



SITE
7.02 ACRES

N PRESTON RD

PANTHER CREEK PKWY

7.02 ACRES OF LAND

NEQ PRESTON ROAD & PANTHER CREEK PARKWAY | FRISCO, TX

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PROJECT OVERVIEW

The subject property is located in the heart of Frisco, Texas at the northeast quadrant of Preston Road and Panther Creek Parkway. Recently Frisco was named one of the fastest growing cities over the last decade in addition to being the best city to do business in Texas.

In addition to the City of Frisco's economic and residential achievements, Frisco is one of the top innovative, progressive, thriving hubs for companies focused on the Business of Sports. Known as Sports City USA, Frisco has a proven track record of public and private partnerships such as The Star (home of the Dallas Cowboys training facility), Toyota Stadium (home of FC Dallas), Dr. Pepper Ballpark (home of the Double-A Frisco Roughriders affiliate to Texas Rangers) and PGA of America's new Headquarters and championship level golf resort.

In the midst of ongoing residential, retail, and commercial projects, immediately adjacent to the property is the new University of North Texas Frisco 100-acre campus along with the 2,500 AC Fields Project that incorporates the PGA of America HQ. The campus is currently under construction and set to open in the spring of 2023. As part of accommodating the students and faculty of the UNT of Frisco campus, University Village will have both single-family homes and multifamily units built directly across the street.

With the proximity to several major thoroughfares (US 380, Dallas North Tollway) and having frontage along Preston Road, the 7.02 acre tract of land is a great opportunity to hold for future development or develop in the near term to office, medical office or retail.

PROPERTY DETAILS

ADDRESS Preston Rd & Panther Creek Pkwy
Frisco, TX 75053

LOCATION NEQ Preston Road & Panther
Creek Parkway

ACREAGE 7.02 Acres

TYPE Land

PROPOSED USE Office, Medical Office or Retail



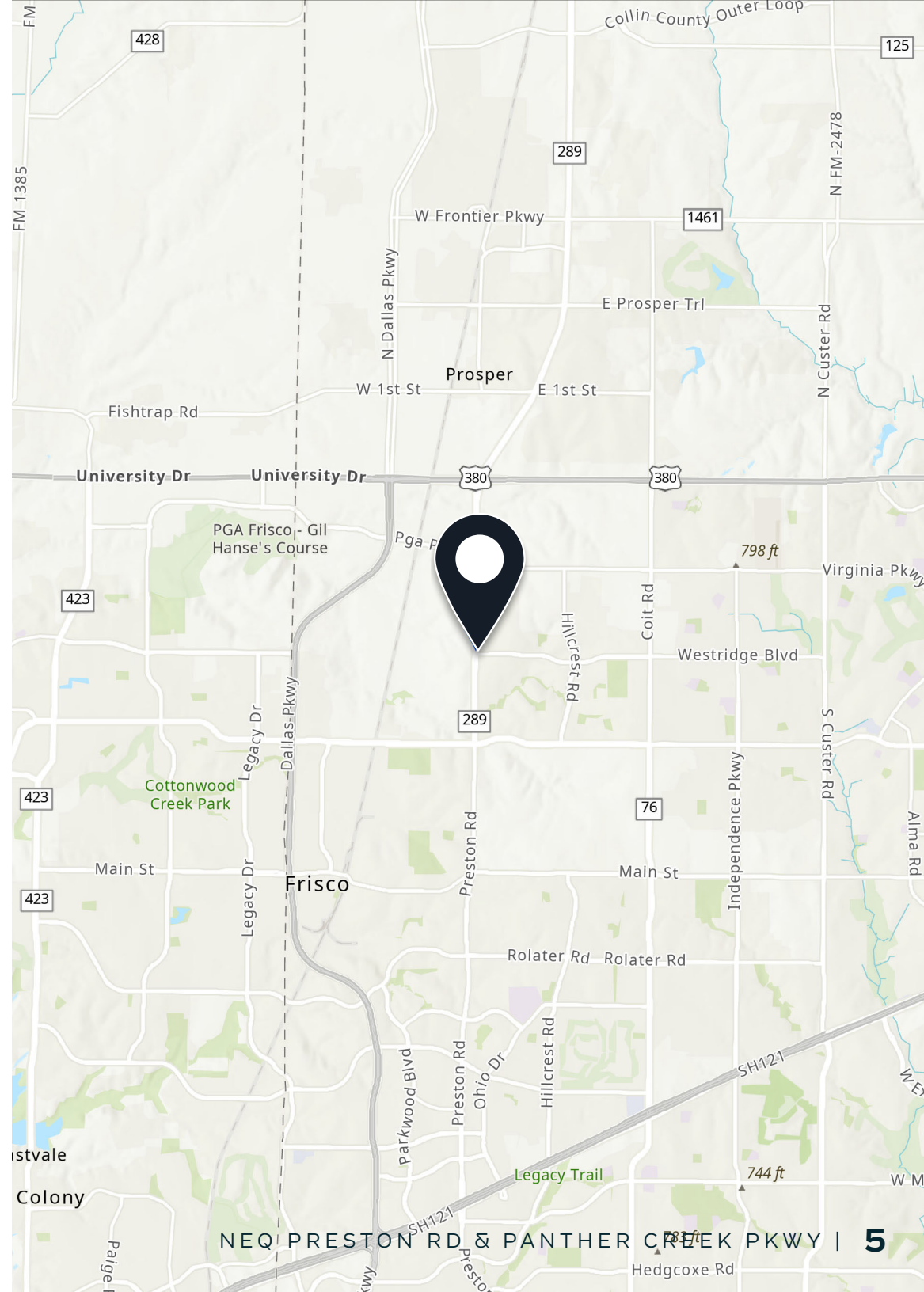
LOCATION STRENGTHS

TRADE AREA STRENGTH

The trade area for the location reports density, strong daytime population totals and affluent incomes.

Within a three-mile radius of Preston Road and Panther Creek Parkway, the population totals 57,552 residents in 17,970 households with an average household income of \$122,790. Within a five-mile radius, the population totals 226,365 residents in 72,969 households with an average household income of \$124,322.

Within the three-mile radius, the daytime population totals 55,412, and within the five-mile radius, it totals 210,058, due to the site's location in the midst of a strong residential, retail and commercial district.



AERIAL

HEIGHTS AT ROCK HILL

449 PLANNED

FM 24

289 TEXAS

PGA Pkwy

SITY VILLAGE

University Village
Section of 2,500 Acre
Fields Development

Panther Creek Pkwy

SITE

N Preston Rd

CROWN RIDGE

552 OCCUPIED
605 PLANNED

MIRAMONTE

753 HOMES

UNT
EST. 1890

100 Acre Campus
PI Under Construction
Spring 2023 opening

0 0.15 0.3 Miles

Camden
Panther Creek
295 units

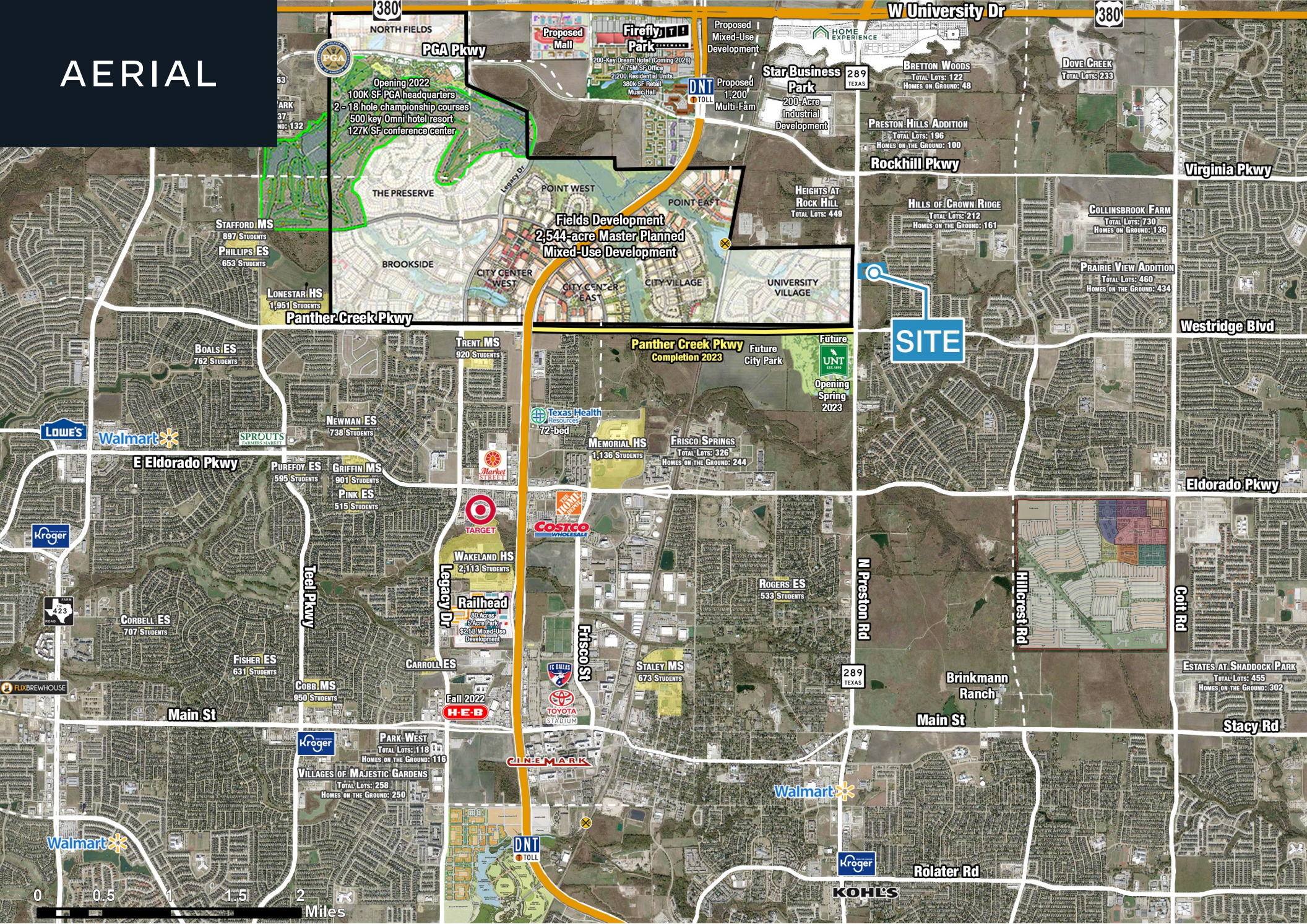
CREEKSIDE AT PRESTON

733 HOMES

Frisco
Domino's

Mockingbird Ln

AERIAL



PGA Pkwy

Opening 2022
 100K SF PGA headquarters
 2-18 hole championship courses
 500 key Omni hotel resort
 127K SF conference center

Firefly Park

200-Key Dream Hotel (Coming 2024)
 14,75M SF Office
 2,200 Residential Units
 380K SF Retail
 Music Hall

Star Business Park

200-Acre Industrial Development

Fields Development

2,544-acre Master Planned Mixed-Use Development

BRETTON WOODS
 TOTAL LOTS: 122
 HOMES ON THE GROUND: 48

PRESTON HILLS ADDITION
 TOTAL LOTS: 196
 HOMES ON THE GROUND: 100

STAFFORD MS
 897 STUDENTS

PHILLIPS ES
 653 STUDENTS

LONESTAR HS
 1,951 STUDENTS

HILLS OF CROWN RIDGE
 TOTAL LOTS: 212
 HOMES ON THE GROUND: 161

COLLINSBROOK FARM
 TOTAL LOTS: 730
 HOMES ON THE GROUND: 136

PRAIRIE VIEW ADDITION
 TOTAL LOTS: 460
 HOMES ON THE GROUND: 434

BOALS ES
 762 STUDENTS

TRENT MS
 820 STUDENTS

Panther Creek Pkwy
 Completion 2023

Future City Park

SITE

Walmart

SPROUTS

NEWMAN ES
 738 STUDENTS

MARKET STREET

Texas Health Resources
 72-bed

MEMORIAL HS
 1,136 STUDENTS

FRISCO SPRINGS
 TOTAL LOTS: 326
 HOMES ON THE GROUND: 244

Kroger

E Eldorado Pkwy

PUREFOY ES
 595 STUDENTS

GRIFFIN MS
 901 STUDENTS

MARKET STREET

TARGET

WAKELAND HS
 2,113 STUDENTS

ROGERS ES
 533 STUDENTS

423 TEXAS

CORBELL ES
 707 STUDENTS

FISHER ES
 631 STUDENTS

COBB MS
 950 STUDENTS

LEGACY DR

RAILHEAD
 CO Cakes
 & Taco Party
 \$2.5M Mixed-Use Development

FRISCO ST

STALEY MS
 673 STUDENTS

N Preston Rd

Hillcrest Rd

Cott Rd

FLUX BREWHOUSE

Main St

PARK WEST
 TOTAL LOTS: 118
 HOMES ON THE GROUND: 116

FALL 2022

H-E-B

TOYOTA STADIUM

BRINKMANN RANCH

BRINKMANN RANCH

Main St

ESTATES AT SHADDOCK PARK
 TOTAL LOTS: 455
 HOMES ON THE GROUND: 302

Walmart

VILLAGES OF MAJESTIC GARDENS
 TOTAL LOTS: 258
 HOMES ON THE GROUND: 250

CINE MARK

DNT TOLL

Walmart

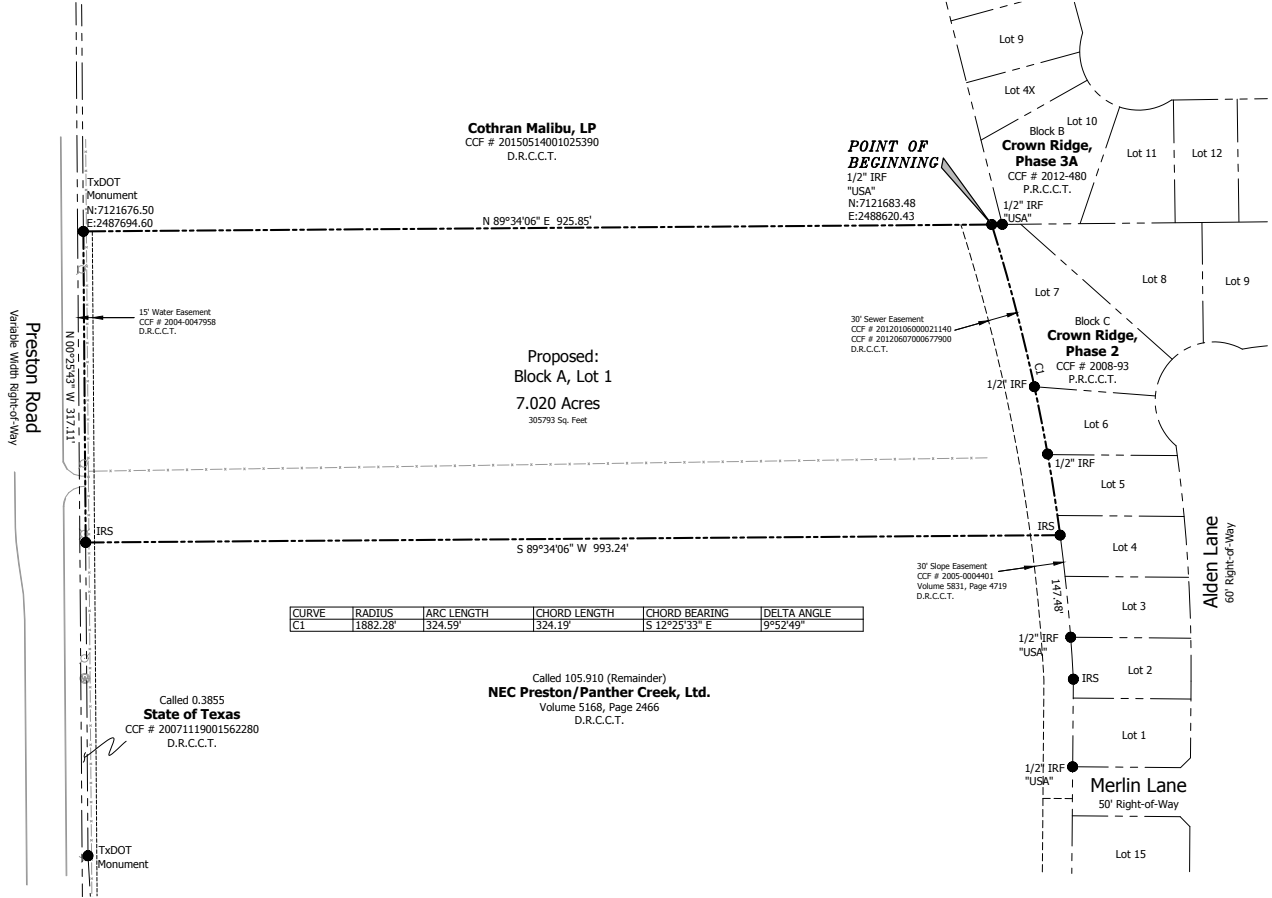
Kroger

KOHL'S

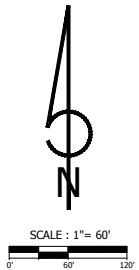
Rolater Rd

0 0.5 1 1.5 2 Miles

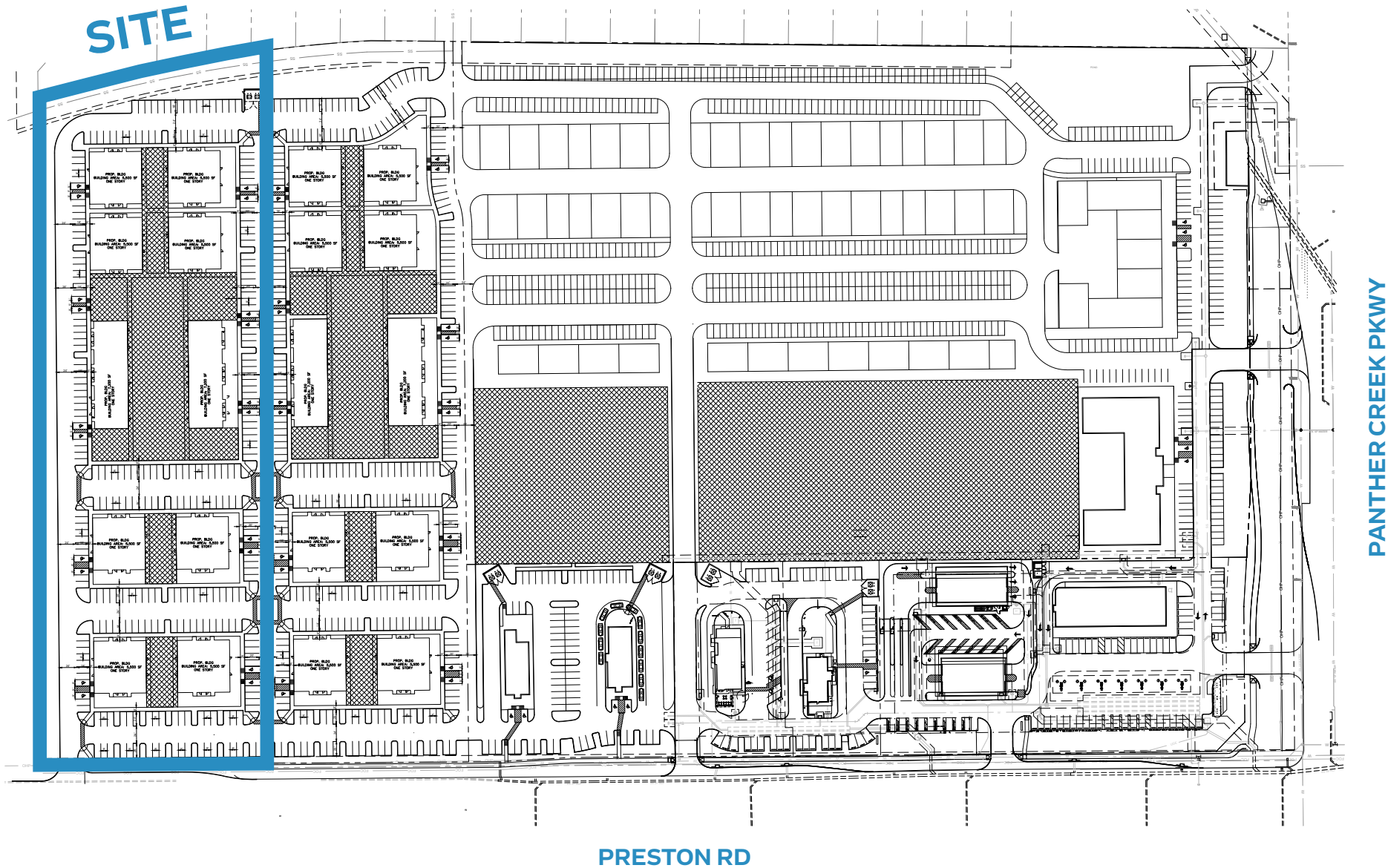
LAND SURVEY



LEGEND
All abbreviations are not shown
--- Survey Utility Marker
--- Telephone Pole
--- Sewer Easement
--- Water Easement
--- Slope Easement
--- 1/2" IRF
--- 30' IRF
--- 15' IRF
--- 10' IRF
--- 5' IRF
--- AC Line
--- Gas Meter
--- Sewer Lid
--- Chain-link Fence
--- Bamboo Fence
--- Wood Fence
--- Fiber Conduit
--- Gas Conduit
--- Sewer Conduit
--- Storm Drain Conduit
--- Water Conduit
--- Underground Electric Conduit
D.R.C.C.T. = Deed Records, Collin County, Texas
P.R.C.C.T. = Plat Records, Collin County, Texas
CCF = County Clerk's File Number
SFC = State File Number
SFC = "State" File Number
D.R.C.C.T. = "Downward" Direction



PROPOSED MASTER PLAN



PHOTOS



PANTHER CREEK PKWY

UNIVERSITY VILLAGE

PRESTON ROAD 33,012 VPD



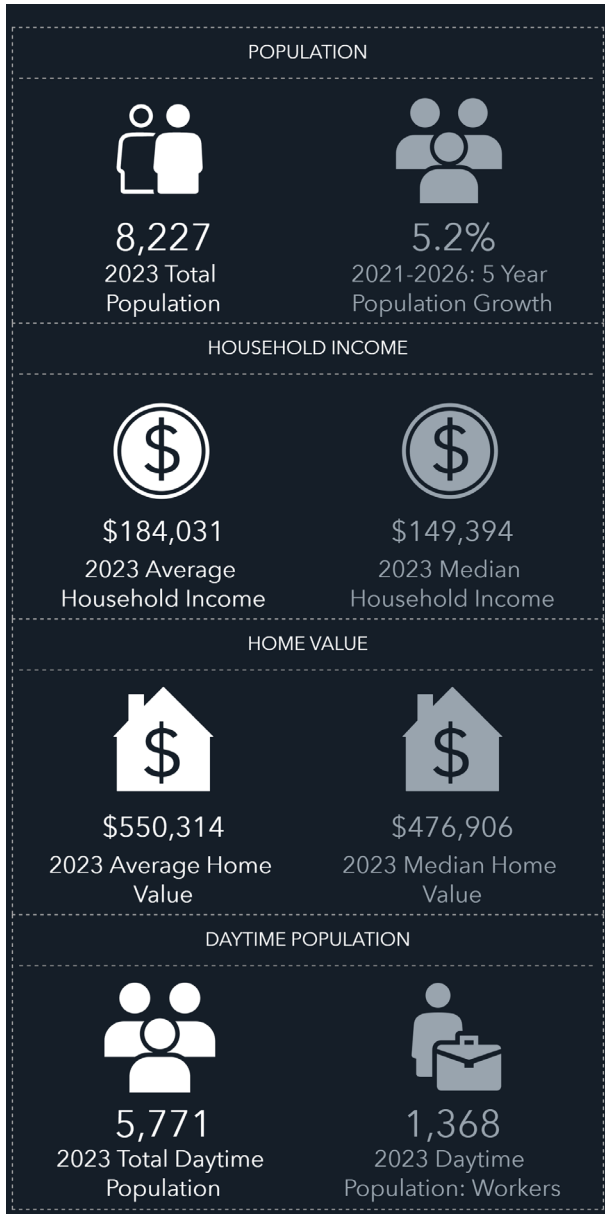
UNIVERSITY VILLAGE

PRESTON RD 33,012 VPD

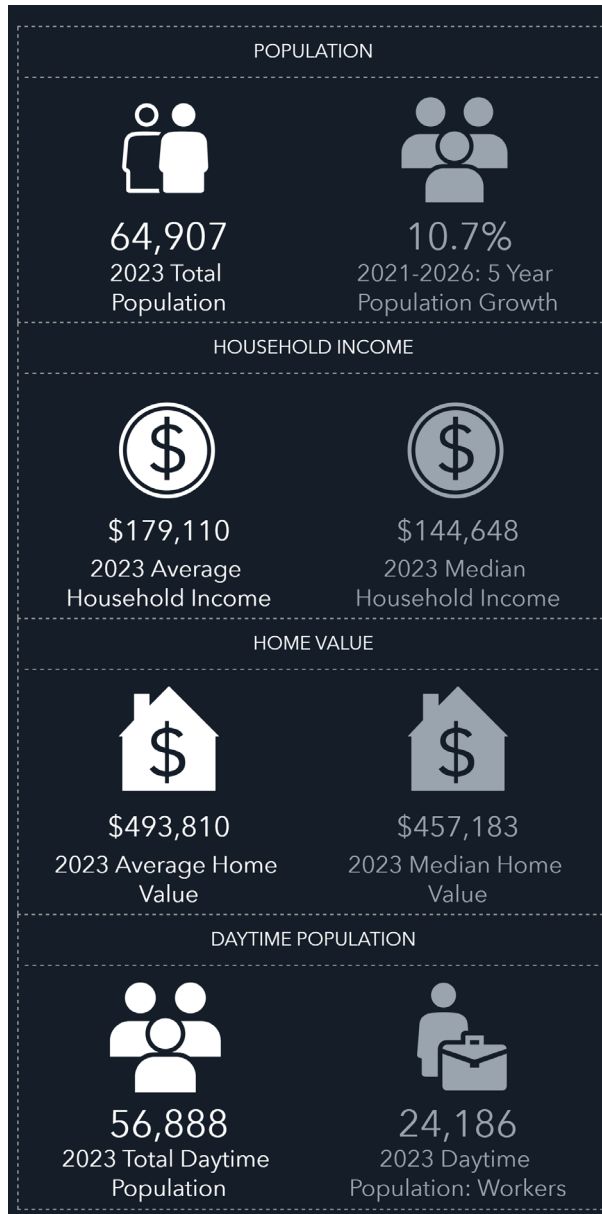
PANTHER CREEK PKWY 5,930 VPD

DEMOGRAPHICS

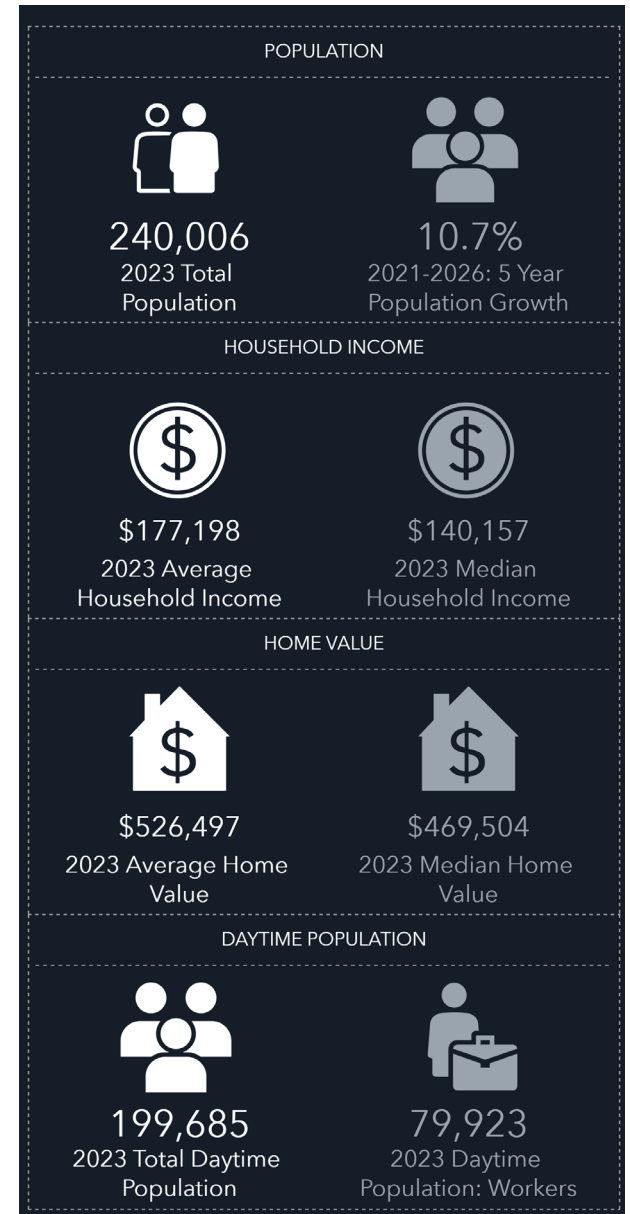
1 MILE



3 MILE



5 MILE



FRISCO OVERVIEW

1

FASTEST GROWING

LARGE CITIES IN U.S. OVER THE LAST
DECADE

U.S. Census Bureau, May 2020

1

PLACE TO DO BUSINESS IN TEXAS

HomeCity.com, October 2020

MOST RECESSION RESISTANT CITIES

Smart Asset, March 2020

25 MILES
TO DFW AND LOVE
FIELD AIRPORTS



DFW BY THE NUMBERS

1

IN TEXAS FOR JOB GROWTH

294,700 NET NEW JOBS
MAY 2021-MAY 2022
#3 IN THE NATION

U.S. BUREAU OF LABOR STATISTICS

1

IN THE U.S. FOR 3-YEAR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

1

IN THE NATION FOR POPULATION GROWTH

DFW ADDED 97,290 RESIDENTS
JULY 2020-JULY 2021

U.S. CENSUS

1

IN THE NATION FOR SINGLE-FAMILY DEVELOPMENT

OVER THE PAST DECADE, SINGLE-FAMILY BUILDING PERMITS IN DFW
TOTALED 323,000

STORAGECAFE

1

IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS
REPORTED 233,000 NEW MULTI-FAMILY
UNITS

STORAGECAFE

TEXAS BY THE NUMBERS

1

IN JOB GROWTH

82,500 JOBS IN JUNE 2022 – #1
779,000 JOBS YEAR TO DATE – #1

U.S. BUREAU OF LABOR STATISTICS

1

IN POPULATION GROWTH

310,200 BETWEEN 2020 AND 2021
4 MILLION BETWEEN 2010 AND 2020

U.S. CENSUS

5

BEST STATES FOR BUSINESS

CNBC

1

FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500
COMPANY HEADQUARTERS, MORE
THAN ANY OTHER STATE

FORTUNE

9

WORLD ECONOMY

TEXAS IS THE WORLD'S 9TH LARGEST
ECONOMY WITH **\$1.985 TRILLION** IN

GDP

TEDC

1

FOR ECONOMIC GROWTH

TEXAS RANKS 1ST IN THE NATION
IN FORECASTS FOR STRONG
EMPLOYMENT AND INCOME GROWTH
FOR THE NEXT 5 YEARS.

FORBES

EXCLUSIVELY OFFERED BY:



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REPUTATION FOR
EXCELLENCE EVERY
DAY.

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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 on 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 listening 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.

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Date