

FOR LEASE

New Retail Development

25691 Smotherman Rd | Frisco, TX 75034



SPACE AVAILABLE

18,072 SF

PRICING INFORMATION

\$26-\$28 PSF + NNN
(NNN Est. \$10)

LOCATION

NEC Smotherman Rd
& FM 423

TRAFFIC GENERATORS



- Newly constructed retail development to be delivered August 2021
- Located in one of the fastest growing cities in Texas
- Less than a couple of miles from The Trails of Frisco Golf Club
- Approximately 10 minutes from The Star Dallas Cowboys World Headquarters
- Heavy retail and residential presence nearby

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	20,720	69,839	120,950	210,282
Employees	2,191	8,559	15,366	36,005
Average HH Income	\$148,864	\$153,434	\$159,562	\$147,765
2020-2025 Annual Growth Rate	3.1%	3.0%	3.2%	3.1%

26,105 VPD @ FM 423 & King Rd
25,985 VPD @ FM 423 & FM 720 N

Traffic Count

*Costar.com 2020



Zach Johnson | Kedreon Cole

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The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.

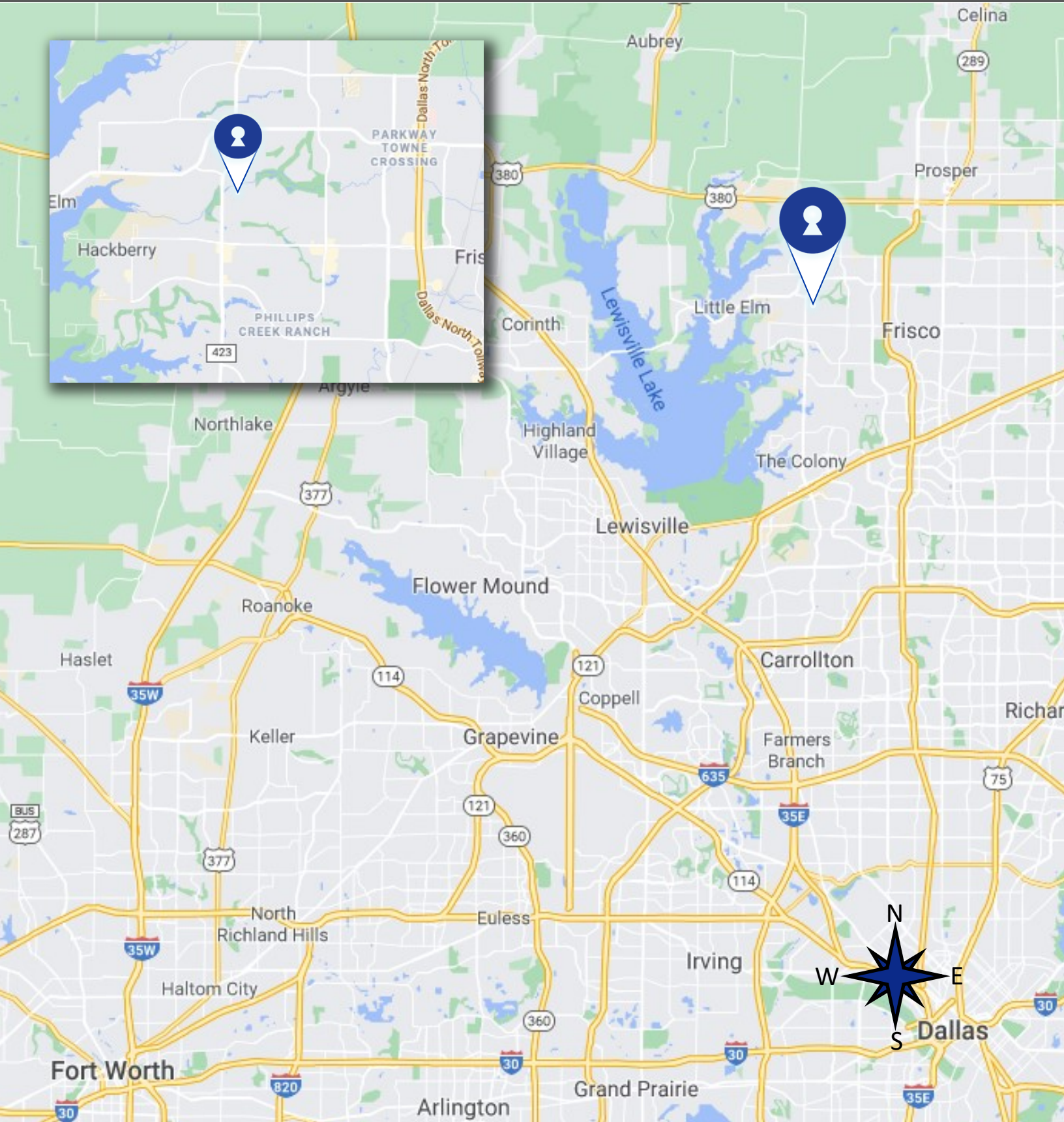
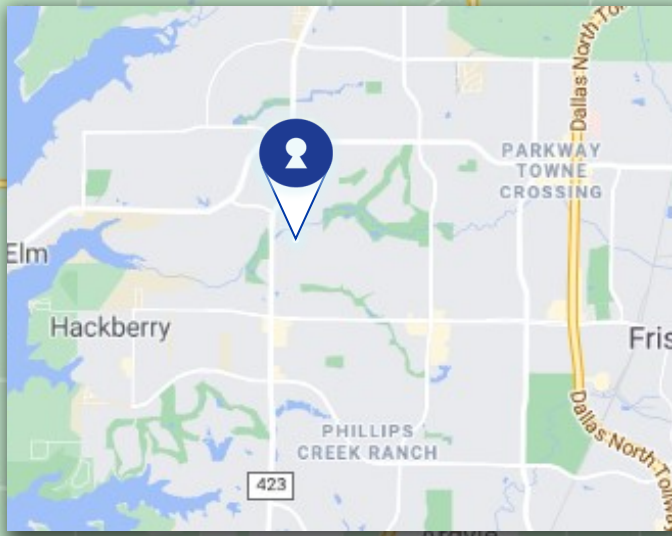
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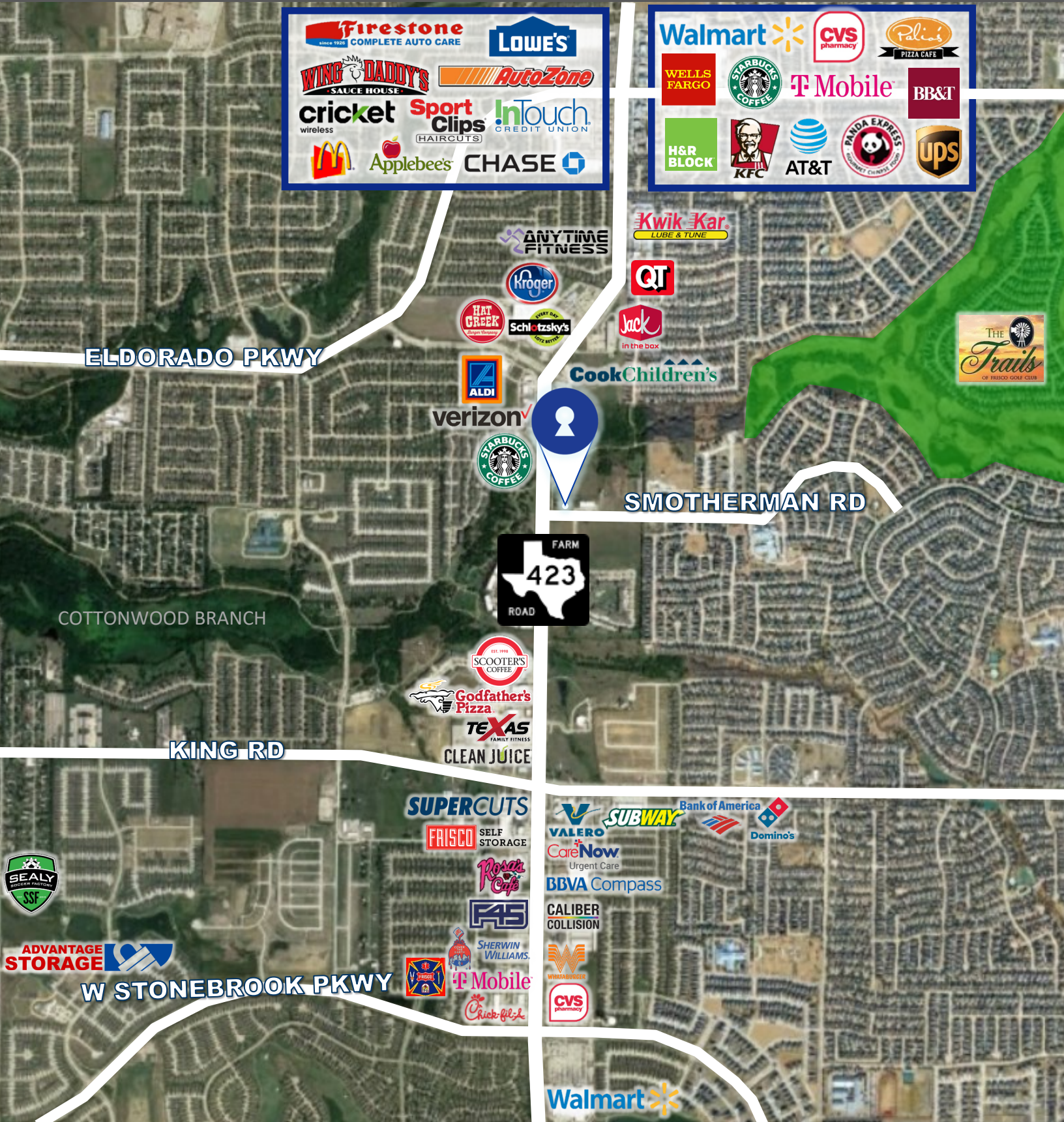
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Firestone COMPLETE AUTO CARE | **LOWE'S**
WING DADDY'S SAUCE HOUSE | **AutoZone**
cricket wireless | **Sport Clips** HAIRCUTS | **InTouch** CREDIT UNION
McDonald's | **Applebee's** | **CHASE**

Walmart | **CVS** pharmacy | **Papa John's** PIZZA CAFE
WELLS FARGO | **STARBUCKS** COFFEE | **T-Mobile** | **BB&T**
H&R BLOCK | **KFC** | **AT&T** | **PANDA EXPRESS** | **ups**

ANYTIME FITNESS
Kroger
HAT CREEK | **Schlotzsky's**
ALDI
verizon | **STARBUCKS** COFFEE

Kwik Kar LUBE & TUNE
QT
Jack in the box
CookChildren's

SCOOTER'S COFFEE
Godfather's Pizza
TEXAS FAMILY FITNESS
CLEAN JUICE

SUPERCUTS
FRISCO SELF STORAGE
Rosa's Cafe
FAS
SHERWIN WILLIAMS
T-Mobile
Chick-fil-e

VALERO | **SUBWAY** | **Bank of America** | **Domino's**
CareNow Urgent Care
BBVA Compass
CALIBER COLLISION
CVS pharmacy

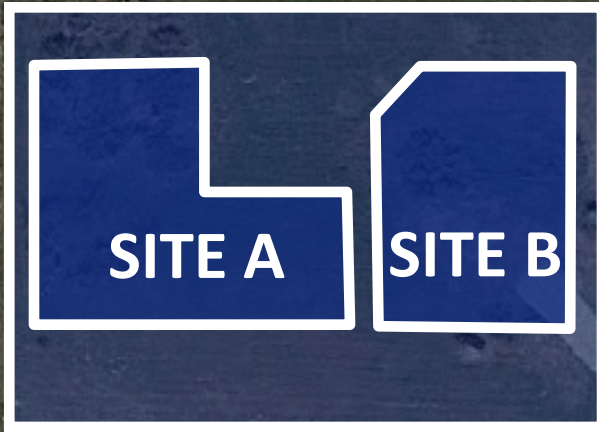
SEALY MATTRESS FACTORY | **SSF**
ADVANTAGE STORAGE

Walmart

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SMOTHERMAN RD



MCCORD WAY



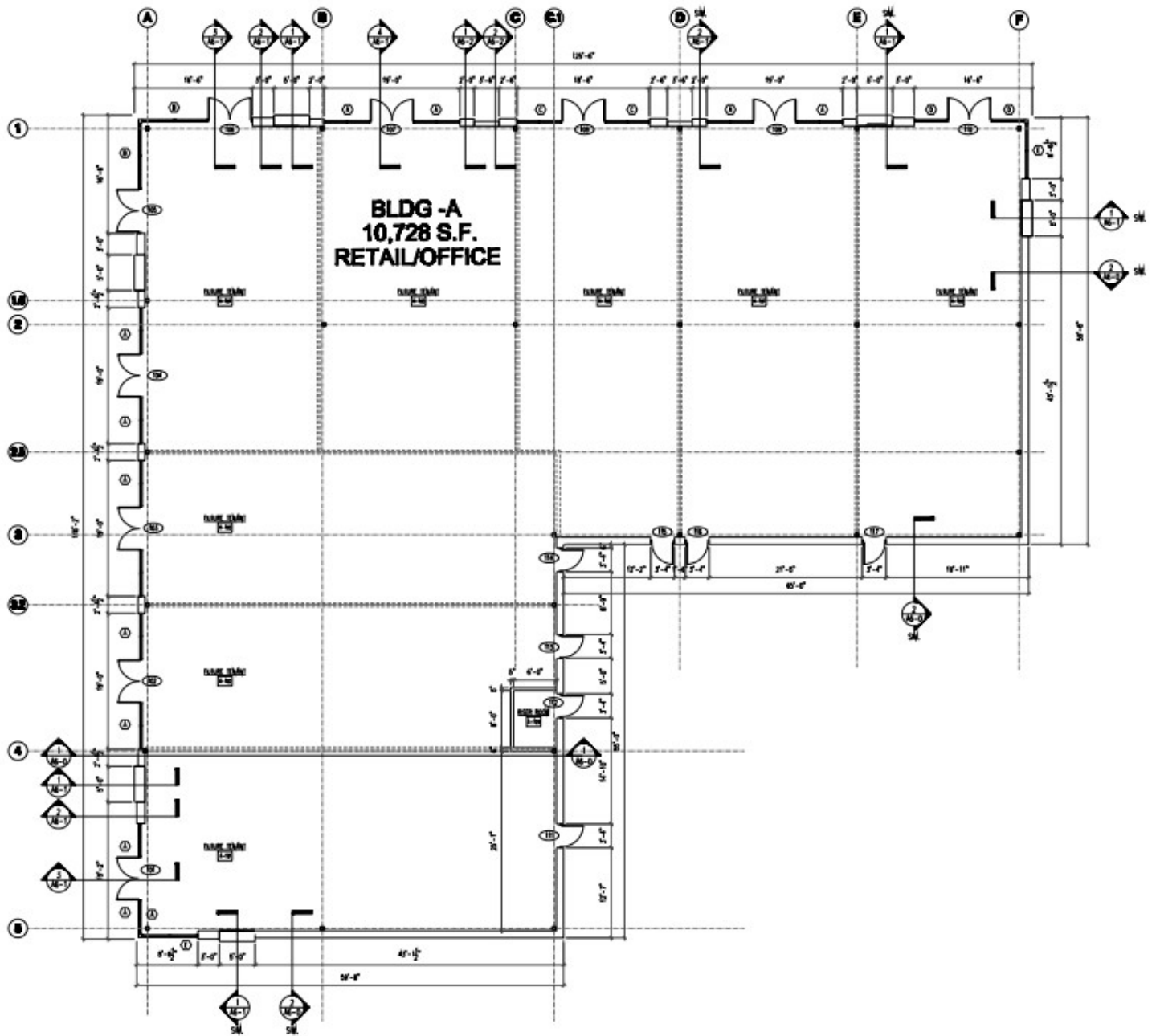
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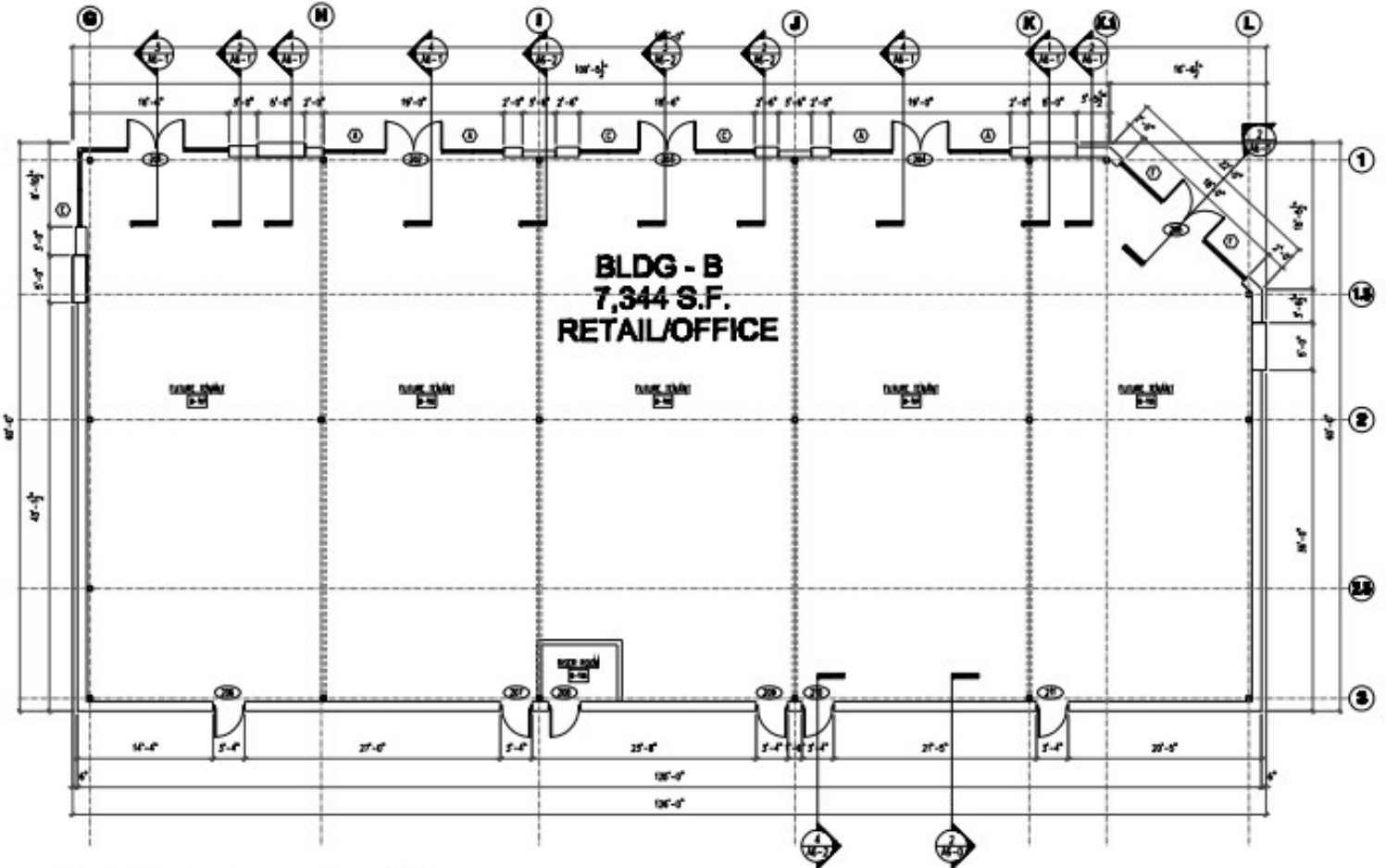
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1 BUILDING -A FLOOR PLAN
SCALE: 1/8" = 1'-0"
North Arrow



1 FLOOR PLAN, BUILDING-B
SCALE: 1/8" = 1'-0"
K&S



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Information On 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.

Vision Commercial RE DFW LLC

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Trenton Price

Designated Broker of Firm

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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