

FOR LEASE
2,000 SF AVAILABLE



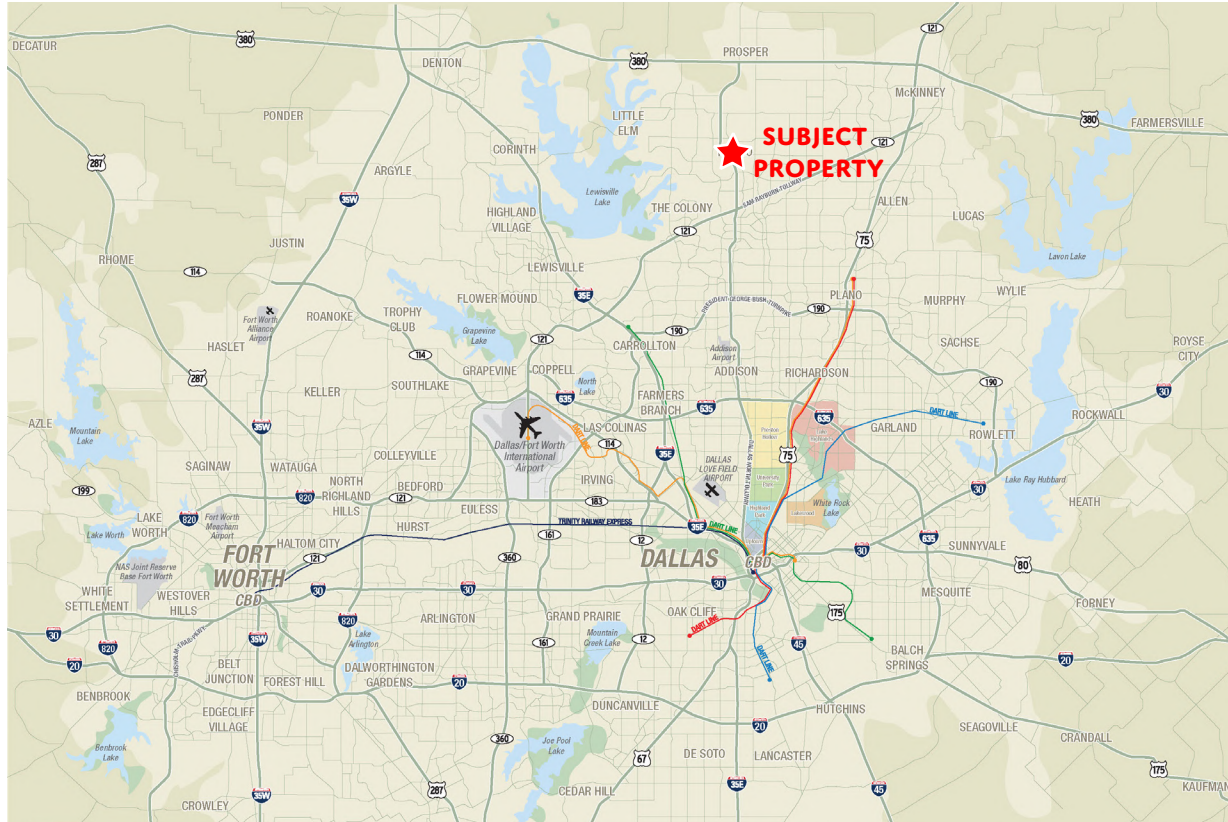
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6055 ELDORADO PARKWAY
FRISCO, TX

PROPERTY DESCRIPTION



LOCATION:

**6055 ELDORADO PARKWAY
FRISCO, TX 75033**

PRICE:

PLEASE CALL FOR PRICING

TRAFFIC COUNTS:

**ELDORADO PARKWAY
33,006+ VPD**

**DALLAS NORTH TOLLWAY
103,000+ VPD**

AREA BUSINESSES



PROPERTY HIGHLIGHTS

- + DENSELY POPULATED, INFILL LOCATION WITH EXCELLENT DEMOGRAPHICS – OVER 234,000 PEOPLE IN A 5-MILE RADIUS WITH AVERAGE HOUSEHOLD INCOME EXCEEDING \$139,000
- + HIGH TRAFFIC LOCATION – OVER 33,000 VEHICLES PER DAY ON ELDORADO PKWY, A PRIMARY EAST/WEST THOROUGHFARE IN FRISCO
- + LOCATED IN THE AFFLUENT DALLAS SUBURB OF FRISCO, TEXAS – NAMED THE NUMBER 1 BEST PLACE TO LIVE IN AMERICA IN 2018 BY MONEY MAGAZINE
- + TREMENDOUS RECENT GROWTH – THE CITY OF FRISCO HAS EXPERIENCED OVER 550% POPULATION GROWTH SINCE THE 2000 CENSUS AND WAS THE FASTEST GROWING CITY IN THE UNITED STATES FROM 2000-2009
- + NEAR MANY MAJOR CORPORATE CAMPUSES INCLUDING CAPITALONE, JCPENNEY, DR PEPPER SNAPPLE GROUP, LIBERTY MUTUAL, FRITO LAY, PEPSICO, PIZZA HUT, FEDEX OFFICE AND TOYOTA'S NEW BILLION-DOLLAR NORTH AMERICAN HEADQUARTERS WITH OVER 6,500 EMPLOYEES
- + 5 MILES FROM THE STAR – A 1.5 BILLION-DOLLAR, MIXED-USE PROJECT THAT IS HOME TO THE DALLAS COWBOYS WORLD HEADQUARTERS, THE 12,000 SEAT FORD CENTER, A 300 ROOM OMNI HOTEL, OVER 200,000 SQUARE FEET OF RETAIL AND 26 RESTAURANTS
- + STRATEGICALLY POSITIONED IN AN EXTREMELY HIGH BARRIER TO ENTRY MARKET NEAR THE STONEBRIAR CENTRE MALL, THE EPICENTER OF THIS RETAIL TRADE AREA CONTAINING OVER 5.9 MILLION SQUARE FEET
- + LOCATED IN THE FRISCO TRAILS SHOPING CENTER LOT WITH GREAT NATIONAL TENANTS - ANCHORED BY COSTCO & HOME DEPOT

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	4,224	75,217	234,840
AVG HH INCOME:	\$139,424	\$142,347	\$139,316

AERIAL PHOTO



DEMOGRAPHICS

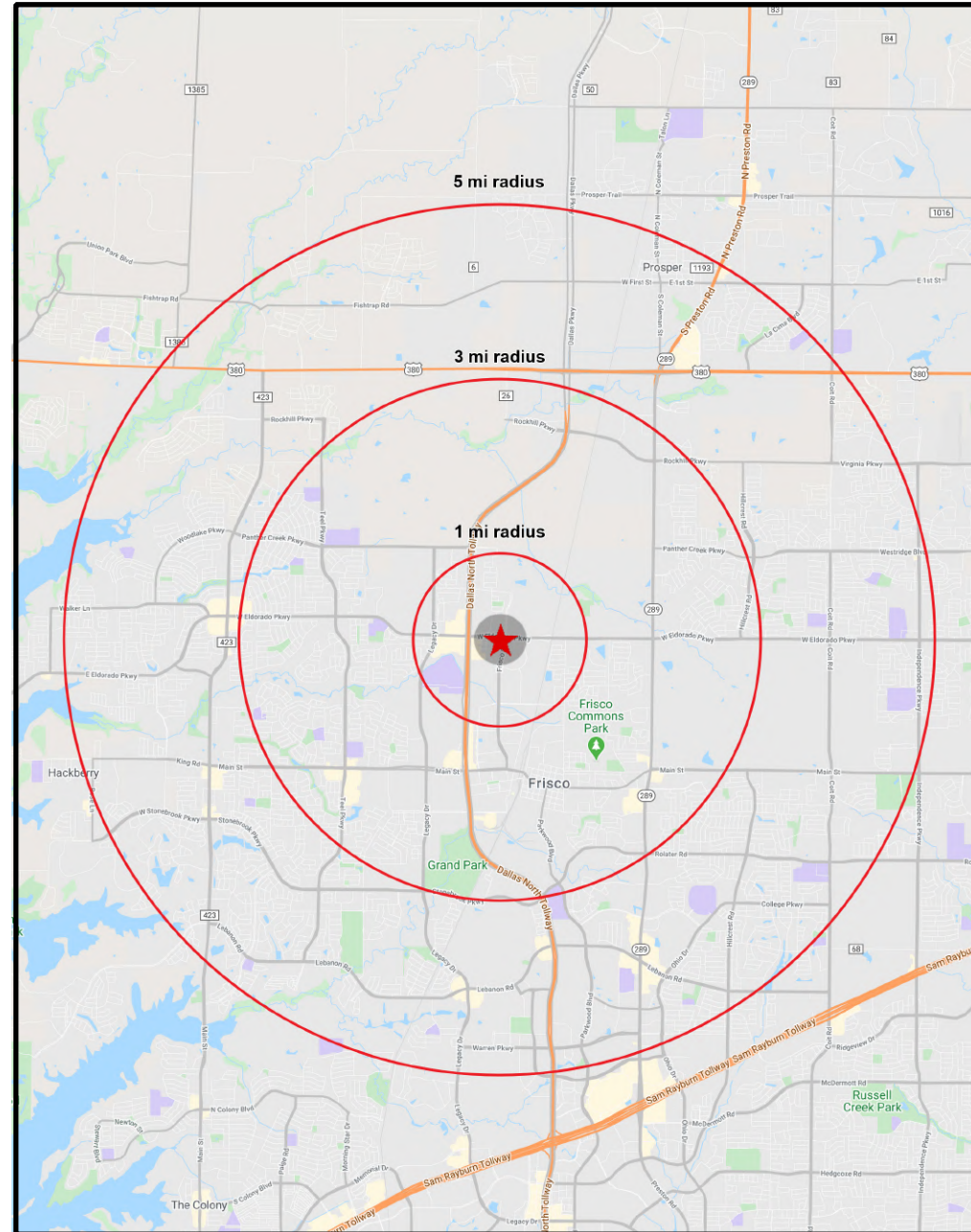


6055 W ELDORADO PKWY

FRISCO, TX 75033

1 MI RADIUS 3 MI RADIUS 5 MI RADIUS

POPULATION	2020 ESTIMATED POPULATION	4,224	75,217	234,840
	2025 PROJECTED POPULATION	4,914	86,903	269,922
	2010 CENSUS POPULATION	3,085	46,625	130,640
	2000 CENSUS POPULATION	63	10,015	32,862
	PROJECTED ANNUAL GROWTH 2020 TO 2025	3.3%	3.1%	3.0%
	HISTORICAL ANNUAL GROWTH 2000 TO 2020	329.2%	32.6%	30.7%
HOUSEHOLDS	2020 MEDIAN AGE	33.6	35.0	35.3
	2020 ESTIMATED HOUSEHOLDS	1,383	25,166	80,747
	2025 PROJECTED HOUSEHOLDS	1,555	28,347	90,890
	2010 CENSUS HOUSEHOLDS	988	15,079	43,757
	2000 CENSUS HOUSEHOLDS	20	3,450	11,492
	PROJECTED ANNUAL GROWTH 2020 TO 2025	2.5%	2.5%	2.5%
RACE AND ETHNICITY	HISTORICAL ANNUAL GROWTH 2000 TO 2020	341.4%	31.5%	30.1%
	2020 ESTIMATED WHITE	70.8%	69.9%	70.6%
	2020 ESTIMATED BLACK OR AFRICAN AMERICAN	12.3%	10.5%	10.5%
	2020 ESTIMATED ASIAN OR PACIFIC ISLANDER	10.4%	11.7%	11.1%
	2020 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.4%	0.5%	0.5%
	2020 ESTIMATED OTHER RACES	6.1%	7.4%	7.3%
INCOME	2020 ESTIMATED HISPANIC	12.4%	13.4%	14.4%
	2020 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$139,424	\$142,347	\$139,316
	2020 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$122,057	\$127,531	\$124,319
	2020 ESTIMATED PER CAPITA INCOME	\$45,657	\$47,631	\$47,908
EDUCATION (AGE 25+)	2020 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	0.9%	2.3%	2.1%
	2020 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	2.7%	2.3%	2.2%
	2020 ESTIMATED HIGH SCHOOL GRADUATE	6.8%	11.2%	12.2%
	2020 ESTIMATED SOME COLLEGE	14.5%	17.5%	18.2%
	2020 ESTIMATED ASSOCIATES DEGREE ONLY	7.3%	7.7%	7.0%
	2020 ESTIMATED BACHELORS DEGREE ONLY	45.2%	37.3%	36.1%
	2020 ESTIMATED GRADUATE DEGREE	22.6%	21.9%	22.2%
BUSINESS	2020 ESTIMATED TOTAL BUSINESSES	871	3,023	7,223
	2020 ESTIMATED TOTAL EMPLOYEES	5,505	21,498	58,972
	2020 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	6.3	7.1	8.2
	2020 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	4.8	24.9	32.5



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.

Before 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 buyer'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.

