



**CALL BROKER FOR PRICING**

**LAND FOR SALE IN FRISCO**  
**TEXAS**  
**ONE OF THE FASTEST**  
**GROWING CITIES IN THE US**

**LEBANON ROAD | FRISCO, TX 75035**



EUTOPYA REALTY SERVICES

**MANJU MENON**  
*Principal Broker*

214.882.2787

manju@eutopyarealty.com

# LEBANON ROAD | FRISCO, TX 75035

## Property Information:

- 52,098 SF Lot
- 3.00 Acre Parcel

## Highlights:

- Prime Commercial Development Opportunity Zoned Highway Commercial
- Located Just off SH 121 in the Heart of Frisco, Texas—One of the Nation's Most Dynamic and Sought-After Markets
- High-Income, High-Growth, Family-Driven Market Area
- Median Family Income \$175,668
- Annual Growth Rate 6.9%
- Positioned Within an Infill Site, Surrounded by Dense Residential, Retail, and Commercial Development

## Traffic Counts:

- 95,055 Highway 121 at Custer
- 22,330 Independence Pkwy



# ERS

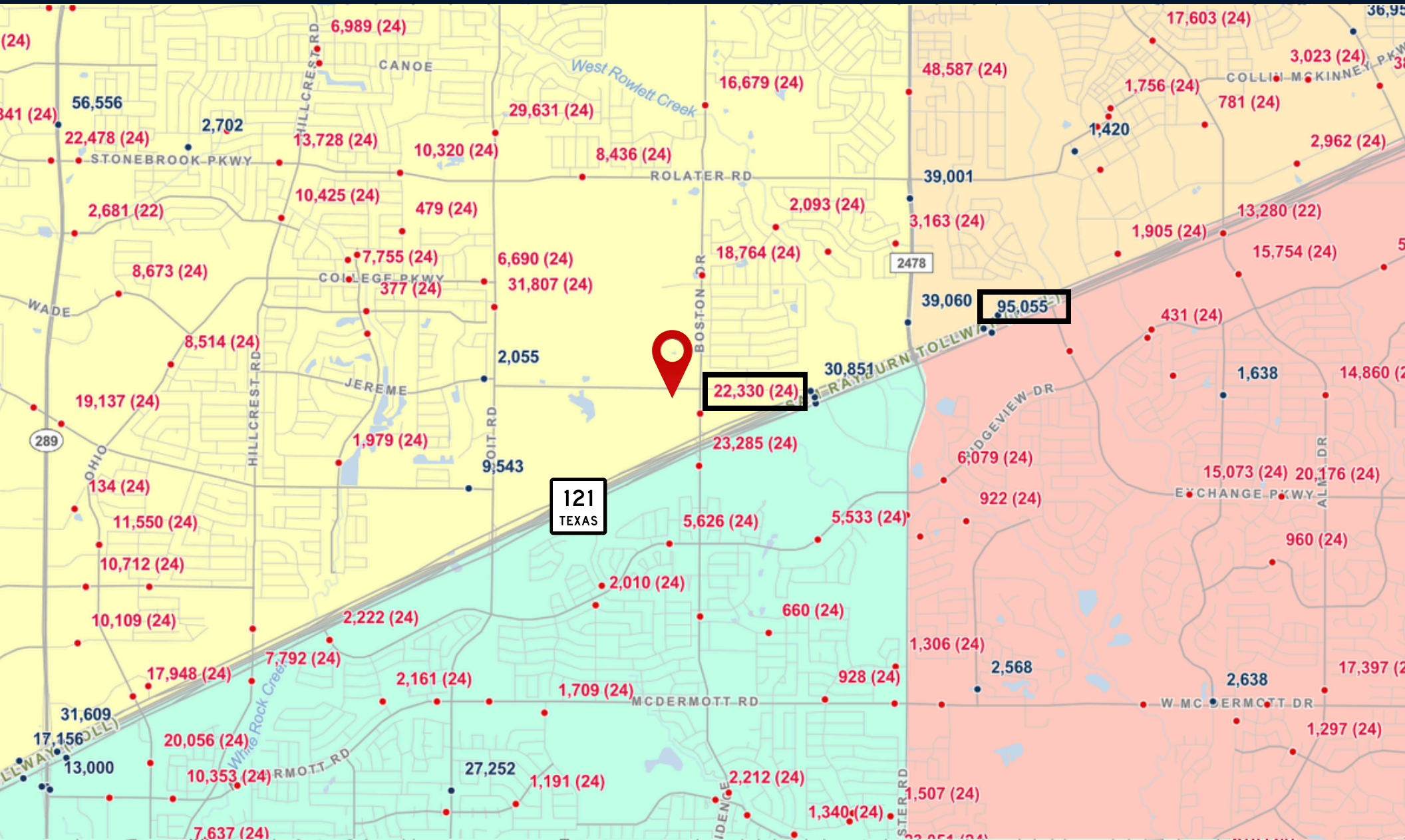
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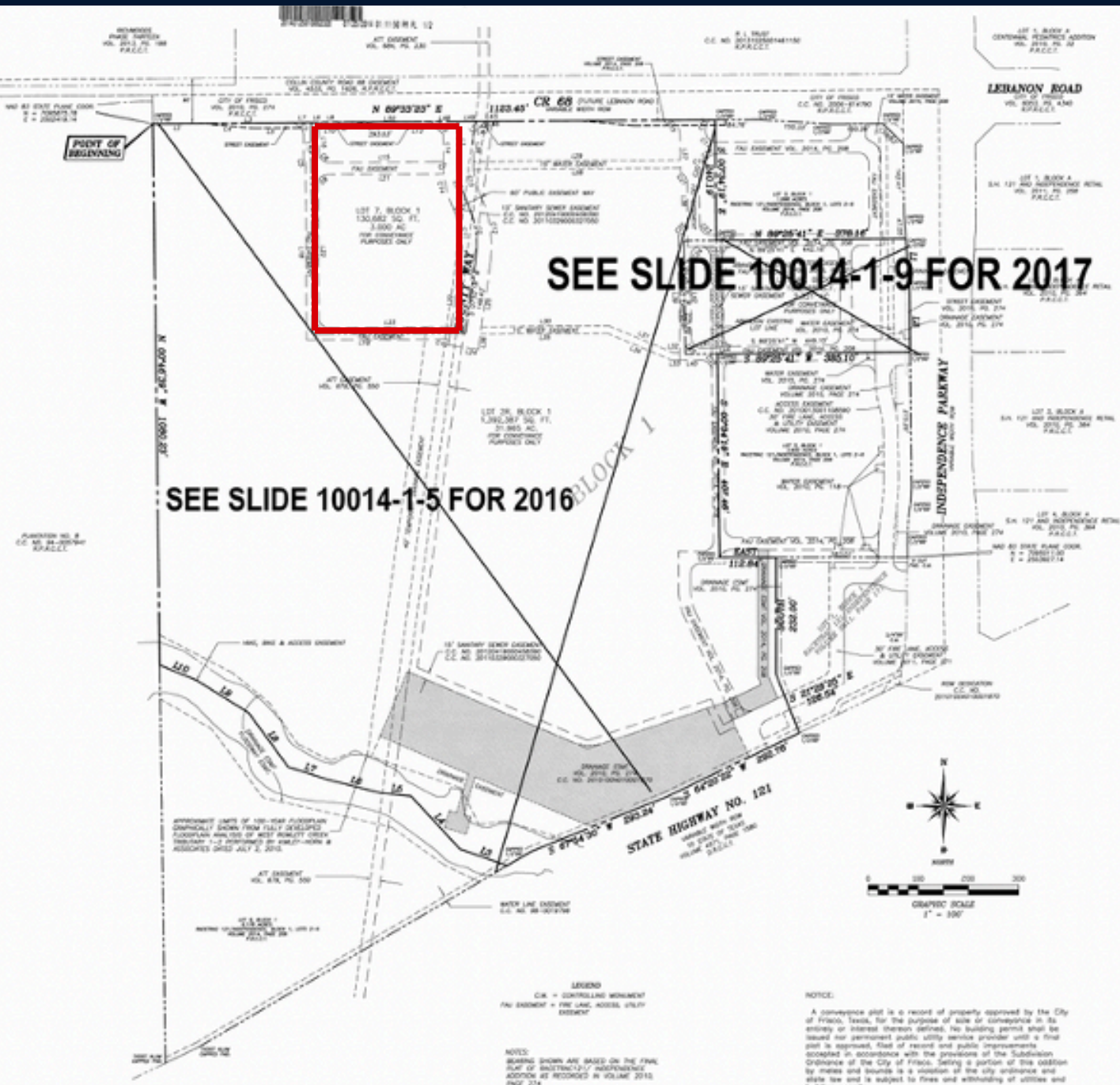
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# TRAFFIC COUNTS



# SURVEY



**BOUNDARY LINE TABLE**

LINE NO.	BEARING	DIST.	REMARKS
1	N 0°00'00" E	100.00	...
2	E 90°00'00" S	100.00	...
3	S 0°00'00" W	100.00	...
4	N 90°00'00" E	100.00	...

**LOT LINE, FIRE LANE & EASEMENTS CURVE TABLE**

LINE NO.	BEARING	DIST.	CHORD BEARING	CHORD DIST.	ARC LENGTH
1	N 0°00'00" E	100.00	N 0°00'00" E	100.00	0.00
2	E 90°00'00" S	100.00	S 0°00'00" W	100.00	0.00
3	S 0°00'00" W	100.00	N 90°00'00" E	100.00	0.00
4	N 90°00'00" E	100.00	E 90°00'00" S	100.00	0.00

**LOT LINE, FIRE LANE & EASEMENTS LINE TABLE**

LINE NO.	BEARING	DIST.	REMARKS
1	N 0°00'00" E	100.00	...
2	E 90°00'00" S	100.00	...
3	S 0°00'00" W	100.00	...
4	N 90°00'00" E	100.00	...

FROM:  
R-10014-01-002B-11 15.225  
R-10014-01-002B-11 1.589  
FOR 151 15AP 2015



Surveyor's signature and seal area.

**S10014**

SHEET 1 OF 2  
REVISED CONVEYANCE PLAT OF  
**RACETRAC 121/INDEPENDENCE**  
BLOCK 1, LOT 2R, 4R & 7  
37.206 ACRES SITUATED IN THE  
J. BACCUS SURVEY  
ABSTRACT NO. 53  
CITY OF FRISCO  
COLLIN COUNTY, TEXAS

THE INDEPENDENT 121 PARTNERSHIP      SURVEYOR  
SUDDEGAN SURVEYING, INC.

SCALE 1" = 100'      DATE: JUNE 21, 2014      JOB NO. 2013-104 PLAT

PROJECT NO. CP14-0001



**LEGEND**  
CR = CONTROLLING MONUMENT  
FAL EASEMENT = FIRE LANE, ACCESS, UTILITY EASEMENT

**NOTICE:**  
A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interest therein defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements completed in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Setting a portion of this station by metal and bounds is a violation of the city ordinance and state law and is subject to fines and withholding of utilities and building permits.

**NOTES:**  
BEARING SHOWN ARE BASED ON THE FINAL PLAT OF INDEPENDENT/INDEPENDENCE ADDITION AS RECORDED IN VOL#E 2010 PAGE 274



## 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.

11-03-2023



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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 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:
  - 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Eutopya Realty Services	9015148	eutopyarealtyservices@gmail.com	214-882-2727
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Manju Menon	0549874	manju@eutopyarealty.com	214-882-2727
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2