

For Sale or Lease



West Frisco Square
SWQ of Judges Way & Old Witt Road
Frisco, TX

Building Information

- Building A – Restaurant/Retail 10,800 sf
- Building B – Medical/Retail 9,250 sf
 - Preleasing to accommodate 1,500 sf – 10,800 sf.
- Landlord will contribute interior finish-out dollars to build out space.
- Parking ratio to accommodate 101 cars or 5:1000 ratio
- Building Signage available
- 49,603 Vehicles per day along FM 423 traffic count
- Max Building Height 28'0"; 20'4" to underside of roof

**For Information
Contact:**

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(972) 333-4151

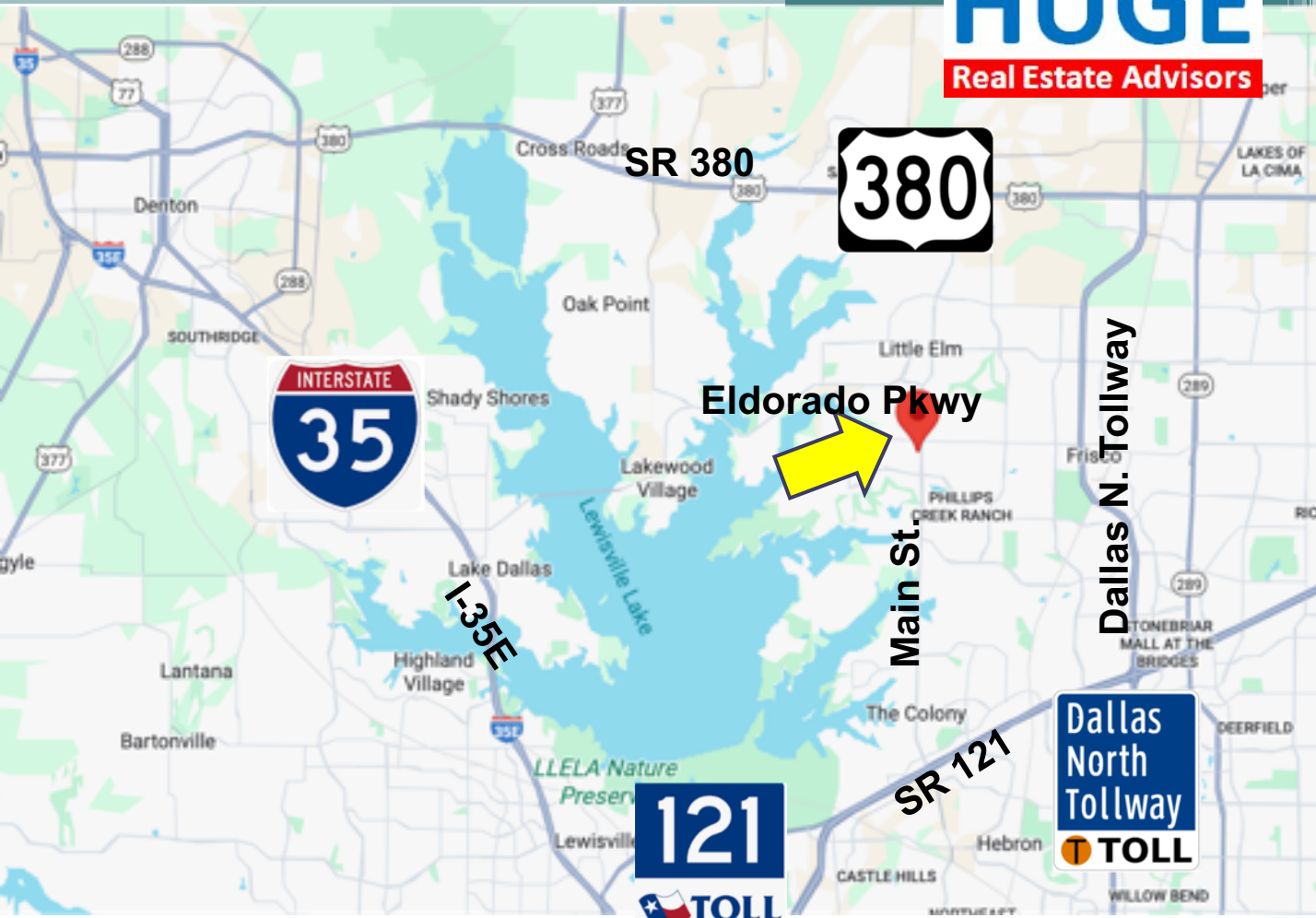


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Traffic Count Report

Building A						
Judges Way and Old Witt R, Frisco, TX 75036						
Building Type: General Retail						
Secondary: Freestanding						
GLA: 9,000 SF						
Year Built: 2026						
Total Available: 9,000 SF						
% Leased: 0%						
Rent/SF/Yr: Negotiable						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume T/yrs	Miles from Subject Prop
1 FM 423	Witt Rd	0.04 S	2024	25,032	MPSI	.12
2 FM 423	Witt Rd	0.04 S	2025	25,210	MPSI	.12
3 Witt Rd	Lake Trl	0.21 W	2024	3,494	MPSI	.12
4 Witt Rd	Lake Trl	0.21 W	2025	3,521	MPSI	.12
5 King Rd	FM 423	0.14 E	2024	6,268	MPSI	.20
6 King Rd	FM 423	0.14 E	2025	6,294	MPSI	.20
7 Farm-to-Market Road 423	King Rd	0.04 S	2024	49,603	MPSI	.23
8 Farm-to-Market Road 423	King Rd	0.04 S	2023	45,407	MPSI	.23
9 Farm-to-Market Road 423	King Rd	0.04 S	2025	45,380	MPSI	.23
10 FM 423	King Rd	0.05 S	2018	29,247	MPSI	.23

Demographic Summary Report

Building A

Judges Way and Old Witt R, Frisco, TX 75036

Building Type: **General Retail**

Total Available: **9,000 SF**

Secondary: **Freestanding**

% Leased: **0%**

GLA: **9,000 SF**

Rent/SF/Yr: **Negotiable**

Year Built: **2026**



Radius	1 Mile		2 Mile		3 Mile	
Population						
2029 Projection	18,720		71,061		146,256	
2024 Estimate	15,806		60,416		123,683	
2020 Census	13,824		54,700		109,014	
Growth 2024 - 2029	18.44%		17.62%		18.25%	
Growth 2020 - 2024	14.34%		10.45%		13.46%	
2024 Population by Hispanic Origin	2,450		9,993		19,467	
2024 Population	15,806		60,416		123,683	
White	8,318	52.63%	31,793	52.62%	64,845	52.43%
Black	1,614	10.21%	6,102	10.10%	13,587	10.99%
Am. Indian & Alaskan	70	0.44%	305	0.50%	601	0.49%
Asian	3,156	19.97%	11,109	18.39%	22,492	18.19%
Hawaiian & Pacific Island	2	0.01%	17	0.03%	35	0.03%
Other	2,646	16.74%	11,091	18.36%	22,122	17.89%
U.S. Armed Forces	9		14		14	
Households						
2029 Projection	6,967		23,887		48,875	
2024 Estimate	5,843		20,208		41,105	
2020 Census	5,022		18,171		35,871	
Growth 2024 - 2029	19.24%		18.21%		18.90%	
Growth 2020 - 2024	16.35%		11.21%		14.59%	
Owner Occupied	4,071	69.67%	15,991	79.13%	31,104	75.67%
Renter Occupied	1,772	30.33%	4,217	20.87%	10,001	24.33%
2024 Households by HH Income	5,840		20,208		41,106	
Income: <\$25,000	474	8.12%	1,061	5.25%	2,295	5.58%
Income: \$25,000 - \$50,000	505	8.65%	1,604	7.94%	3,031	7.37%
Income: \$50,000 - \$75,000	791	13.54%	2,800	13.86%	4,897	11.91%
Income: \$75,000 - \$100,000	927	15.87%	2,453	12.14%	4,157	10.11%
Income: \$100,000 - \$125,000	469	8.03%	2,178	10.78%	5,379	13.09%
Income: \$125,000 - \$150,000	404	6.92%	1,792	8.87%	4,179	10.17%
Income: \$150,000 - \$200,000	840	14.38%	3,022	14.95%	6,443	15.67%
Income: \$200,000+	1,430	24.49%	5,298	26.22%	10,725	26.09%
2024 Avg Household Income	\$146,588		\$154,842		\$156,861	
2024 Med Household Income	\$111,887		\$125,112		\$129,750	



① NORTH ELEVATION (FRONT) - BUILDING A



③ SOUTH ELEVATION (OPEN SPACE) - BUILDING A



⑤ EAST (FRONT) ELEVATION - BUILDING B



⑦ WEST ELEVATION - BUILDING B

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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