

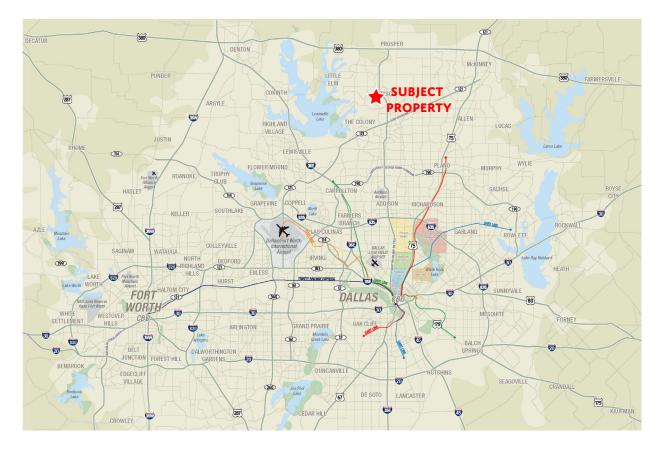


MIKE SMITH (630) 207-6569 MSMITH@VG-RE.COM IAN PETERMAN (617) 899-5932 IPETERMAN@VG-RE.COM GRAND PARK PLAZA | PRE-LEASING

FRISCO, TX

## PROPERTY DESCRIPTION





LOCATION:

NWC COTTIN GIN RD & LEGACY DR FRISCO, TX

PRICE:

PLEASE CALL FOR PRICING

**AVAILABLE SPACES:** 

1,500 - 25,000 SQ FT

TRAFFIC COUNTS:

**COTTIN GIN ROAD** 

4,351+ VPD

**LEGACY DRIVE** 

35,000+ VPD

### **AREA BUSINESSES**

- KROGER - CINEMARK - PUBLIC STORAGE

- CVS PHARMACY - LA FITNESS - O'REILLY AUTO PARTS

- MAIN EVENT - QUIK TRIP - RACE TRAC

### **PROPERTY HIGHLIGHTS**

+ LOCATED ON THE CORNER OF COTTIN ROAD AND LEGACY

DRIVE WITH GREAT ACCESS AND VISIBILITY

+ SF AVAILABLE FOR PRE-LEASING:

1,500 - 25,000 SF

+ AREA TRAFFIC GENERATORS INCLUDE THE CANALS AT

GRAND PARK WHICH IS A NEW DEVELOPMENT

### **DEMOGRAPHIC SNAPSHOT**

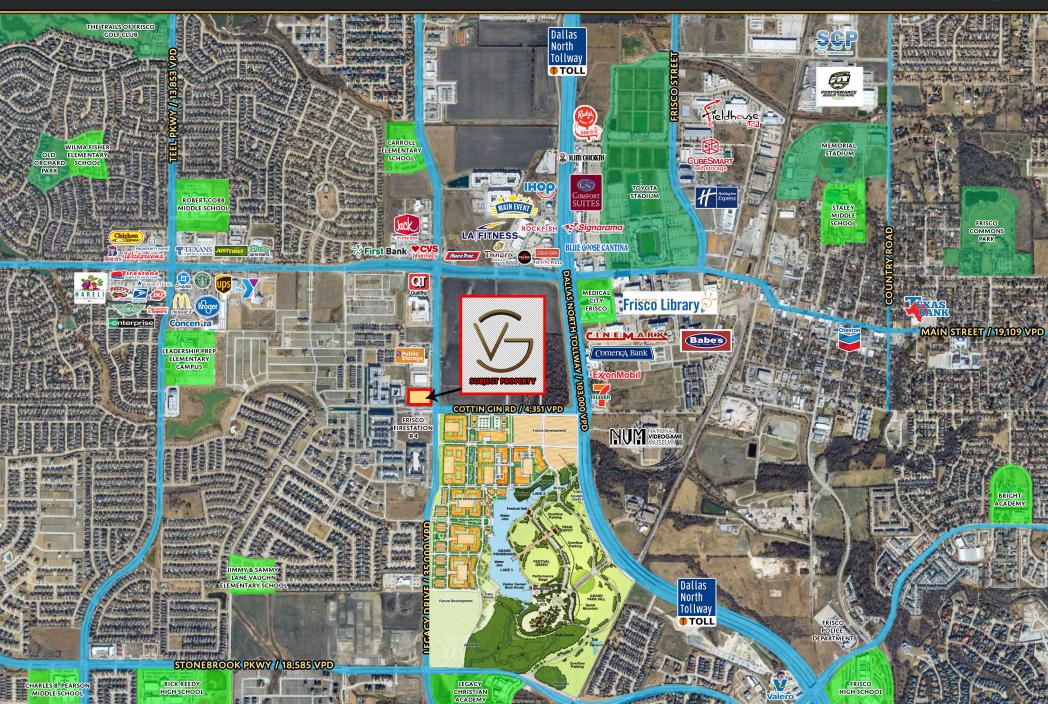
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TOTAL POPULATION: 8,614 95,249 252,826

AVG HH INCOME: \$1118,757 \$145,576 \$125,014

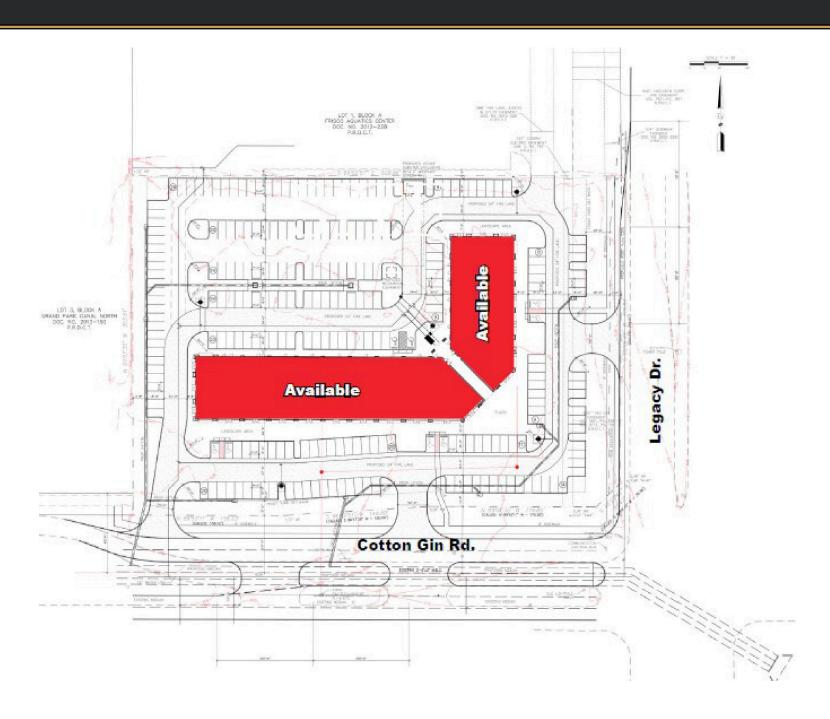
## **AERIAL PHOTO**





VICTORY REAL ESTATE GROUP

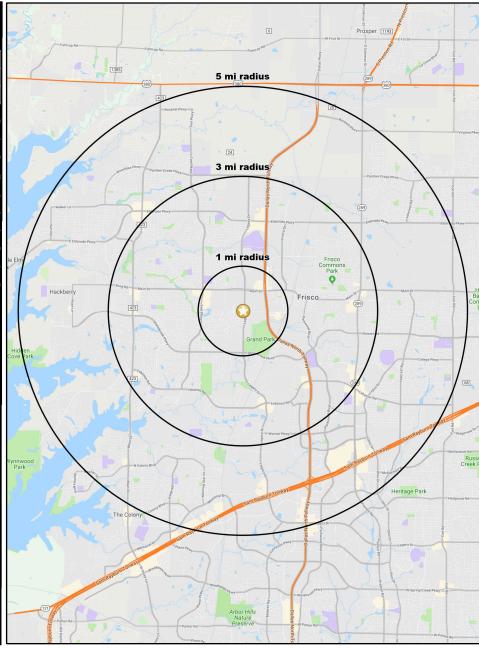




# **DEMOGRAPHICS**



4484 COTTON GIN RD					
FRISCO, TX 75034					
		2018 ESTIMATED POPULATION	8,614	95,249	252,826
	POPULATION	2023 PROJECTED POPULATION	10,076	110,604	292,289
		2010 CENSUS POPULATION	2,022	61,911	165,085
		2000 CENSUS POPULATION	63	14,165	58,388
		PROJECTED ANNUAL GROWTH 2018 TO 2023	3.4%	3.2%	3.1%
		HISTORICAL ANNUAL GROWTH 2000 TO 2018	754.8%	31.8%	18.5%
		2018 MEDIAN AGE	33.8	34.9	34.5
	HOUSEHOLDS	2018 ESTIMATED HOUSEHOLDS	3,082	32,048	89,362
		2023 PROJECTED HOUSEHOLDS	3,491	36,285	101,010
		2010 CENSUS HOUSEHOLDS	705	20,594	57,068
		2000 CENSUS HOUSEHOLDS	21	4,891	20,060
		PROJECTED ANNUAL GROWTH 2018 TO 2023	2.7%	2.6%	2.6%
		HISTORICAL ANNUAL GROWTH 2000 TO 2018	819.2%	30.8%	19.2%
	ETHNICITY	2018 ESTIMATED WHITE	76.7%	73.4%	69.8%
		2018 ESTIMATED BLACK OR AFRICAN AMERICAN	9.5%	9.2%	10.8%
A N		2018 ESTIMATED ASIAN OR PACIFIC ISLANDER	9.0%	9.5%	10.6%
RACE AND		2018 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.2%	0.5%	0.5%
		2018 ESTIMATED OTHER RACES	4.6%	7.4%	8.2%
		2018 ESTIMATED HISPANIC	14.6%	15.3%	16.9%
	M 2	2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$118,757	\$145,576	\$125,014
3	NCOME	2018 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$168,005	\$133,655	\$115,154
	_	2018 ESTIMATED PER CAPITA INCOME	\$42,494	\$48,989	\$44,192
EDUCATION	(AGE 25+)	2018 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	1.4%	1.9%	2.4%
		2018 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	1.2%	2.4%	2.8%
		2018 ESTIMATED HIGH SCHOOL GRADUATE	12.2%	12.0%	14.7%
		2018 ESTIMATED SOME COLLEGE	18.0%	17.5%	20.7%
		2018 ESTIMATED ASSOCIATES DEGREE ONLY	7.7%	6.9%	7.2%
		2018 ESTIMATED BACHELORS DEGREE ONLY	36.2%	38.4%	34.8%
		2018 ESTIMATED GRADUATE DEGREE	23.3%	21.1%	17.4%
,	2	2018 ESTIMATED TOTAL BUSINESSES	430	2,975	6,783
	1 2	2018 ESTIMATED TOTAL EMPLOYEES	4,401	27,300	88,394
2	<b>SUSINESS</b>	2018 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	10.2	9.2	13.0
		2018 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	20.0	32.0	37.3



## INFORMATION ABOUT BROKERAGE SERVICES



### Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material infor-

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buver's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly;

- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner:
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.