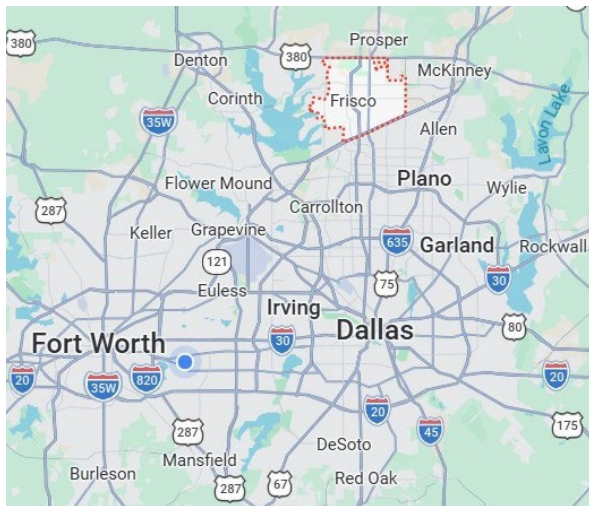


***A Residential Development Site – 2.45 acres
355 Doe Creek Road
Frisco, TX 75068***

A unique residential development site of 2.45 acres ideally suited for Retirement Housing, Townhomes, or Luxury Single-Family Homes.



Located in the City of Frisco with TH Townhome District Zoning, uses permitted by right are Townhomes, Retirement Housing, and Single-Family Residence, Detached.



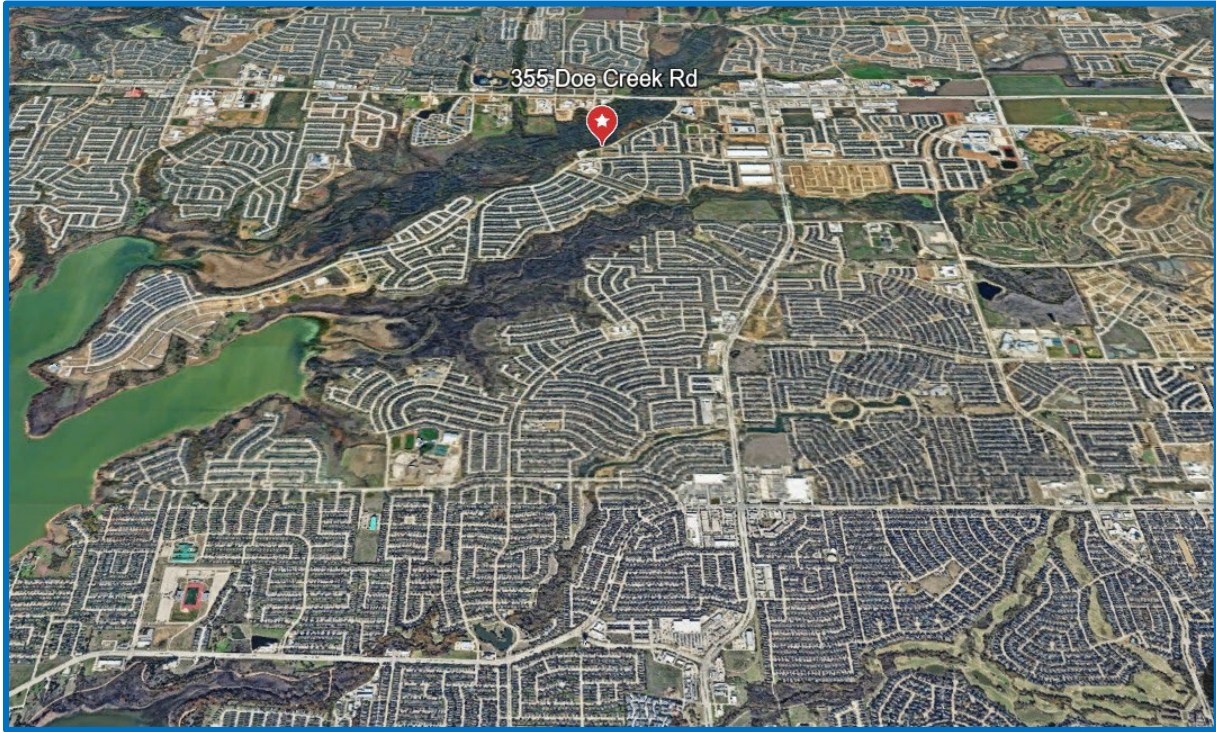
Frisco is leading the way in North Texas –

- ***Population growth***
- ***Business innovation***
- ***An extraordinary quality of life***

Frisco provides a lifestyle with a host of amenities –

- ***Professional sports***
- ***An abundance of recreational opportunities***
- ***Unique dining and retail experiences***
- ***A tapestry of arts and entertainment***
- ***Multiple cultural celebration throughout the year***

The site is easily accessible to the Frisco – Little Elm – Prosper areas of North Texas, just South of University Drive (Hwy 380), 5 minutes West of the North Dallas Tollway.



Demographic Highlights - 5 Mile Radius

Source: Esri, February 2026

2025 Population	215,872
2030 Projected Population	259,697
2025 Population 55 - 64	19,923
2030 Projected Population 55 - 64	28,059
2025 Population 65+	18,610
2030 Projected Population 65+	26,134
2025 Households	72,281
2030 Projected Households	88,635
2025 - 2030 projected annual growth rate	4.16 %

2025 Median Household Income \$ 139,746
 compared to \$ 81,624 for all U.S. households

2030 Projected Median Household Income \$ 155,164
 compared to \$ 92,476 for all U.S. households

2025 Average Household Income \$ 176,146
 compared to \$ 116,179 for all U.S. households

2030 Projected Average Household Income \$ 191,864
 compared to \$ 128,612 for all U.S. households



Site Characteristics

- **2.45 Acres – Parcel ID 149058**
- **106,548 SF**
- **Utilities are in place including water, sewer, storm sewer, and electric**
- **City of Frisco TH – Townhome District Zoning**
- **Uses permitted by right include Townhomes, Retirement Housing, and Single-Family Residence, Detached.**
- **Excellent access from Doe Creek Road, Rockhill Parkway, and 423.**
- **5 minutes West of the North Dallas Tollway**
- **5 minutes from multiple grocery stores, national retail, and restaurants**
- **5 minutes from CareNow Urgent Care and Baylor Scott & White Emergency Hospital**

For additional information, contact:
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Email: stephen.tiemann@compass.com