

# NWC - Preston Rd. & Frontier Pkwy. (FM 1461)

Celina, Texas

RETAIL PADS AVAILABLE



**Simon Beakley**  
 SBeakley@DB2RE.com  
 214.526.3626 x 122

**Ryan Turner**  
 RTurner@DB2RE.com  
 214.526.3626 x 105

**Edward Bogel**  
 EBogel@DB2RE.com  
 214.526.3626 x 102

**David Davidson, Jr.**  
 DDavidson@DB2RE.com  
 214.526.3626 x 101



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, L.L.C. 2021



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## Property Overview

Size: Lot 1: ± 1.09 AC      Lot 5: ± 1.94 AC (Divisible)  
 Lot 2: ± 0.89 AC      Lot 6: ± 0.85 AC  
 Lot 3: ± 1.03 AC      Lot 7: ± 1.02 AC

Utilities: Being brought to site

Zoning: PD 67  
 (Retail, Restaurant, Office, Multi-family, Single-story Multi-family) (Refer to PD insert)

Traffic Counts: Preston Road (TX 289): 31,122 VPD  
 Frontier Parkway: 9,231 VPD

### Demographics:

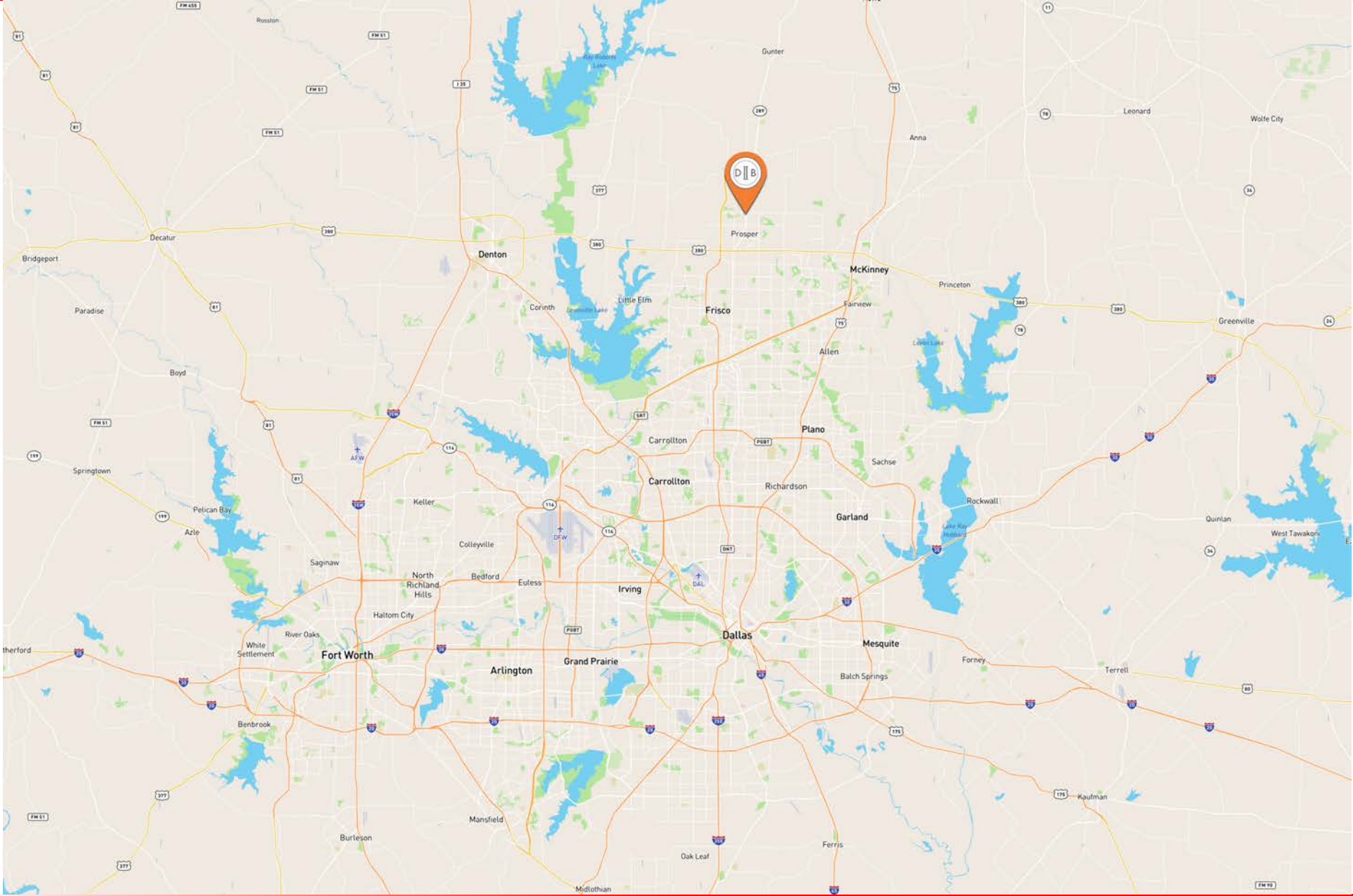
	1 Mile	2 Miles	3 Miles
2020 Population	3,588	20,359	33,520
% Proj Growth 2020-2025	7.7%	7.4%	7.4%
2020 Average HH Income	\$148,400	\$143,040	\$143,358
2020 Median HH Income	\$171,270	\$166,846	\$169,955



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### NON-RESIDENTIAL TRACT

1. This tract will adhere to the uses, standards, and other requirements of the RO-Retail Office Zoning District as may be amended, except as modified below:

#### **A. Additional Permitted Uses by Right:**

1. General commercial, office, and retail
2. Veterinarian Clinic (with indoor kennels)
3. One (1) fuel station, meeting the City's Architectural Standards, as may be amended, is permitted by-right without the requirement to obtain a Specific Use Permit (SUP). The hard corner of Preston Road and Frontier Parkway is not permitted to be developed for this use.
4. All restaurants, including drive-thru service for stand-alone or end cap users

#### **B. Permitted with a Specific Use Permit:**

1. Auto Repair, Minor
2. Car Wash
3. Cigar Lounge
4. Country Club
5. Liquor/Wine Shop (as primary sales)
6. Medical Spa with Permanent Cosmetic Tattooing
7. Nursery (with retail outdoor sales)
8. Private Club

#### **C. Prohibited Uses:**

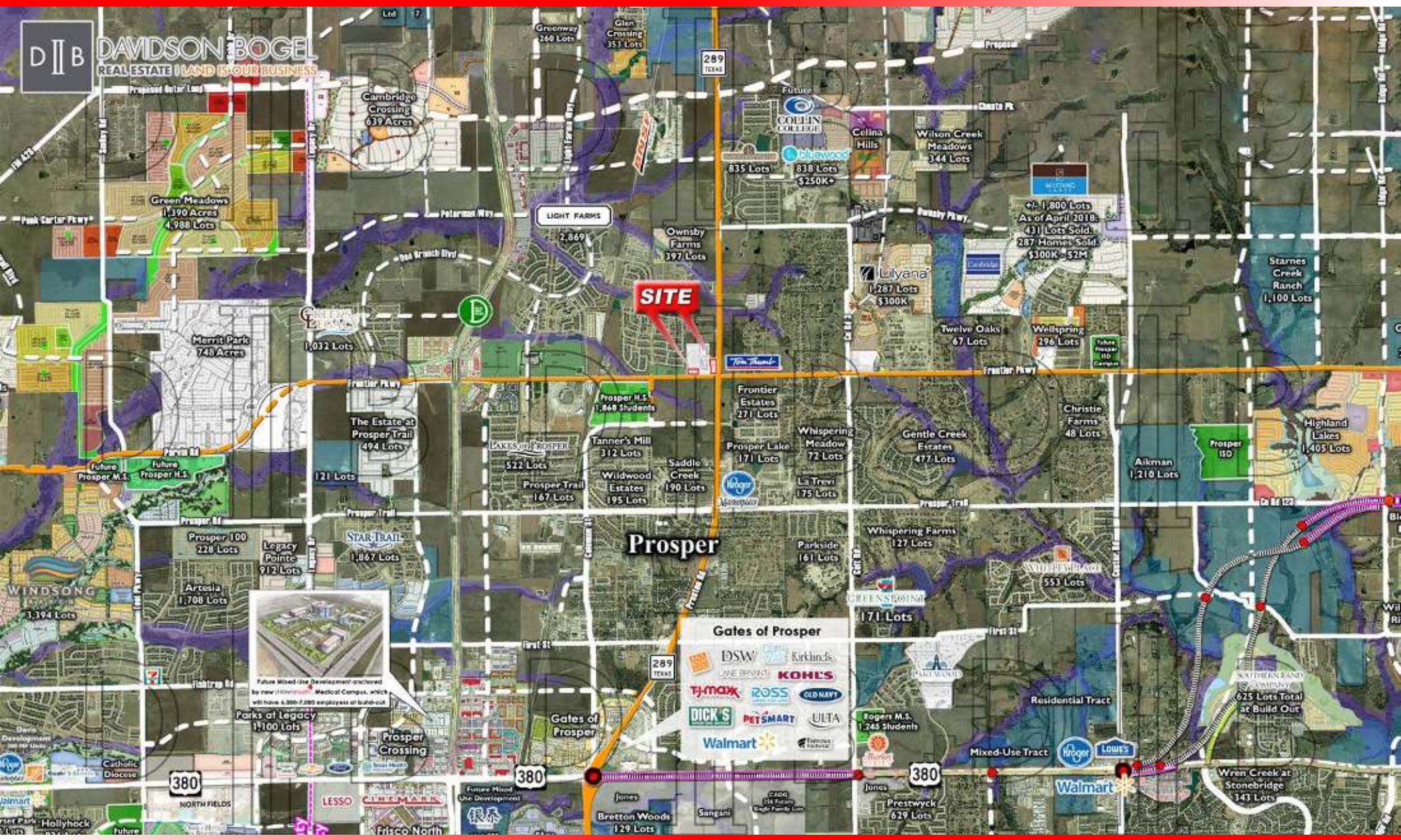
1. Alternative financial services (including Check Cashing services)
  2. Auto Sales
  3. Body Art Studio (Tattoo Shop, Body Piercings, etc.)
  4. Cannabidiol Shop (CBD Shop)
  5. Gaming or slot machines (excluding arcades)
  6. Head Shop
  7. Hookah Shop
  8. Motorcycle Sales and Repair
  9. Outdoor storage/display (exempting home improvement centers)
  10. Pawn Shop
  11. Recycling Center or Kiosk
  12. Residential uses
  13. Sexually Oriented Businesses (SOBs)
  14. Smoke Shop/Cigar Shop (where smoke/cigar sales are a primary use)
2. Parking to be at a ratio of 1:250 sf generally for the site and non-required parking on adjacent non-residential tracts may be used as credit towards required parking. Restaurants located on Preston Road and Frontier Parkway frontage pad sites is to be parked at a ratio of 1:100 sf.
3. 40' wide landscape buffers apply along Preston Road and Frontier Parkway.
4. A minimum 2-story mid-rise office building (maximum of 8 stories) shall be included with a minimum of a 10,000 sf footplate within this tract. Alternatively, a use comparable to this in terms of scale, scope, ad-valorem impact, and other concerns may be presented to City staff for consideration and approval. Minor modifications may be made at the staff level to accommodate the design of such use.



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# PGA of America HQ to anchor 600-acre mixed-use development in Frisco

## DALLAS BUSINESS JOURNAL

It's official: The PGA of America will relocate from its longtime home in Palm Beach Gardens, Fla., to Frisco, after a vote from Frisco City Council today approved a massive real estate and golf development.

The golf professionals organization has agreed to move its headquarters as part of a public-private partnership with the City of Frisco, according to a release from the PGA of America. As part of the move, the organization will anchor a 600-acre mixed-used development among 2,500 acres being master-planned by Hunt Realty Investments.

The agreement means that championship-level golf will be heading to the region.

Frisco will host two PGA Championships, two KPMG Women's PGA Championships and possibly a Ryder Cup. North Texans can go ahead and mark their calendars for the KitchenAid Senior PGA Championship in 2023.

The public-private investment is estimated at \$520 million with the PGA of America agreeing to invest \$30 million in the development of a 100,000 square-foot global headquarters and education facility. The PGA of America also said that it would employ at least 100 as part of its agreement with Frisco.

A joint venture between Omni Hotels & Resorts, Stillwater Capital and Woods Capital, called Omni Stillwater Woods (OSW), will invest \$455 million to purchase land; construct a 500-room Omni resort and conference center; a "technologically advanced" retail space; parking facilities; and two golf courses, a short course, practice areas and a clubhouse.

The development will be situated about a third of a mile south of U.S. 380 at Rockhill Drive and Legacy Parkway.

The City of Frisco, in addition to Frisco Independent School District, Frisco Economic Development Corp., and Frisco Community Development Corp., will contribute no more than \$35 million.

## Children's Health buys 72 acres next to new PGA headquarters

DALLAS  
BUSINESS JOURNAL

Pediatric health care giant Children's Health has purchased a large parcel of Prosper land for a new mixed-use medical campus.

The 72-acre site, which is located at the the northwest intersection of the Dallas North Tollway and Highway 380 across from the PGA's future Frisco home, was bought from Matthews Southwest, according to officials with Children's Health.

"We recently announced a 10-year partnership with Prosper ISD to be their official pediatric health care partner, and this is kind of the next step in that relationship," said Jeremiah Radandt, executive vice president of the northern market for Children's Health.

"We're really focused on making life better for children, and part of that is providing high-quality health care closer to home," he added. "That's a growing area and we have future plans to develop it into a mixed-use development with a thriving community medical campus."

The square footage and offerings of the campus are still in the initial planning stage, but Radandt said the anchor of the site will be pediatric health care services accompanied by various corporate, retail and hospitality businesses.

As for job creation, he said he doesn't know how many jobs the new campus will bring to the area, but that the quantity "will be meaningful."

Over a decade ago, Children's Health opened Children's Health Plano as an extension of its now 100-year-old Dallas location, Children's Medical Center. The newest addition is intended to be a continuation of the care offered in Dallas and Prosper but for the growing population in far North Texas.

"We're in close partnership with the City of Prosper and they identified this area as a key intersection for their economic growth," Radandt said. "And in health care, easy access is important, and this is a great site for that."



## 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.

### 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.

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

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K





## 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
David Davidson, JR.	593731	ddavidson@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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