

NORTH FIELDS
FRISCO, TX



SHOP ^{cos.}

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ABOUT

PROJECT SCOPE

North Fields, which is under construction on the NEC of Bates Way and PGA Parkway, is part of the larger Fields development in Frisco, TX.

Fields is also home to PGA of America's new headquarters and two 18-hole championship golf courses with over 26 championship tournaments planned from 2023-2035 (including the PGA Championship in '27 and '34), a 550 room Omni Resort, 115,000 sq. ft. of convention meeting rooms, 7 planned Marriott-branded hotels, 25 miles of biking and hiking trails and 250 acres of open space parks.

DETAILS

- 11,979 SF of retail at the base of 257 multifamily apartments
- 325 parking spaces, with first floor open to retail parking
- February 2025 delivery
- White box delivery condition

2024 DEMOS

	3 Miles	5 Miles	7 Miles
Total Population	58,858	159,176	185,878
Daytime Population	46,534	131,956	138,081
Avg. Household Income	\$204,041	\$169,608	\$169,007
% Bach Degree or Greater	66%	58%	61%

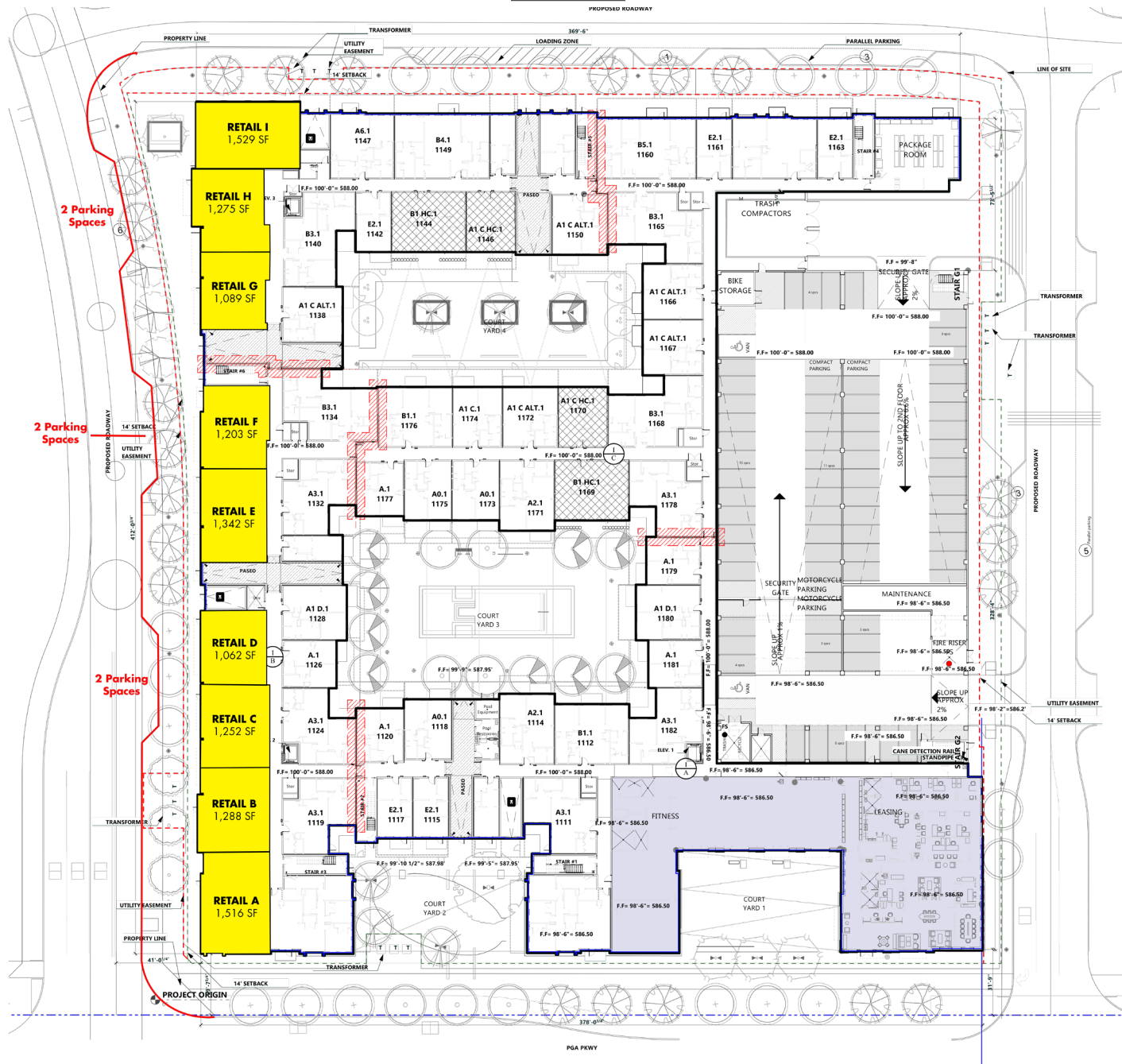
TRADE AERIAL



SITE AERIAL






SITE PLAN



FACADES



- CITY OF FRISCO NOTES**
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 - ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
 - AN ONSITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNITS. A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
 - AN APPROVED FACADE PLAN SHALL BE POSTED ONSITE AT ALL TIMES.
 - ALL WINDOWS SHALL COMPLY WITH THE WINDOW REVEAL STANDARD IN THE FORM BASED CODE, SECTION B-1, AND HAVE AT LEAST A 4-INCH REVEAL. THIS DOES NOT APPLY TO FACADES THAT FACE A LOADING ZONE AREA OR A SIDE FACING AN ALLEY PRIMARILY UTILIZED FOR LOADING, GARAGE ACCESS AND/OR SERVICES.
- ELEVATION GENERAL NOTES**
- ALL EXTERIOR BRICK, PANEL, AND SIDING TO WRAP CORNERS AND TERMINATE AT INSIDE CORNERS, TYPICAL, UNLESS NOTED OTHERWISE.
 - A VERTICAL BRICK CONTROL JOINT TO EXIST AT ALL BRICK TO BRICK INSIDE CORNERS, TYPICAL AND AS SHOWN, 30" SEPARATION MAX.
 - ALL MEP ROOF PIPE PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF COLOR.
 - EXTERIOR COLOR PACKAGE TO BE ISSUED AT A LATER DATE.
-  HATCHED AREA DENOTE FIRE TREATED SHEATHING FLARE THAT SHALL EXTEND 4'-0" MINIMUM ON EACH SIDE OF FIRE SEPARATION WALL.
 UNIT BALCONY WALL SCONCE
 UNIT PUCK LIGHT OR RECESSED LIGHT

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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:
 - 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.

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