



NEQ - MAIN ST. & LEGACY DR.

FRISCO, TX | DENTON COUNTY | FRISCO I.S.D | COMMERCIAL LAND FOR SALE

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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2022



PROPERTY INFORMATION



SIZE:
± 4.194 AC



TRAFFIC COUNTS:

Main St.: 41,923 VPD

Legacy Dr.: 15,279 VPD



ZONING:

PD - 215

Retail/Commercial Uses
Subject To HEB Restrictions

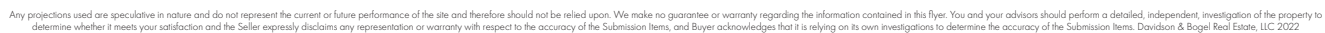


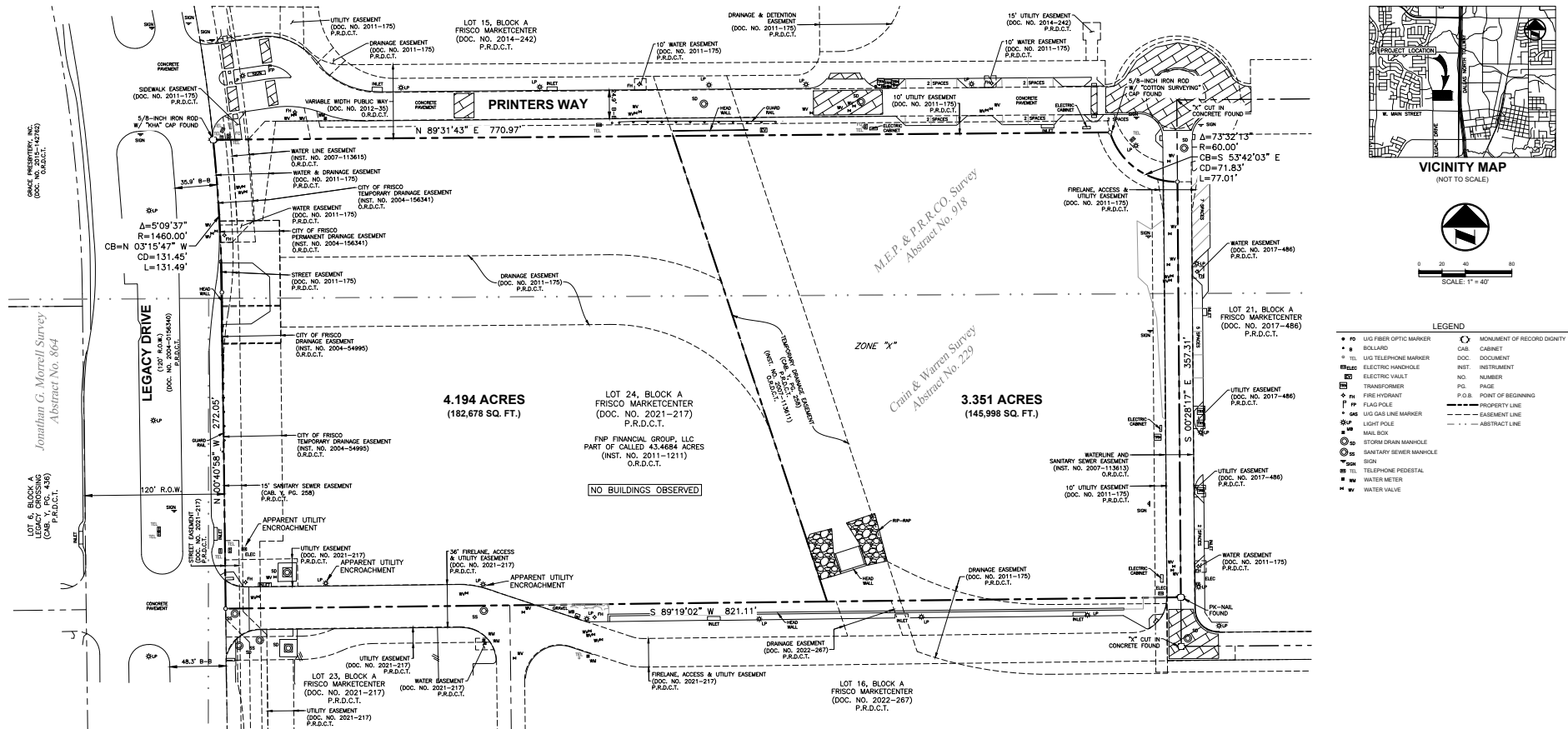
UTILITIES:

Available To Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	11,802	103,466	259,700
% Proj Growth 2022-2027	2.1%	1.4%	1.5%
2022 Average HH Income	\$184,716	\$175,007	\$161,581
2022 Median HH Income	\$151,770	\$139,652	\$124,263





PROPERTY EXHIBIT
LOT 24, BLOCK A
FRISCO MARKETCENTER
BEING 7.545 ACRES SITUATED IN THE
M.E.P. & P.P.R.C.O. SURVEY, ABSTRACT NO. 918 AND
CRAIN & WARREN SURVEY, ABSTRACT NO. 229
CITY OF FRISCO, DENTON COUNTY, TEXAS
JANUARY 11, 2023

DEVELOPER
BRAEMAR PARTNERS
643 STARLIGHT DRIVE
ALBUQUERQUE, NM 87102

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-587-6130 • www.bge.com
TBPES Registration No. 10194416

Contact: Renee Silvas, R.P.L.S.
Telephone: 817-732-4183 • Email: rsilvas@bgeinc.com

HEB FRISCO NOW OPEN



The H-E-B store is the first for the company in the DFW Metroplex and continues the retailer's expansion in North Texas.

The wait is over. H-E-B has officially opened the doors to its store in Frisco, bringing the DFW area a shopping destination with a commitment to deliver unsurpassed freshness and quality at H-E-B's everyday low prices. The 118,000-square-foot H-E-B Frisco store, which is the multi-format retailer's flagship banner, joins the network of six Central Market locations that have been serving DFW shoppers for more than two decades.

Filled with state-of-the-art amenities and innovations that H-E-B is known for, the store, which is in Denton County, has distinctive features such as a True Texas BBQ, H-E-B's lauded barbecue restaurant that was named best barbecue chain in Texas by Texas Monthly and a top barbecue chain in the nation by Thrillist; full-service H-E-B Pharmacy with a drive-thru; and Home by H-E-B home décor department featuring furniture, woven textiles, and accent pieces from the Haven + Key and Texas Proud collections. Additionally, the store introduced a new line of DFW sushi options, sushi and sashimi by the pound and a DFW Roll, made with avocado, cucumber, spicy tuna, and salmon that's seared and topped with spicy mayo and green onions; a new Café Ole coffee blend, Taste of DFW, which is medium bodied with caramel, chocolate, and pecan flavors; and bakery items like chapati and roti breads.

The store also offers H-E-B Curbside and Home Delivery, which allows customers to place orders online for pickup at the store or delivery to the home. These exciting digital services give customers choices on how they shop, pay for, and receive their products.

"Opening our flagship H-E-B format in the DFW area has been an aspirational goal of ours for many years, and the company has a long-term commitment to serve a broad range of customers and communities across North Texas," said Stephen Butt, President – Central Market Division, and H-E-B Board Member. "The DFW Metroplex is among the most competitive markets in the nation, and our H-E-B Partners are committed to work hard every day to earn the trust of our customers."

Inside and out, H-E-B designed the store to reflect the character unique to the Frisco community and emphasized environmental sustainability, incorporating several energy efficient inclusions such as CO2 refrigeration units and LED lighting. The site also features extensive native landscaping and an outdoor community space.

Like many of its stores, the company incorporated art installations from several local artists, which are featured throughout a two-acre greenspace next to the store. Among the art installations are a mosaic bench from Wanda Montemayor, which used tiles decorated by H-E-B Partners, art teachers, firefighters, area kids, and other locals; fruit sculptures from Luke Sides; and interactive sculptures from Robertus van der Wege, who created two metal structures, a large cargo bike and shopping cart. Additionally, customers who want to snap a photo will enjoy an installation of the FRISCO letters where people can stand in as the letter "I".

HEB FRISCO NOW OPEN



"For more than 117 years, we have served communities across Texas and Mexico, and we are committed to ensuring our store is a meaningful addition to Frisco and the surrounding area," said top store leader Eli Daniel, a 22-year H-E-B Partner.

Through its Spirit of Giving philosophy, H-E-B is passionately dedicated to its customers beyond its stores. In this spirit, H-E-B commemorated the store's grand opening with a \$10,000 donation to the Frisco ISD Career and Technology Center – Agriculture and Culinary Arts Program. When the store was announced last year, H-E-B gifted a total of \$50,000 with donations of \$10,000 each to VFW Post 8273, Frisco FastPacs, Frisco Family Services, Frisco Arts Foundation, and Boys & Girls Club Frisco. These donations build upon the company's support of more than 150 non-profit organizations and public schools in the DFW Metroplex.

"H-E-B is a company known for its steadfast commitment to Texas, and we're excited they're now a part of our community," said Frisco Mayor Jeff Cheney. "So, let me be the first to say, Frisco, welcome to My H-E-B."

As the largest privately held employer in Texas, H-E-B's Frisco store employs about 750 Partners, with more than 85 percent hired from the local area. All job opportunities can be found at H-E-B Careers.

"There's a lot of excitement and energy from our Partners, who are the heart of H-E-B, and they have been waiting for this day to introduce H-E-B to North Texas," said Juan-Carlos Rück, H-E-B Executive Vice President North West Food Drug. "H-E-B Partners from across the company have come together to make this day happen, and they've done an exceptional job tailoring this store to Frisco and the surrounding neighborhoods."

A proud Texas company, H-E-B's presence in the DFW Metroplex runs deep. As a multi-format retailer, H-E-B has served the broader community with its innovative Central Market stores, which were introduced to the DFW area in 2001 and grew to serve customers in Dallas, Plano, Southlake, and Fort Worth. H-E-B stores also serve communities near the Metroplex including Burleson, Hudson Oaks, Granbury, and Waxahachie. H-E-B's fast and convenient Favor Delivery now serves 29 cities across the metro area. H-E-B also operates Joe V's Smart Shop and Mi Tienda store formats in Texas.

The retailer will open its H-E-B store in Plano later this fall and has also begun construction on H-E-B stores in McKinney and Allen. The company also has announced plans for an H-E-B store in Mansfield and is expected to start construction there in early 2023.

FRISCO'S \$2.5 BILLION RAILHEAD DEVELOPMENT BREAKS GROUND ON THE TOLLWAY

The Dallas Morning News



FRISCO — Construction has kicked off on Frisco's next multibillion-dollar development.

Called The Railhead, the 80-acre mixed-use project is on the Dallas North Tollway, just north of Frisco's Main Street.

The project will be one of the largest in Frisco, with office, retail, restaurants, hotels and apartments. The planned buildings will surround an almost 5-acre park that will have landscaping and water features. Executives with developers Heady Investments and apartment builder JPI were on hand Tuesday with Frisco officials to start work on the \$2.5 billion development. The first phase will be a 450-unit apartment community built by JPI.

The project's location — between the new PGA of America headquarters and resort and the Dallas Cowboys' Star in Frisco development — was a big factor in JPI's plan for the project, said senior vice president Miller Sylvan.

"This community will be JPI's fourth development in the city of Frisco," Sylvan said. "This community will have 17,000 square feet of ground floor retail space and 13,000 square feet of amenity space for our residents. "There will be a rooftop deck with about 2,000 square feet overlooking the park. We took inspiration for the design from 1920s rail stations and did a modern take on that for our architecture."

Plans for the Railhead include more than 1 million square feet of office, hotel and high-rise residential buildings and 1,280 apartments.

JPI will start work on its rental community after The Railhead developers complete infrastructure on the property between the tollway and Legacy Drive. "As soon as we get the roads and utilities in, they will get their permit to build," said developer Randy Heady. Heady Investments is partnering on The Railhead with longtime Frisco landowner Jim Newman.

"Our family originally came here in 1841," Newman said. "The railroad came through the town in 1902, and it changed everything — even the name of the town after its namesake, the Frisco rail line.

"This new mixed-use property will pay homage to Frisco's legacy creating an exciting destination for future residents," he said. "I'm proud to see this vision coming together today, and I know the city will be happy to have another \$1 billion property development on the tollway." Along with Newman, Shula Netzer was one of the owners of the property acquired for the development.

The Railhead has sites for up to five high-rise offices and hotels on the east side of the property along the tollway. The apartments will be built facing the park and on the west side of the development. Other sites could accommodate a combination of retail and office space.

Financing for the development is being provided by Simmons Bank. Heady Investments is in talks with several more companies interested in the project.

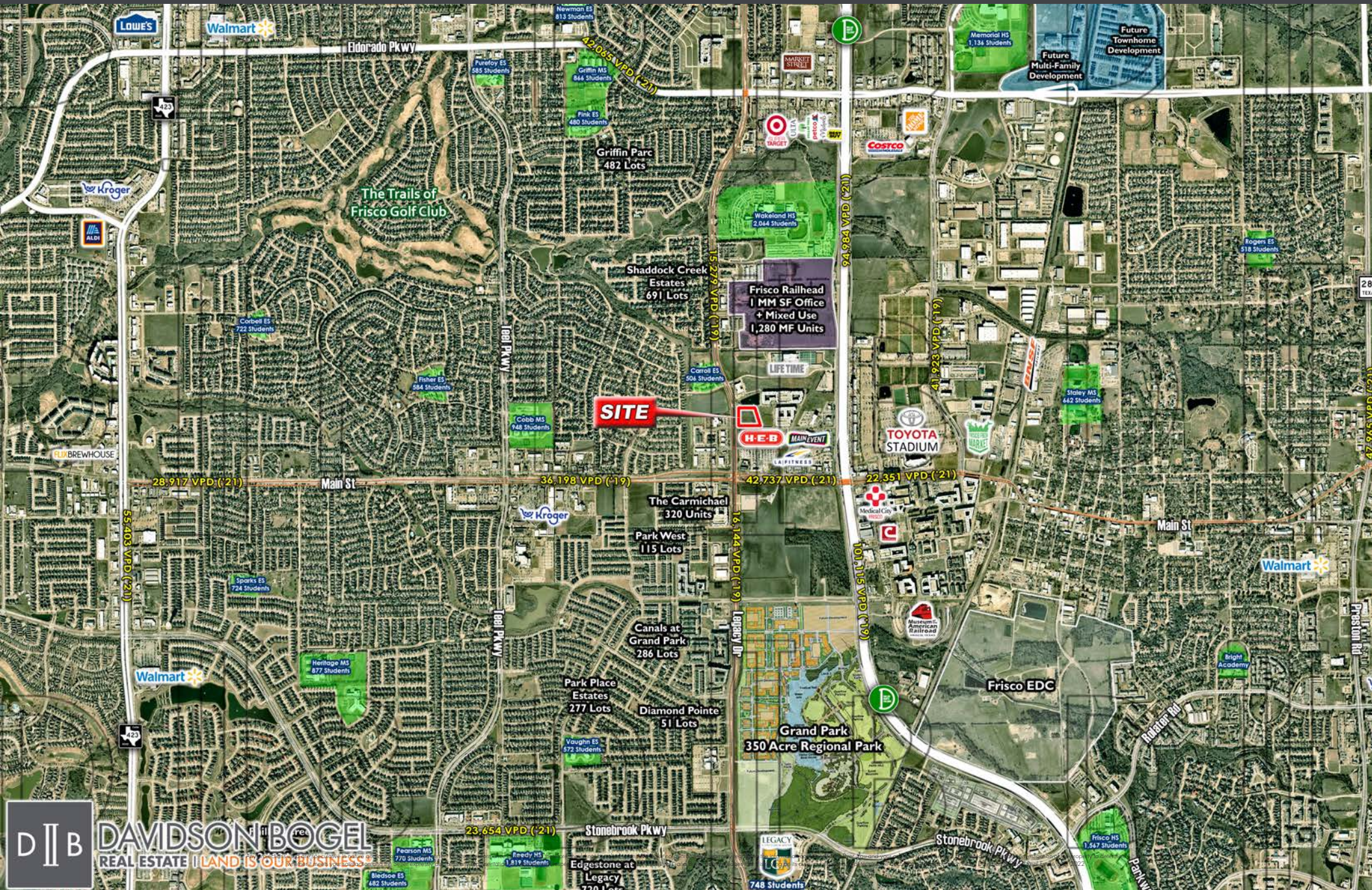
"We've had over 2 million square feet of office development interest," said executive vice president Sayres Heady. "We have two hotels that have expressed interest.

"We have medical users interested in building," he said. "We have identified seven sit-down restaurant concepts — three of which have verbally committed."

The Railhead will join the 2,500-acre Fields development, Hall Park, Frisco Station and the Star in Frisco among the city's major mixed-use real estate projects.

MAIN ST. & LEGACY DR.

WIDE AERIAL



MAIN ST. & LEGACY DR.

DISCLAIMER

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. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

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 information known to the agent.

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 interests 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 written consent of 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; buyer: and
- (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 before proceeding.

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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
SAM JOHNS	791943	SJOHNS@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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 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 listing 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date