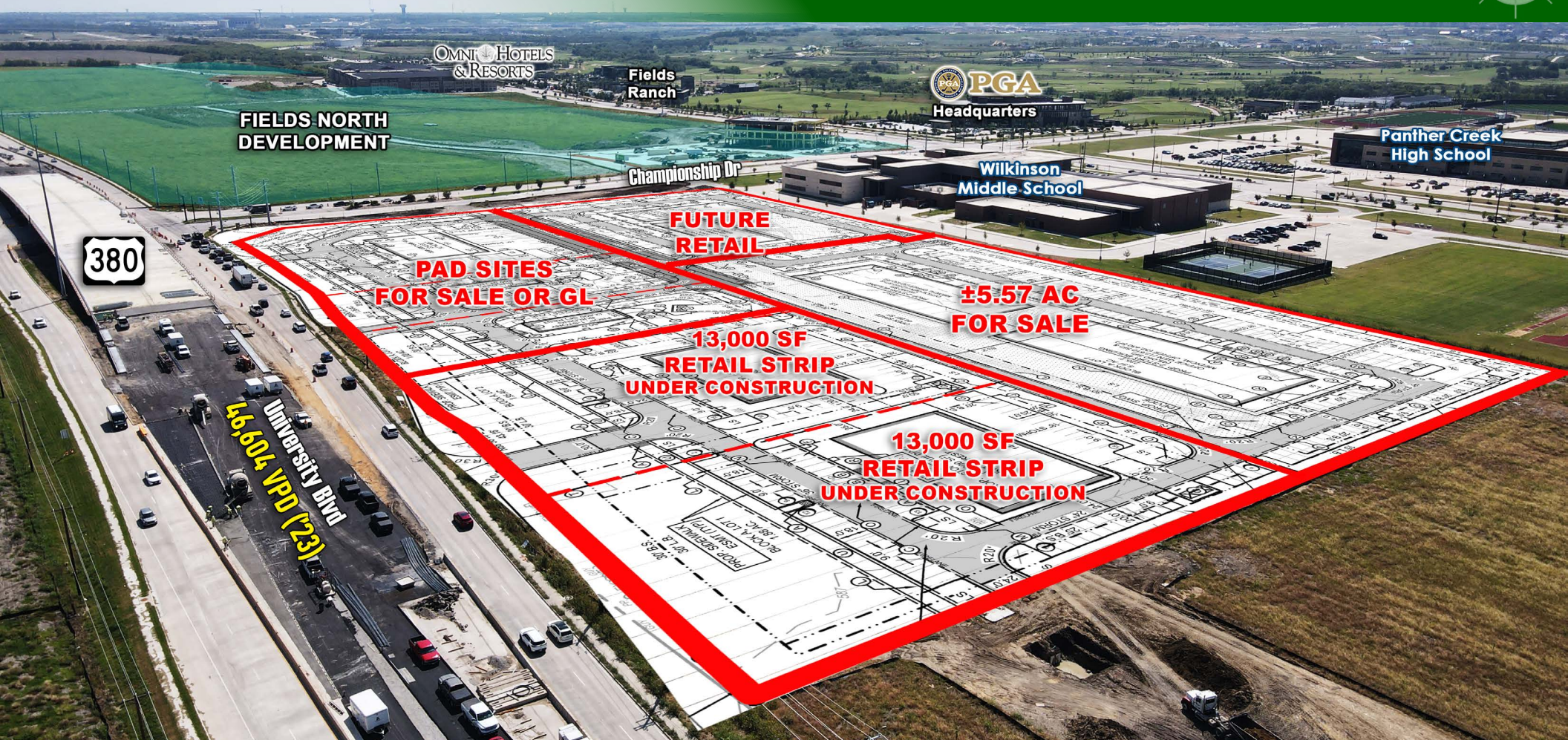


UNDER CONSTRUCTION



PAD SITES AND FUTURE RETAIL SPACE AVAILABLE SWQ OF US-380 & CHAMPIONSHIP DR, FRISCO, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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PAD SITES & FUTURE RETAIL | SWC of US Hwy 380 & Championship Dr, Frisco, Texas

AVAILABLE FOR LEASE

Retail space under construction with expected delivery **May 2027**.

- Lot 1 Retail Building: 1500-13,000 SF
- Lot 2 Retail Building: 1500-13,000 SF

PAD SITES FOR SALE OR GROUND LEASE

- Lot 3: 1.02 acres
- Lot 4: 1.06 acres
- Lot 5: 2.38 acres (hard corner)
- Lot 7: 5.57 acres

OVERVIEW

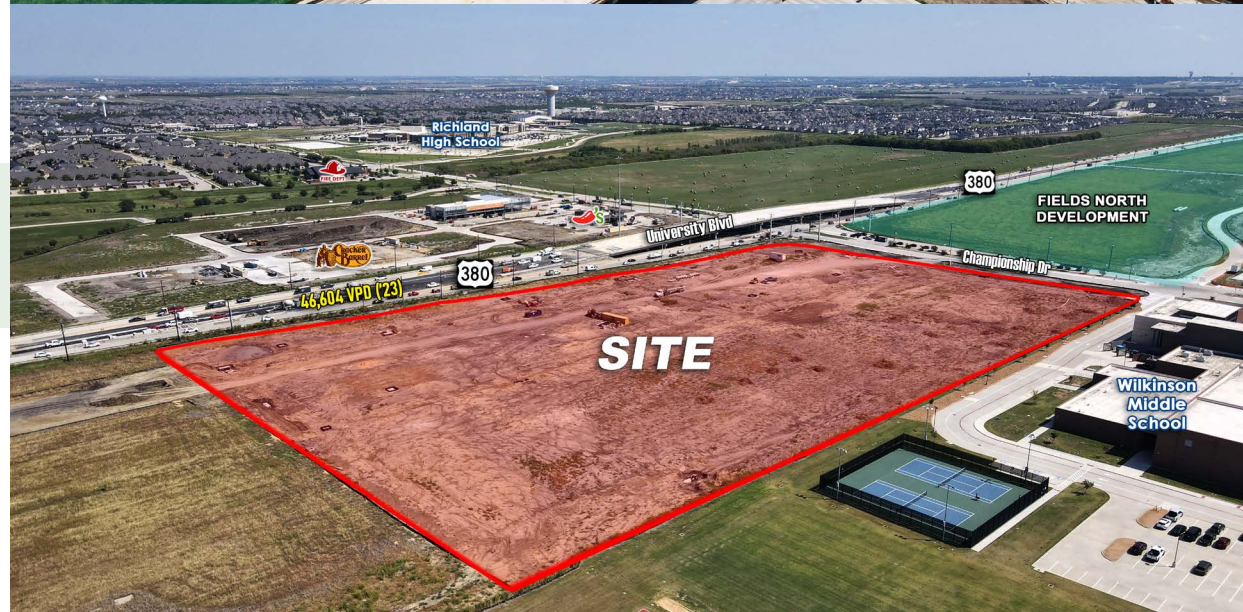
- Affluent demographics with average household incomes over \$225k within one mile of the site
- 32% annual population growth projected over the next five years within one mile of the site
- Less than a quarter mile from PGA of America Frisco Headquarters
- Call for info & price

TRAFFIC COUNTS

US Hwy 380: 46,604 VPD | FM 423: 39,521 VPD
 Dallas Parkway: 42,255 VPD (TXDOT 2023)

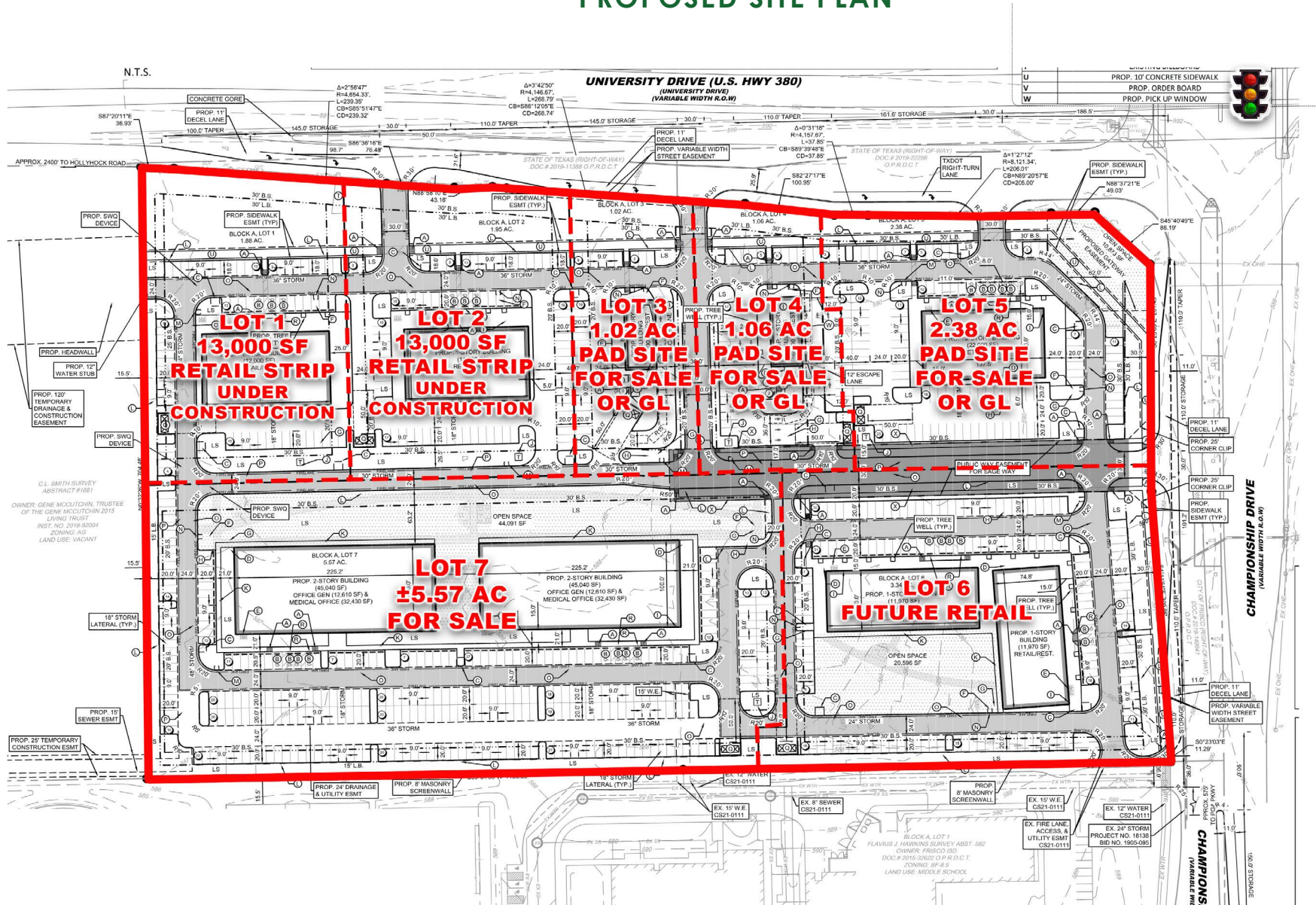
DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	6,011	69,855	213,937
2029 Projected Pop.	24,161	95,778	271,050
Daytime Pop.	6,364	54,061	174,606
Avg HH Income	\$225,847	\$195,487	\$174,817



PAD SITES & FUTURE RETAIL | SWC of US Hwy 380 & Championship Dr, Frisco, Texas

PROPOSED SITE PLAN



PAD SITES & FUTURE RETAIL | SWC of US Hwy 380 & Championship Dr, Frisco, Texas



Kroger
MARKS place
LA FITNESS
Tanner
McDonald's
CareNow

H-E-B
Walmart
Academy
Hollyhock 836 Lots
verizon
DALLAS PREMIER PRIMARY & URGENT CARE
DUNKIN'
Cookie Co.
HOTWORX
PET EVOLUTION
Bank of America
IHOP
Bojangles
TACO BELL
STARBUCKS
SHERWIN WILLIAMS
at&t
MOOYAH
SUSHI BOX
DOLLAR GENERAL
The UPS Store
VETERINARY EMERGENCY GROUP
7 ELEVEN
TACO BELL
STARBUCKS
DINER

Windsong
3,500 Lots

St. Martin De Porres
Catholic Church

380

SITE

46,604 VPD ('23)

Wilkinson
Middle School

Championship Dr

FIELDS NORTH
DEVELOPMENT

PAD SITES & FUTURE RETAIL | SWC of US Hwy 380 & Championship Dr, Frisco, Texas



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

DuWest Management Inc.	605046		214.720.0004
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