/2024

SCALE: AS NOTED

PROJECT NO: 241-01

SHEET NO.: SP-1





AERIALS | 10501 MAIN STREET, FRISCO, TX 75053





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ENDURANCE
REALTY ADVISORS



Younger Partners Dallas, LLC

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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
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

Information available at www.trec.texas.gov

IABS 1-0