



Now Pre-Leasing

# FUTURE RETAIL

For lease:  
SWC Hwy 380 &  
FM 423  
Frisco, TX 75033

# Metrics

SWC Hwy 380 & FM 423  
Frisco, TX 75033

## Location

SWC Hwy 380 & FM 423  
Frisco, TX 75033

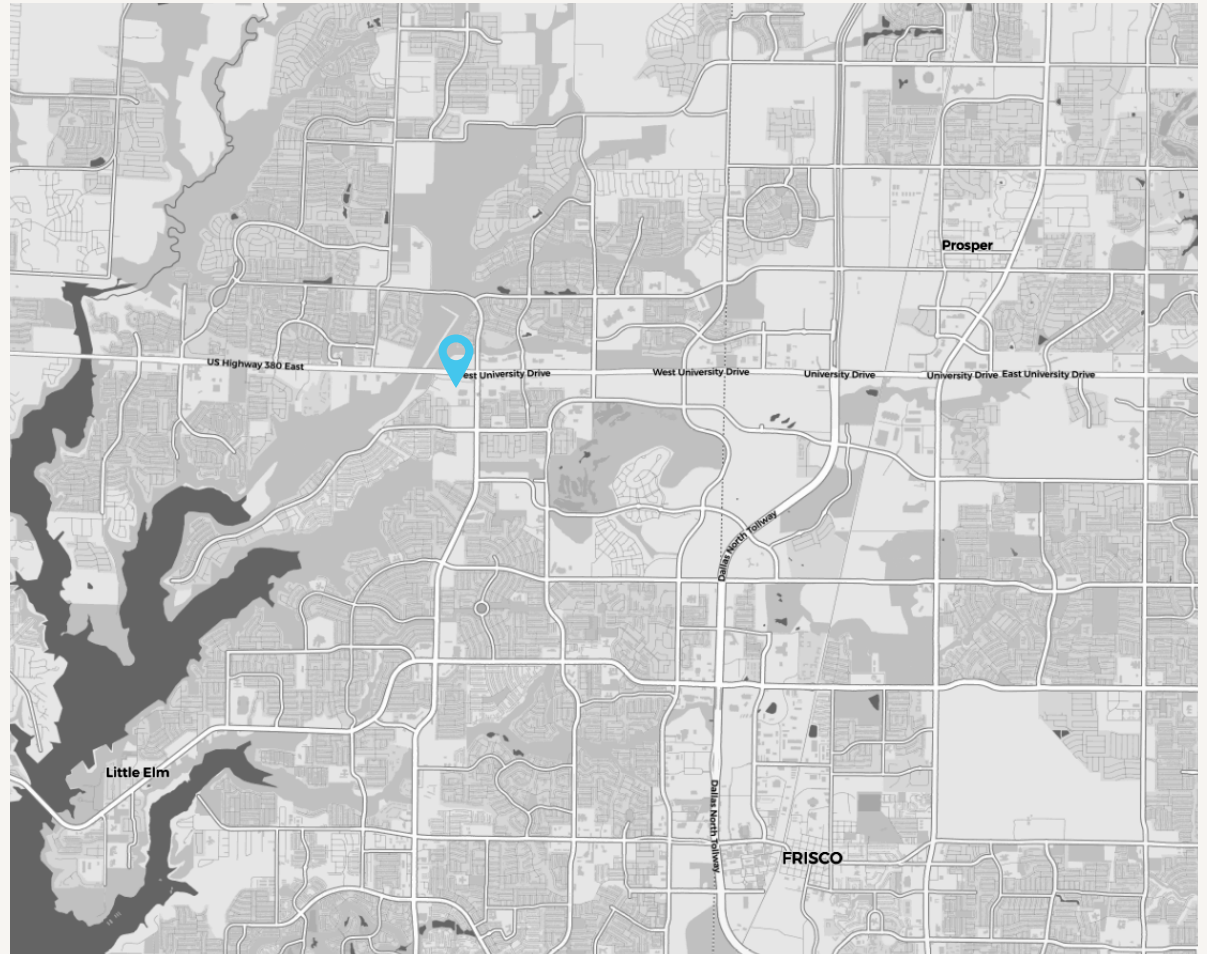
## Size

35,520 SF

## Traffic Counts

Hwy 380  
60,856 VPD

FM 423  
38,970 VPD



## Area Attractions



# Site Information

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1. Shadow anchored by HEB
2. Estimated for a 2027 delivery
3. Patio opportunities
4. 10 AC adjacent park is already complete which satisfies all open space requirements for the site
5. Baylor Medical Facility recently opened adjacent to the site
6. Cross parking agreement in place which will allow for additional parking for restaurants
7. New Power Center is under construction on the NWC including Ross, Burlington, Ulta, Petsmart, HomeSense and Sierra
8. Monument signage panels available



## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,332	88,394	186,032
EST. AVG. HH INCOME	\$208,482	\$194,061	\$189,025
EST. MED. HOME PRICE	\$608,029	\$506,991	\$505,472

# Property Highlights

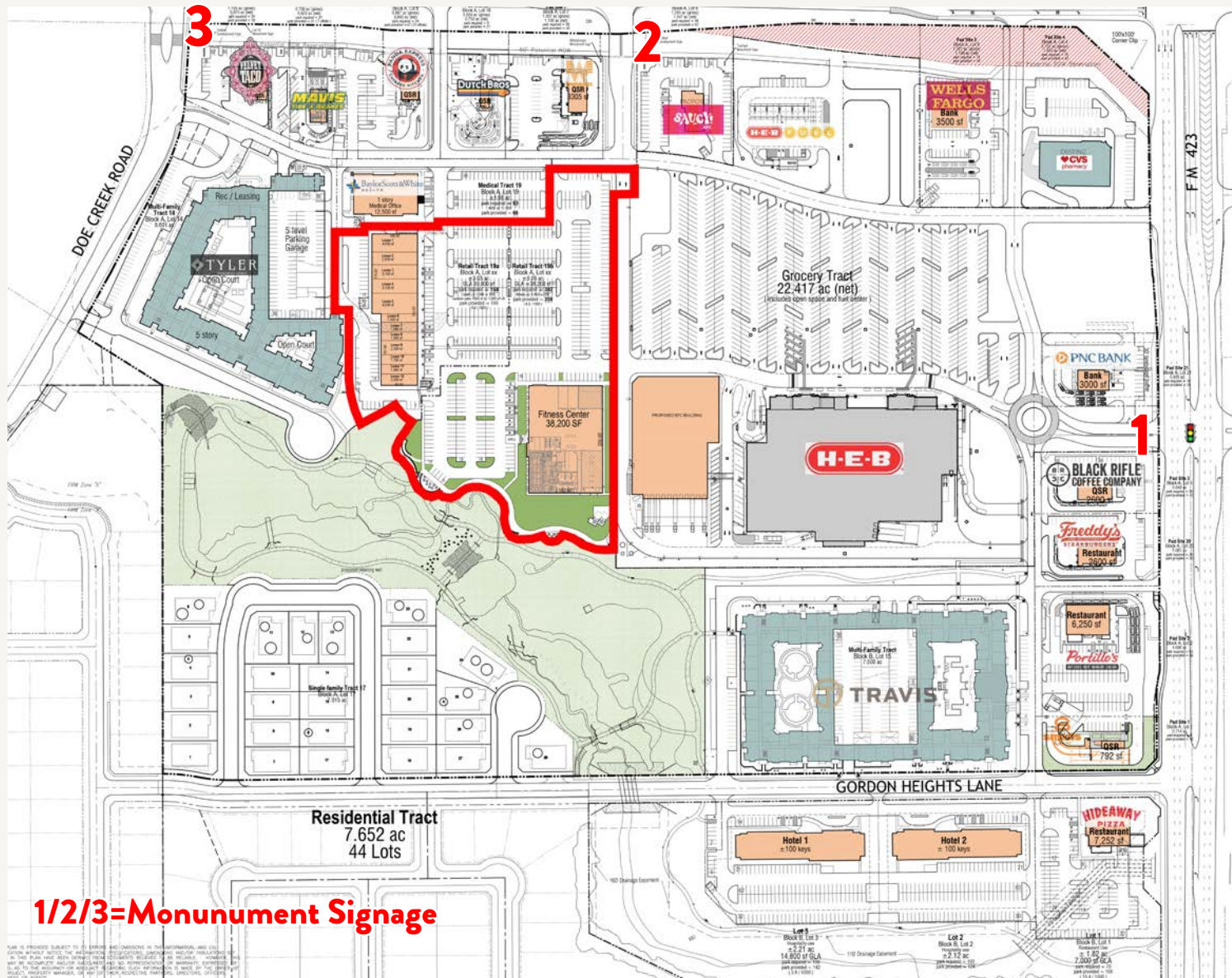
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1. HEB is open. HEB average store volume is double most other grocers
2. Walmart recently opened on the SEC joining Academy Sports
3. Windsong Ranch directly north of the site totals 3,200 lots
4. Kroger Marketplace and Home Depot open on the NEC of the intersection
5. Premier intersection serves: Windsong Ranch, Savannah, Providence Village, Paloma Creek, new single family growth in Frisco and Prosper
6. Join Velvet Taco, Torchy's Taco, Mod Pizza, Tailgaters, Portillo's, Hideaway Pizza, among others
7. Hwy 380 flyover construction recently complete
8. FM 423 completed with 6 lanes from Little Elm Pkwy to FM 423
9. Cooks Childrens open on the NEC Hwy 380 & Windsong Ranch Pkwy



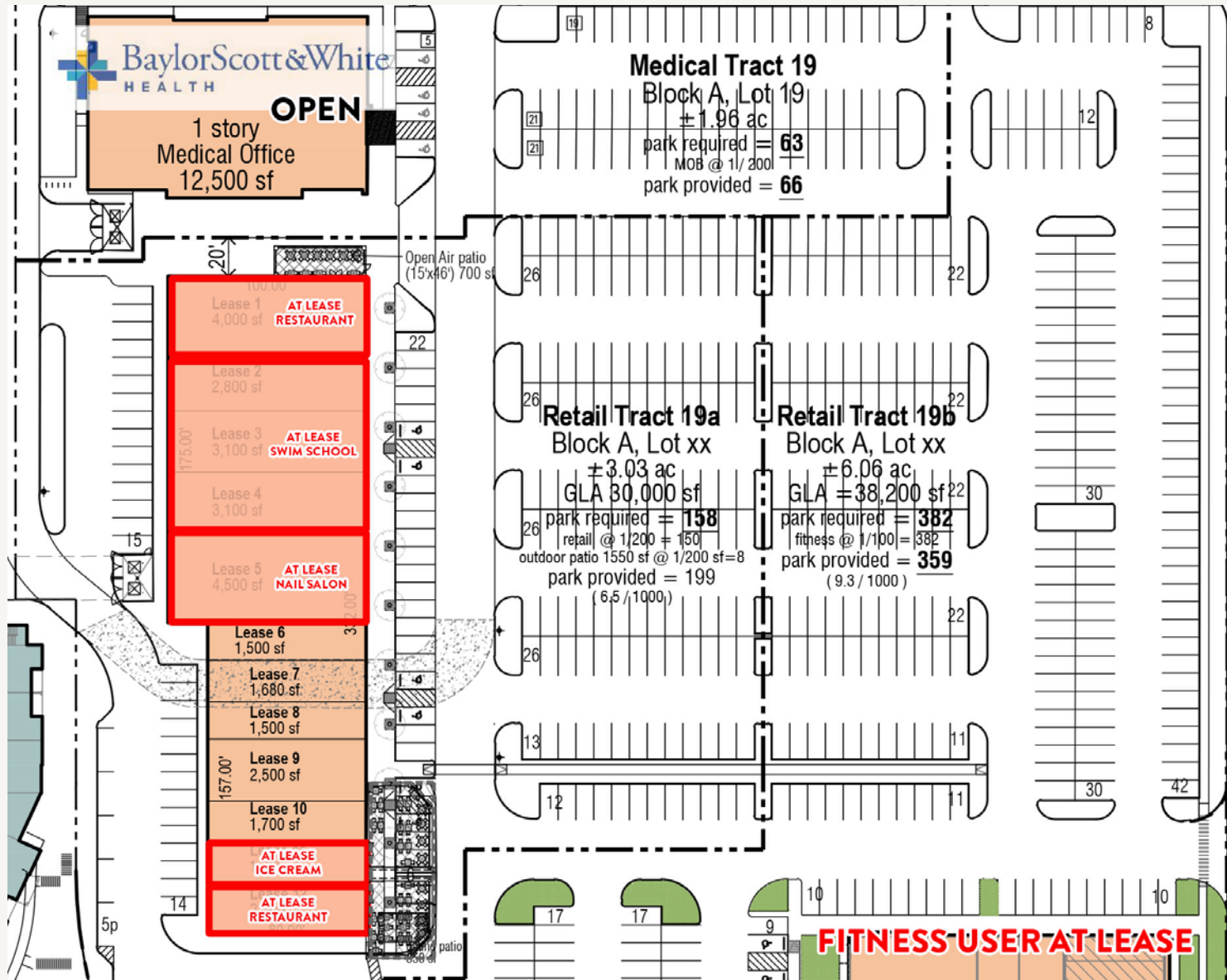
# Site Plan

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# Retail Site Plan

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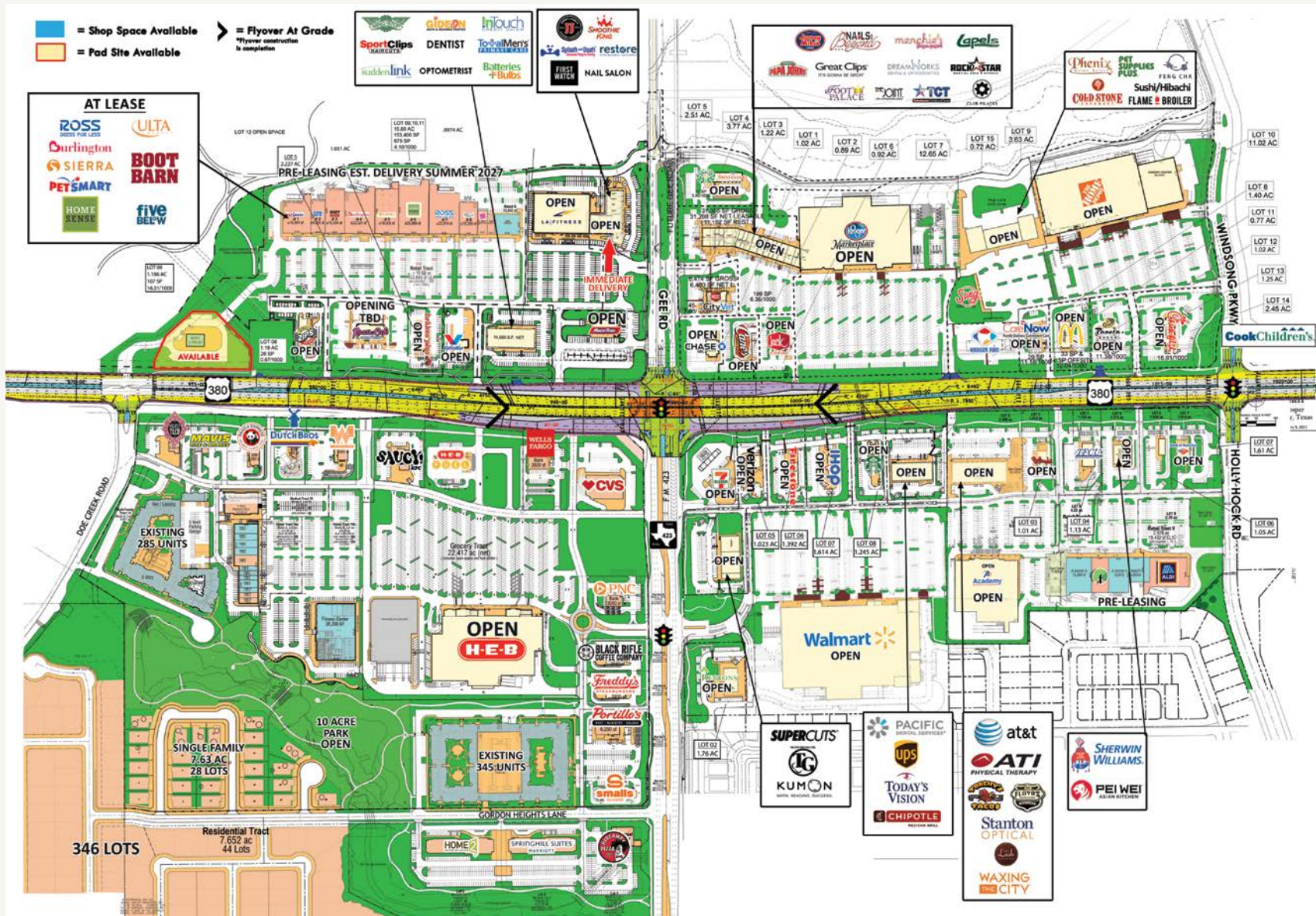
# Proposed Monument Signs

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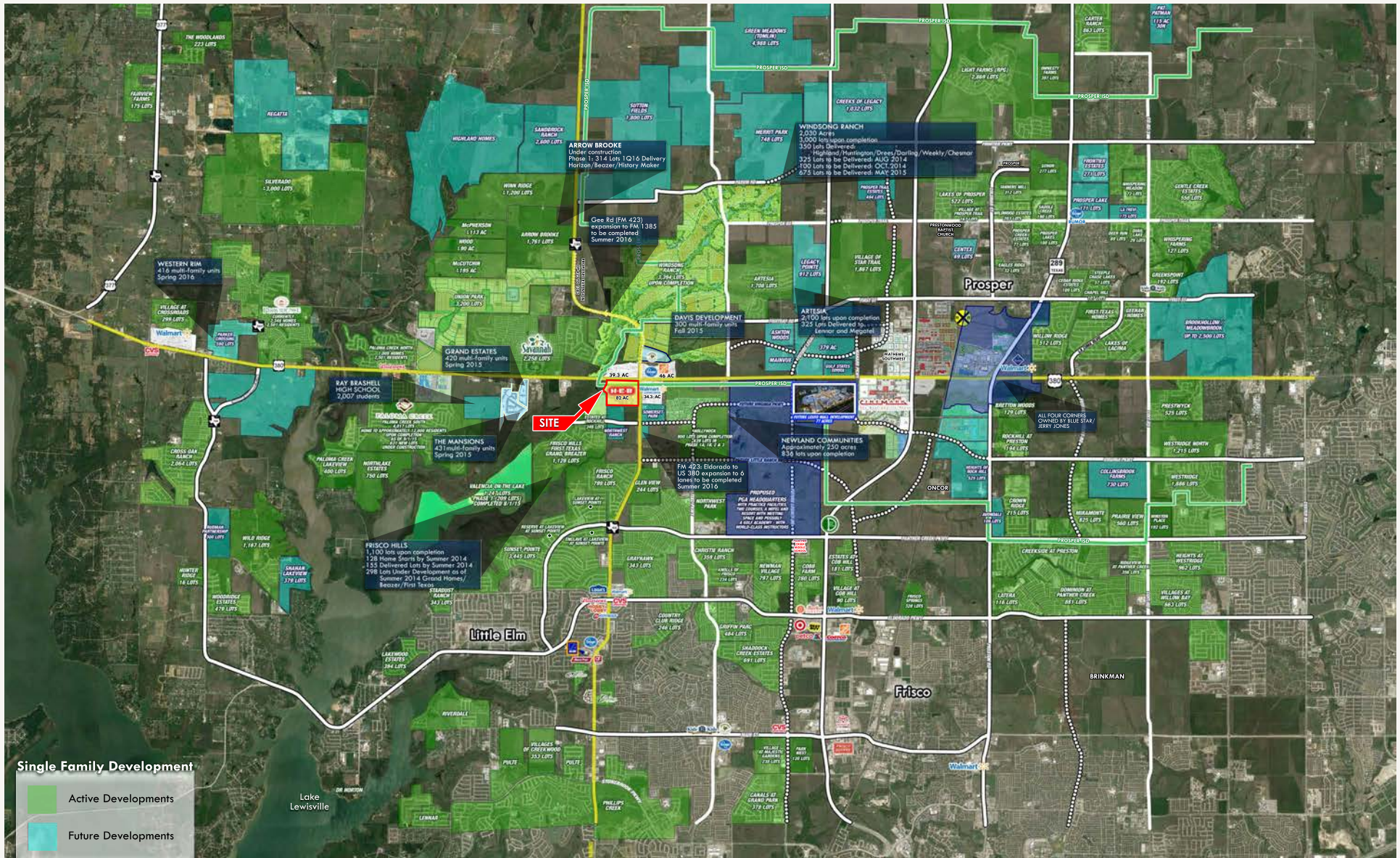
# 4 Corners Site Plan

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# Aerial

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# Images January 2026

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