



# NWQ - MAIN ST. & DALLAS NORTH TOLLWAY

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

**RYAN TURNER**  
 RTurner@db2re.com  
 214.526.3626 x 105

**COLLINS MEIER**  
 CMeier@db2re.com  
 214.526.3626 x 114





## PROPERTY INFORMATION



SIZE:  
± 2.219 AC



TRAFFIC COUNTS:  
Main St.: 41,923 VPD ('19)  
Legacy Dr.: 15,279 VPD ('19)



ZONING:  
PD - 215  
Retail  
Office - 2 District

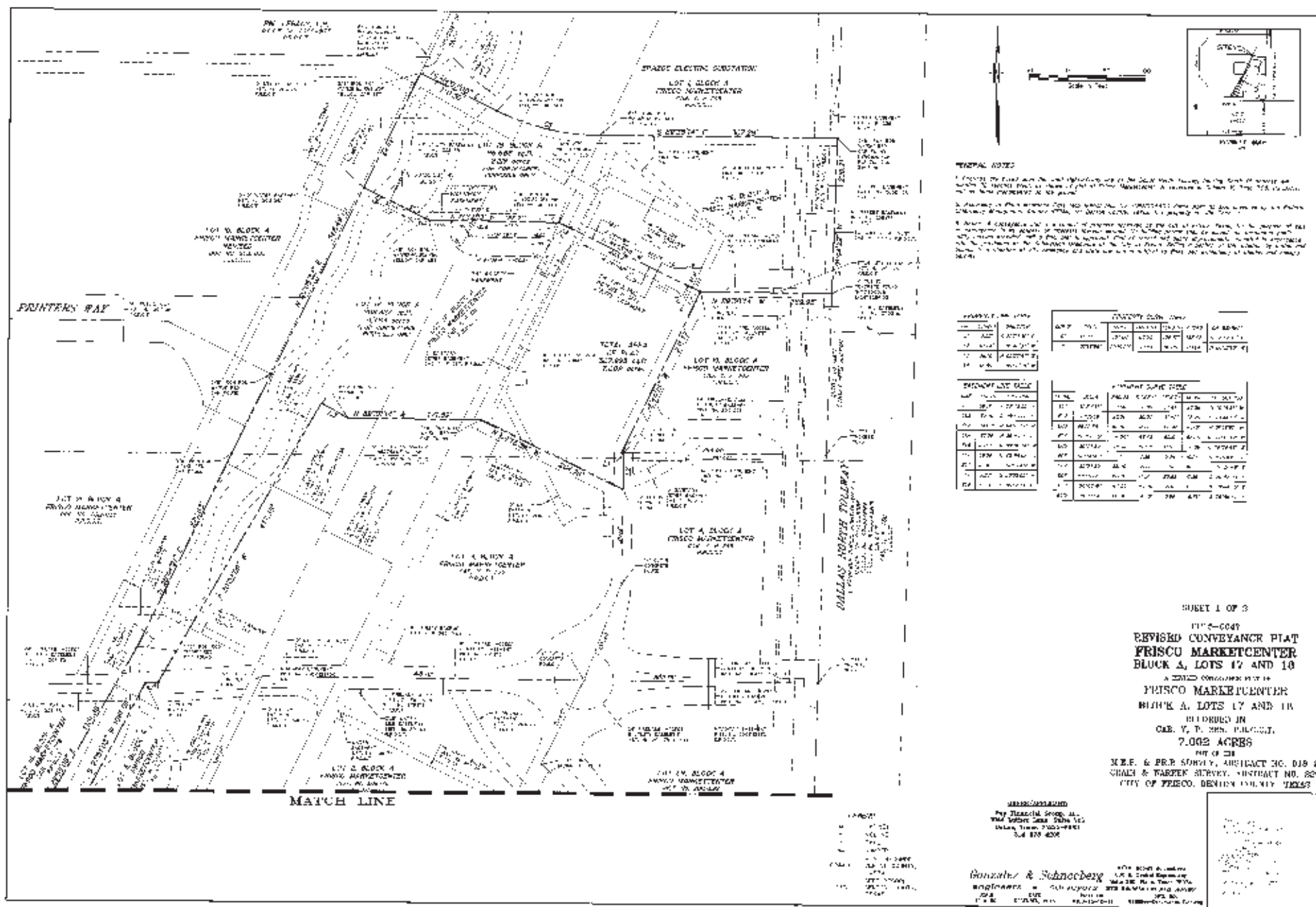


UTILITIES:  
Available To Site

## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2021 Population	6,829	43,937	100,275
% Proj Growth 2021-2026	4.4%	3.4%	3.6%
2021 Average HH Income	\$146,234	\$154,750	\$161,755
2021 Median HH Income	\$114,263	\$127,471	\$132,769

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

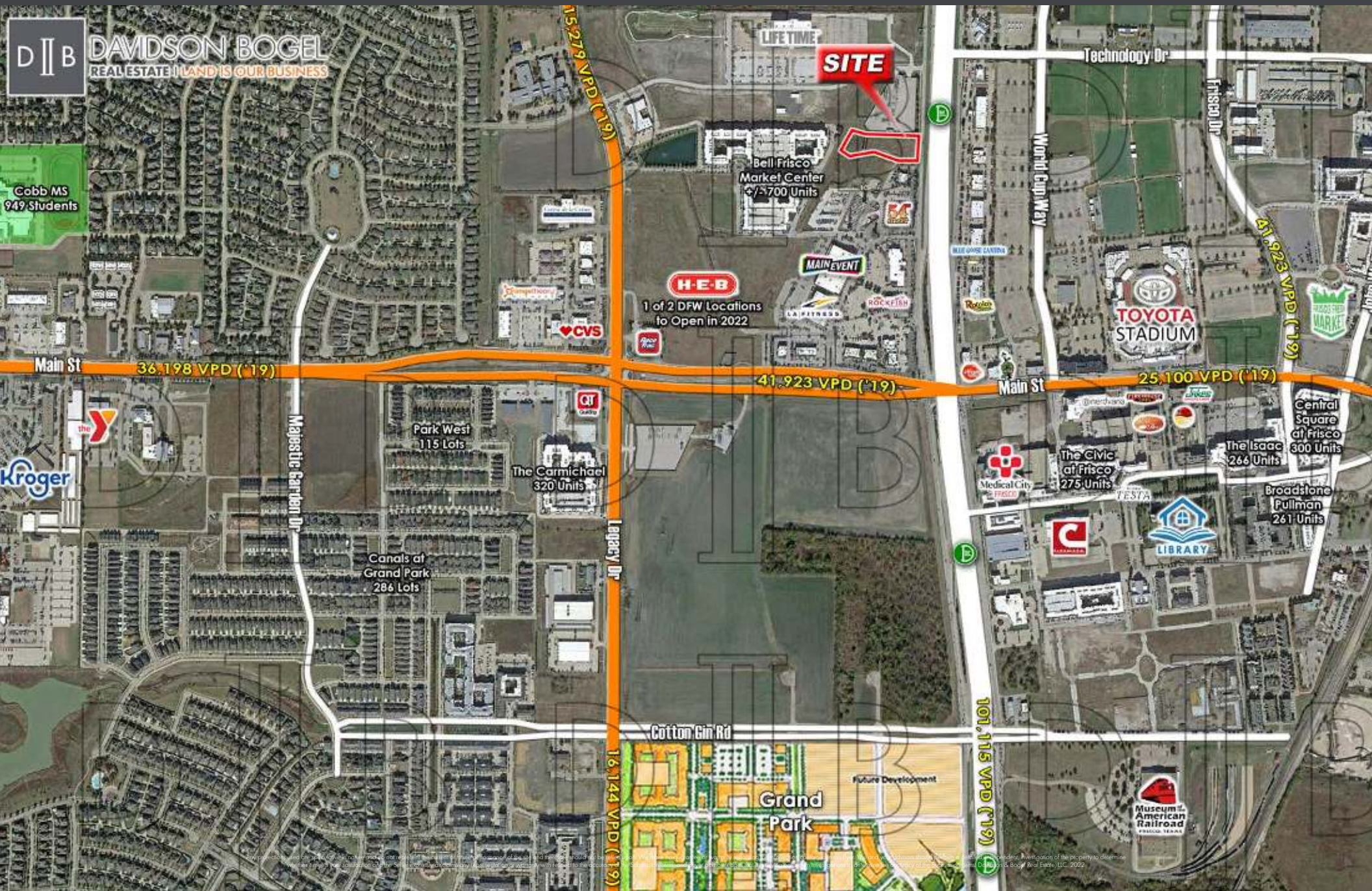








WIDE AERIAL





# H-E-B STARTS CONSTRUCTION ON ITS FRISCO STORE, ONE OF THE FIRST IN NORTH TEXAS

## THE DALLAS MORNING NEWS

H-E-B broke ground Thursday on an 111,000-square-foot store in Frisco as it begins its expansion into Dallas-Fort Worth. To jazz up the groundbreaking, which was open only to media and some invited guests, the retailer brought its hot air balloon, a 13-foot tall motorized grocery cart built by H-E-B and the H-E-B Creamy Creations ice cream truck. A second groundbreaking will be Friday in Plano at the southwest corner of Preston Road and Spring Creek Parkway as H-E-B begins its march into the biggest market where it didn't have a major presence. The Frisco store will open in the fall 2022 on the northeast corner of Legacy Drive and Main Street and create 425 jobs.

It will also introduce North Texans to H-E-B's True Texas BBQ restaurant, which has been ranked as the best barbecue chain in Texas by Texas Monthly and a top barbecue chain in the nation by Thrillist. The restaurant will have in-store seating and a drive-through. H-E-B makes its supermarket experience unique by adding layers of its own private brands of groceries and prepared meals across the store, creating strong shopper loyalty for the Texas grocer. This location will have a home department focused on backyard living and its Texas Tough brand, which the rest of the state knows for its value pack of food storage bags in one easy-to-use box.

The San Antonio-based grocer said in March that it would bring its namesake supermarkets to D-FW, 20 years after it began opening its Central Market specialty grocery stores. Central Market stores are in the works in Uptown and Oak Cliff, and H-E-B has two other concepts, Mi Tienda and Joe V's Smart Shop, that it said will be part of its D-FW expansion. Its Favor delivery service also operates in North Texas. The Frisco and Plano stores have been designed to bring "the best H-E-B has to offer," said Juan-Carlos Rück, H-E-B executive vice president over the North Texas region.

The Frisco store will have a pharmacy with a drive-through, a bakery that makes artisan breads, cakes and famous in-store warm tortillas, and a deli department

with a large cheese selection. While fresh ingredients, meats and produce are a hallmark of the high-volume grocery stores, prepared foods — from salsa and guacamole to full meals under the H-E-B Meal Simple brand — are major themes of an H-E-B supermarket. The store will have a Sushiya with made-in-store sushi and an Asian grill making rice bowls and teriyaki.

H-E-B also hosts "cooking connection" live demonstrations with samples of recipes to make at home to help shoppers discover new foods. Its floral department services include online ordering and delivery. Beer and wine will be a big part of the store, which will have a large craft beer selection and sampling section. H-E-B said it's the largest wine retailer in Texas, and the store's selection will be extensive. Its meat market will sell prime, natural and organic meats, Wagyu and dry-age beef, and a selection of fully cooked meats. Its private label offers extend into the frozen foods section and pet department, where the retailer has developed its own Heritage Ranch by H-E-B pet food, toys and treats. The store is designed to reflect Frisco with native landscaping and will also incorporate energy-efficient features.

"They say no store does more than H-E-B, and we can't wait for them to bring their renowned quality products and services to support growing families in Frisco," said Frisco Mayor Jeff Cheney. As part of its groundbreaking, H-E-B gave \$10,000 gifts to five Frisco and five Plano nonprofit organizations. The retailer is making its big push at a time when the region's growth hasn't slowed down. The growth in Collin County continued during the pandemic as it added more than 30,000 new residents last year, according to preliminary U.S. Census data. The company's Central Market stores in Dallas, Plano, Southlake and Fort Worth and H-E-B stores in Burleson, Hudson Oaks, Granbury and Waxahachie "continue to thrive," said Rück, and now the company is "answering the long-standing call" to open in other growing markets such as Frisco.

# MAIN ST. & DALLAS NORTH TOLLWAY

## 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.

**DAVIDSON BOGEL REAL ESTATE, LLC**  
LICENSED BROKER / BROKER FIRM NAME  
**MICHAEL EDWARD BOGEL II**  
DESIGNATED BROKER OF FIRM  
**CHRISTOPHER RYAN TURNER**  
LICENSED SUPERVISOR OF SALES AGENT/  
ASSOCIATE  
**COLLINS MEIER**  
SALES AGENT/ASSOCIATE'S NAME

**9004427**  
LICENSE NO.  
**598526**  
LICENSE NO.  
**672133**  
LICENSE NO.  
**714822**  
LICENSE NO.

**INFO@DB2RE.COM**  
EMAIL  
**EBOGEL@DB2RE.COM**  
EMAIL  
**RTURNER@DB2RE.COM**  
EMAIL  
**CMEIER@DB2RE.COM**  
EMAIL

**214-526-3626**  
PHONE  
**214-526-3626**  
PHONE  
**214-526-3626**  
PHONE  
**214-526-3626**  
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
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date