



SOUTH FRISCO
VILLAGE
FRISCO, TEXAS

OFFERING SUMMARY 

A 227,041 SF POWER CENTER WITH A NATIONAL TENANT MIX
ALONG NORTH DALLAS'S DOMINANT RETAIL CORRIDOR



PROPERTY SUMMARY

ADDRESS:

2930 PRESTON ROAD
FRISCO, TX 75034

GLA & ACREAGE:

227,041 SF / 25.1 ACRES

OCCUPANCY:

92%

YEAR BUILT:

2001

ANCHOR TENANTS:



RETAILERS IN CLOSE PROXIMITY



INVESTMENT HIGHLIGHTS

- PREMIER, SUPER-REGIONAL RETAIL DESTINATION
- MULTI-ANCHOR DRAWING POWER
- DOMINANT RETAIL TRADE CORRIDOR
- VALUE-CREATION POTENTIAL
- EXCELLENT PROPERTY FUNDAMENTALS

DEMOGRAPHICS

| | 3 MILE | 5 MILE | 10 MILE |
|---------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2021 ACTUAL | 112,898 | 300,789 | 1,180,409 |
| 2025 ESTIMATE | 127,071 | 339,188 | 1,342,284 |
| AVERAGE HOUSEHOLD INCOME | | | |
| 2021 ACTUAL | \$134,393 | \$141,604 | \$123,498 |

DFW'S THIRD DOWNTOWN

34
CORPORATE HQS

28.7M SF
COMMERCIAL
INVENTORY

6,000+
MULTIFAMILY UNITS

160,000+
DAYTIME
POPULATION

 **TOYOTA**
NORTH AMERICAN HQ
 **LEGACY WEST**
JPMORGAN CHASE
CORPORATE CAMPUS
 **THE SHOPS AT LEGACY**
 **Granite Park**

103,548 VPD



HALL PARK



173,958 VPD



STONEBRIAR CENTRE
ANNUAL CUSTOMERS:
2,750,000

THE CENTRE AT
PRESTON RIDGE

58,570 VPD

PRESTON ROAD

SOUTH FRISCO VILLAGE



ECHOLON AT THE SUMMIT PHASE I
373 UNITS

ECHOLON AT THE SUMMIT PHASE II
373 UNITS
ESTIMATED DELIVERY: MAY 2022

SITE PLAN AND TENANT ROSTER

PROPERTY GLA

227,041 SF

OCCUPANCY

92%

WEIGHTED AVERAGE TENANT TENURE

17+ YEARS

NATIONAL/REGIONAL TENANCY

92% OF OCCUPIED GLA

| TENANT | SUITE | SF |
|----------------------------------|-------|----------------|
| PPG PAINTS | 1 | 4,000 |
| ELITE REMODELING | 2 | 1,750 |
| AVAILABLE | 3 | 2,561 |
| FRISCO SCUBA | 4 | 1,425 |
| HERTZ | 5 | 1,050 |
| BLOSSOM NAILS | 6 | 1,221 |
| PRECISION EYE ASSOCIATES | 7 | 2,000 |
| NADINE FLOOR COMPANY | 8 | 2,399 |
| ROCKLER WOODWORKING AND HARDWARE | 9 | 7,075 |
| PETLAND | 11 | 3,956 |
| JO-ANN FABRICS | 12 | 35,000 |
| OFFICE DEPOT | 13 | 20,238 |
| BUY BUY BABY | 14 | 32,746 |
| AVAILABLE | 15 | 6,400 |
| BED BATH & BEYOND | 16 | 35,000 |
| AVAILABLE | 18 | 4,971 |
| SALLY BEAUTY SUPPLY | 19 | 1,520 |
| PHENIX SALON | 20 | 8,000 |
| PAINTED TREE MARKETPLACE | 21 | 41,240 |
| FUZZYS TACO SHOP | 22 | 4,400 |
| SUGAR MAMA | 23 | 1,203 |
| GROWING IQ | 24 | 1,852 |
| AVAILABLE | 25 | 930 |
| DOMINO'S PIZZA | 26 | 1,863 |
| AVAILABLE | 27 | 1,912 |
| AVAILABLE | 28 | 2,329 |
| TOTAL | | 227,041 |



| | | |
|----------|-----------|-----------------------------|
| OCCUPIED | AVAILABLE | NOT INCLUDED IN OFFERING |
|----------|-----------|-----------------------------|

HIGHLY AFFLUENT CUSTOMER BASE WITH ROBUST TRADE AREA GROWTH

**560%
GROWTH**



POPULATION:
33,828



COMMERCIAL SF:
7.3M SF



POPULATION:
116,989



COMMERCIAL SF:
18.1M SF



POPULATION:
224,566



COMMERCIAL INVENTORY:
28.7M SF

2000



2010



2021



FRISCO DENSIFICATION

25 ACRES OF PRIME REAL ESTATE AT THE CORNER OF PRESTON ROAD AND SH-121



NEARBY FRISCO DEMAND DRIVERS

THE STAR

91 ACRE CAMPUS FEATURING THE HOME OF THE DALLAS COWBOYS AND OVER 35 RESTAURANT AND ENTERTAINMENT VENUES



THE STAR



DR PEPPER BALLPARK

DR PEPPER BALLPARK

THE 10,000+ SEAT STADIUM HOME TO THE FRISCO ROUGHRIDERS, THE DOUBLE-A AFFILIATE OF THE TEXAS RANGERS

STONEBRIAR CENTRE

ONE OF DFW'S PREMIER SHOPPING MALLS FEATURING AN AMC THEATRE, DAVE & BUSTERS, KIDZANIA, AND 4 OTHER MAJOR DEPARTMENT STORE ANCHORS



STONEBRIAR CENTRE



LEGACY WEST

LEGACY WEST

\$2 BILLION, 250-ACRE URBAN DESTINATION LINED WITH COVETED RETAIL, DINING, RESIDENTIAL, HOTEL, AND OFFICE SPACES.

GRANITE PARK

MASTER PLANNED, ONE-OF-A-KIND, MIXED USE COMMUNITY CONSISTING OF PREMIER OFFICE, RETAIL, AND HOTEL AMENITIES, ALL CONVENIENTLY LOCATED WITH AN UNMATCHED WATERFRONT VIEW



GRANITE PARK



SHOPS AT LEGACY

SHOPS AT LEGACY

URBAN LIFESTYLE CENTER WITH UNIQUE SHOPPING, AWARD-WINNING RESTAURANTS AND LOUNGES, AND CREATIVE OFFICE SPACE



FRISCO ROUGHRIDERS
DOUBLE-A BASEBALL TEAM

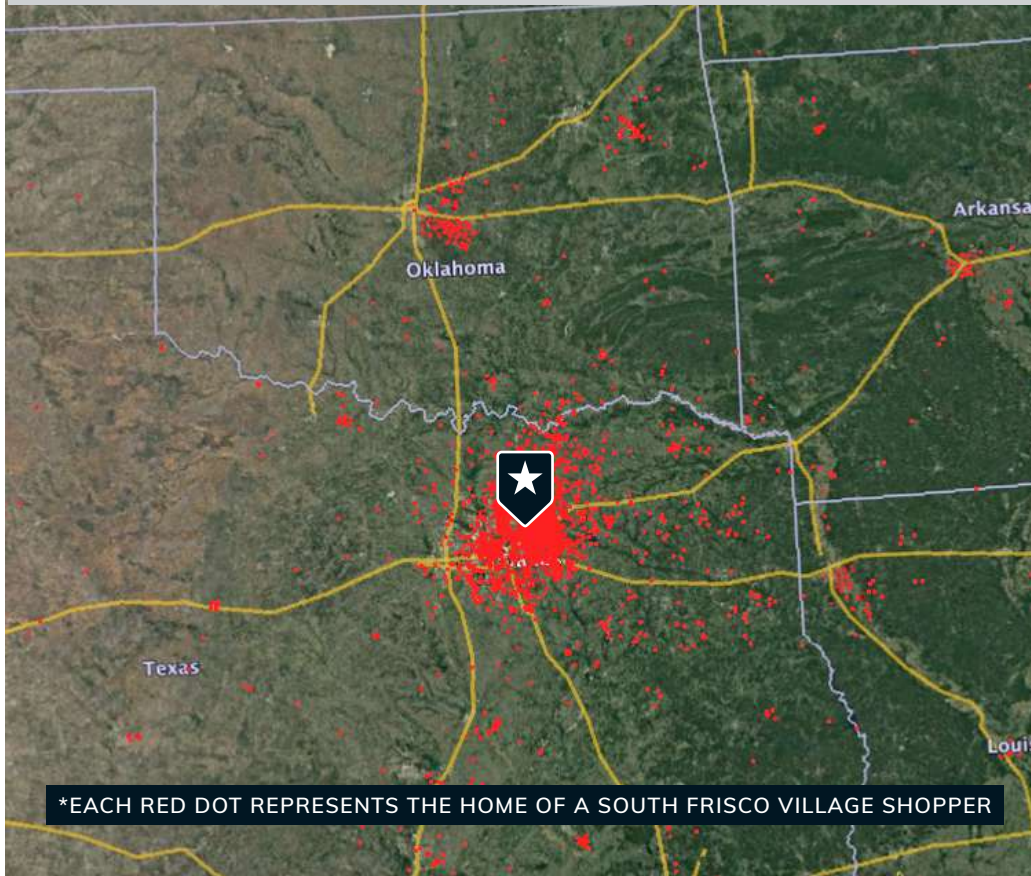


THE STAR IN FRISCO
HOME OF THE DALLAS COWBOYS HQ



COMERICA CENTER
HOME OF DALLAS MAVERICKS
AND DALLAS STARS MINOR
LEAGUE AFFILIATES

**FRISCO'S ATTRACTIONS DRAW TOURISTS
FROM A FIVE-STATE RADIUS WHO SHOP AT
SOUTH FRISCO VILLAGE WHILE VISITING**



TOYOTA STADIUM
HOME OF THE MLS TEAM
FC DALLAS



**GAMESTOP
PERFORMANCE CENTER**
ONE OF NATION'S LARGEST
E-SPORTS FACILITIES



**WARREN SPORTS
COMPLEX**
2,500+ RECREATIONAL
GAMES/EVENTS ANNUALLY

SOUTH FRISCO VILLAGE

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.

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