



Now Pre-Leasing

# FUTURE RETAIL

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

VENTURE

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# Metrics

SWC Hwy 380 & FM 423  
Frisco, TX 75033

## Location

SWC Hwy 380 & FM 423  
Frisco, TX 75033

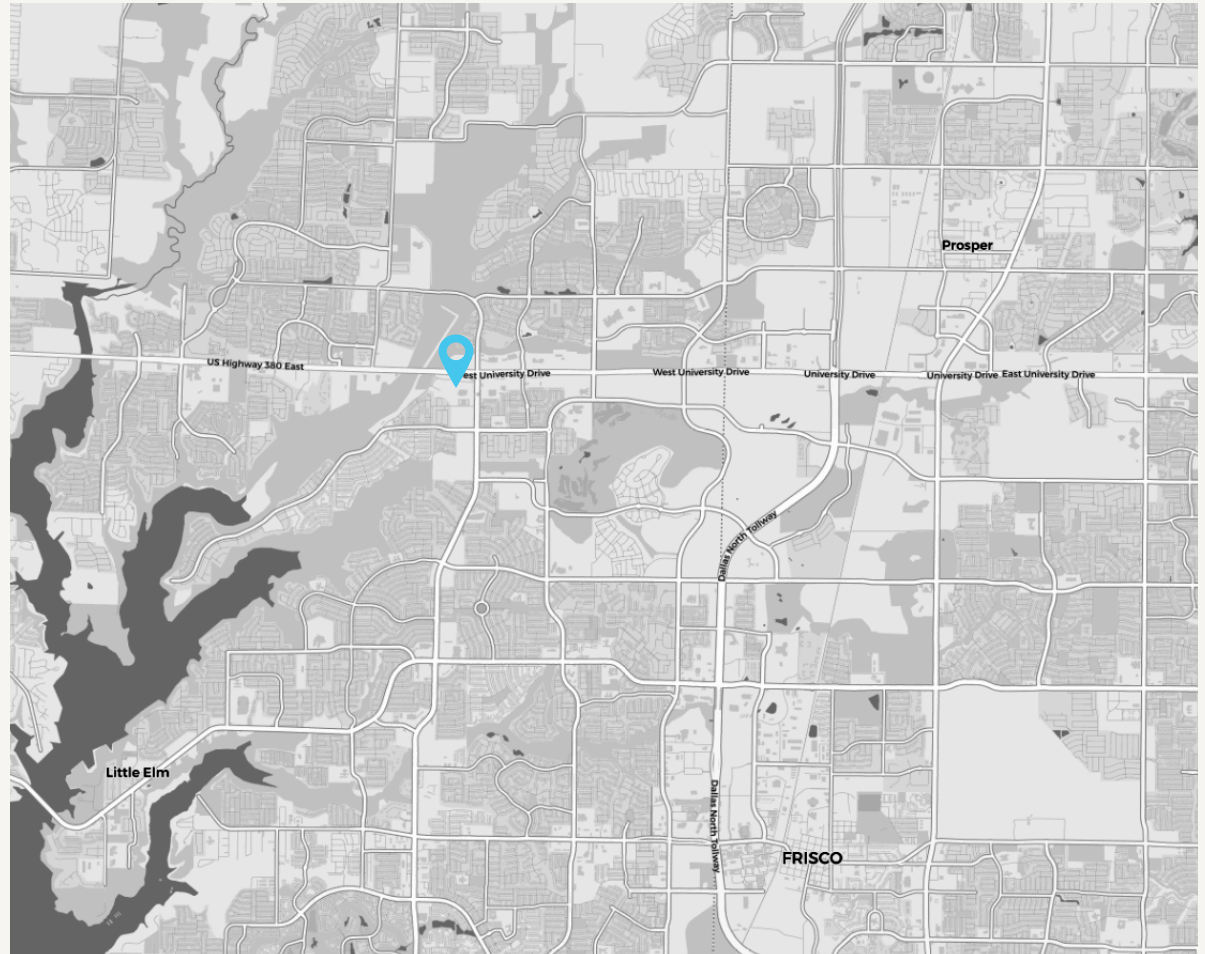
## Size

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

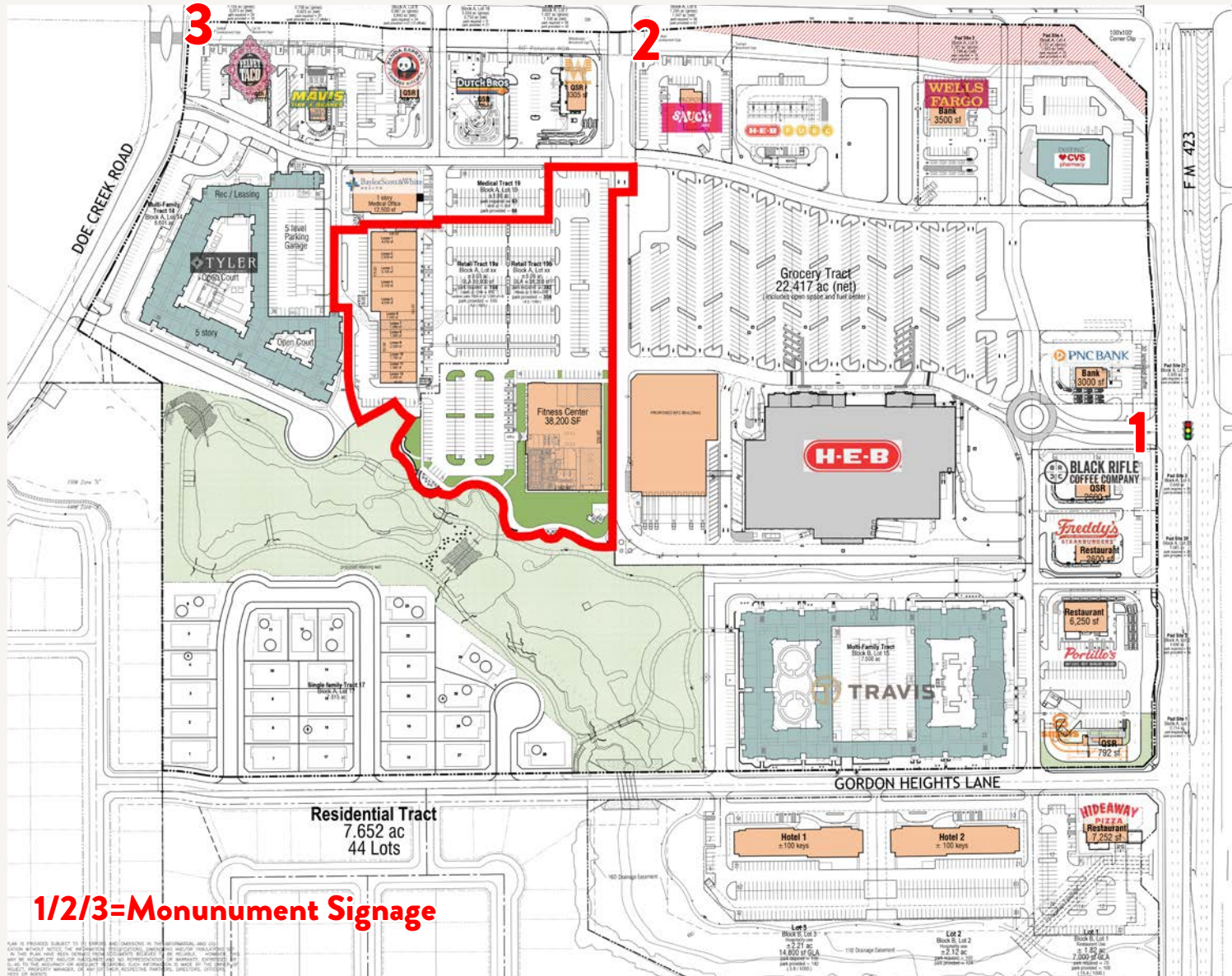
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1. HEB is open. HEB average store volume is double most other grocers
2. Walmart recently opened on the SEC joining Academy Sports
3. Windsong Ranch directly north of the site totals 3,200 lots
4. Kroger Marketplace and Home Depot open on the NEC of 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

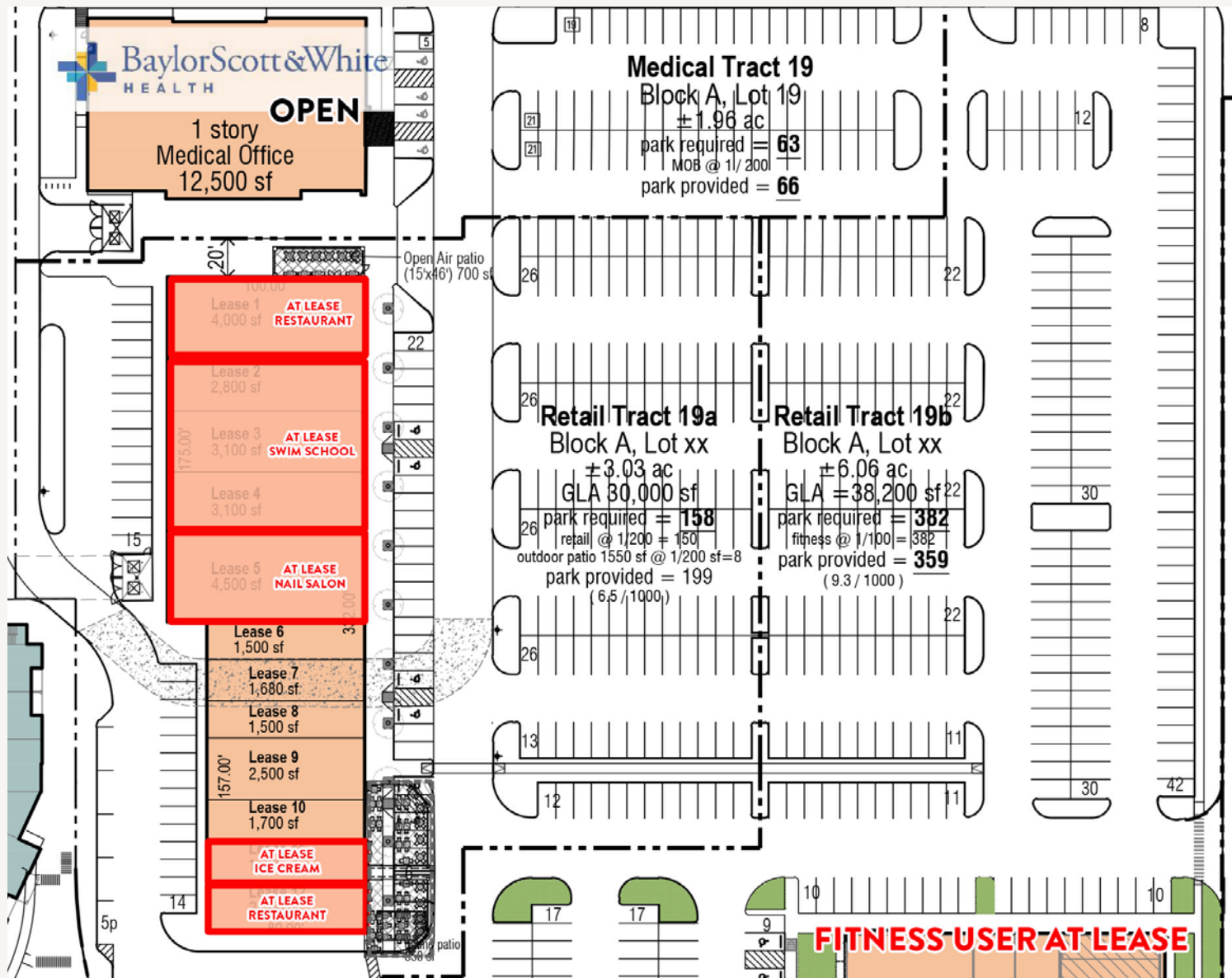
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# Retail Site Plan

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# Proposed Monument Signs

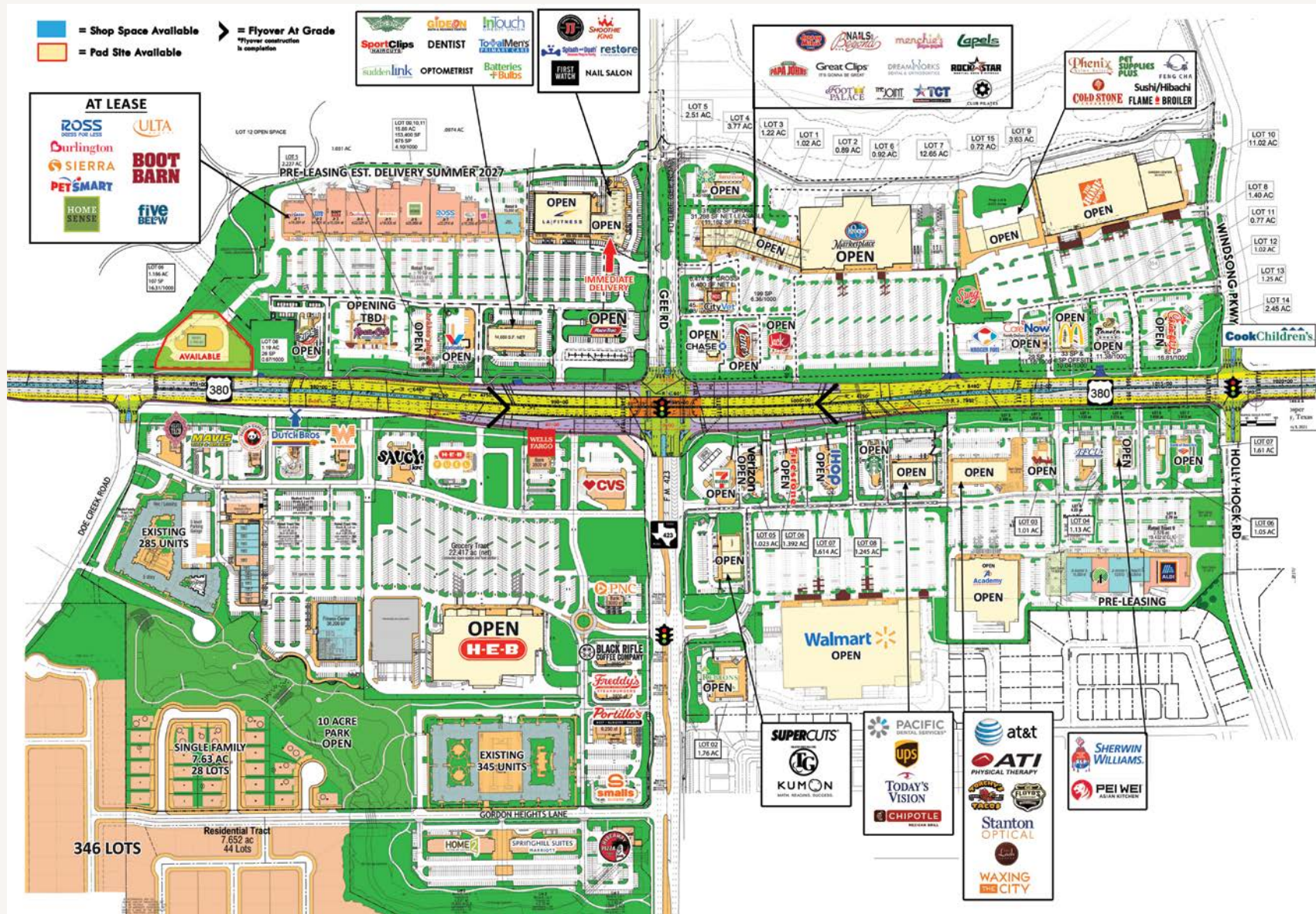
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# 4 Corners Site Plan

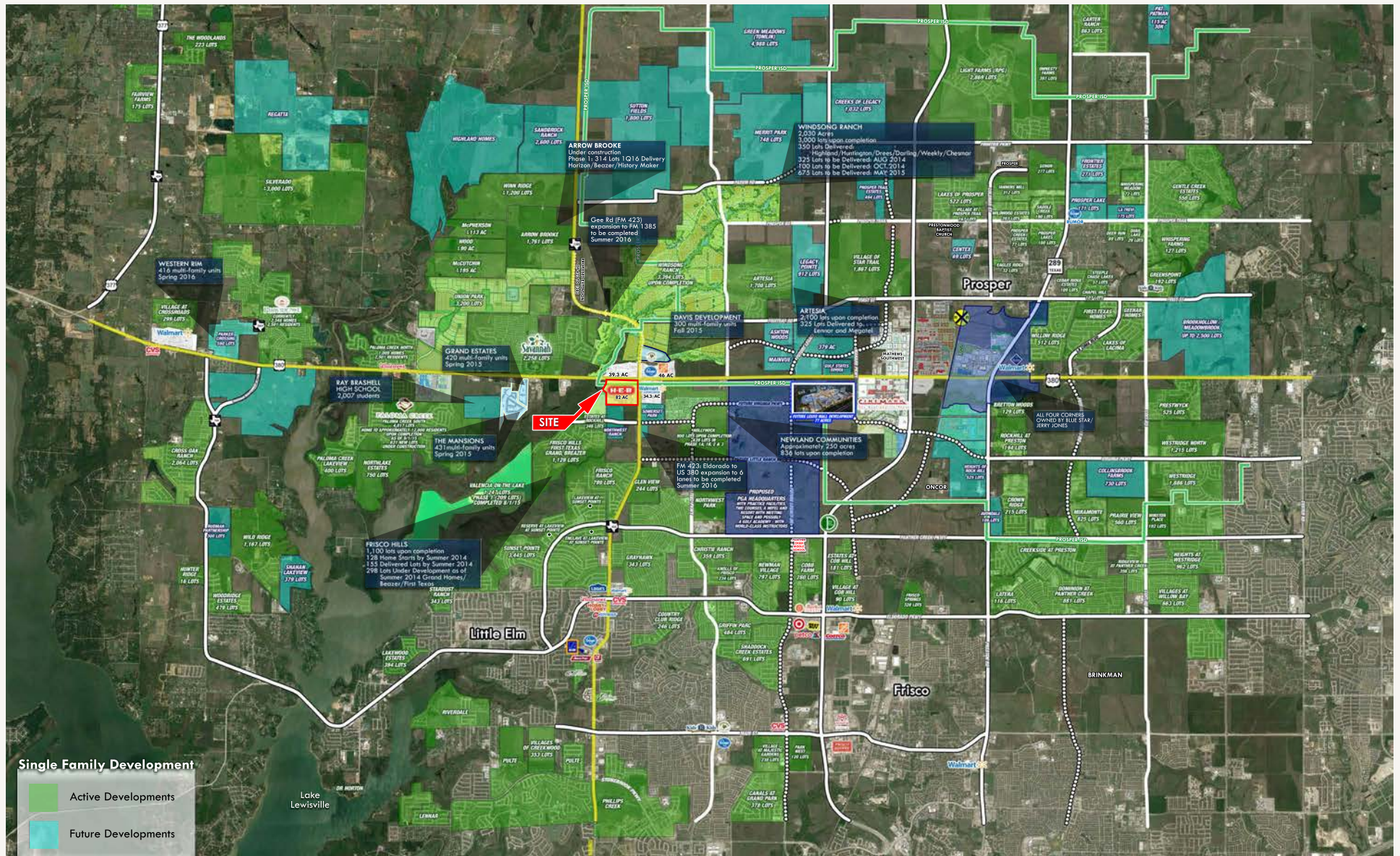
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# Aerial

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# Images January 2026

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FM 423  
Frisco, TX 75033



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# VENTURE

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# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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<b>Designated Broker of Firm</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
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