

±10.64 ACRES FOR SALE

NEC STONEBROOK PKWY & 4TH ARMY DR
FRISCO, TX

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PARTNER **XTEAM**
RETAIL ADVISORS

HIGHLIGHTS

- ★ PER CITY OF FRISCO, POTENTIAL FOR HIGH DENSITY RESIDENTIAL/ TOWNHOME USE
- ★ HOME VALUES IN EDGESTON DEVELOPMENT ARE PRICE \$560-1.2MM
- ★ CLOSE PROXIMITY TO ELEMENTARY, MIDDLE & HIGH SCHOOL IN FRISCO ISD WITHIN .6-MI OF SITE

ZONING

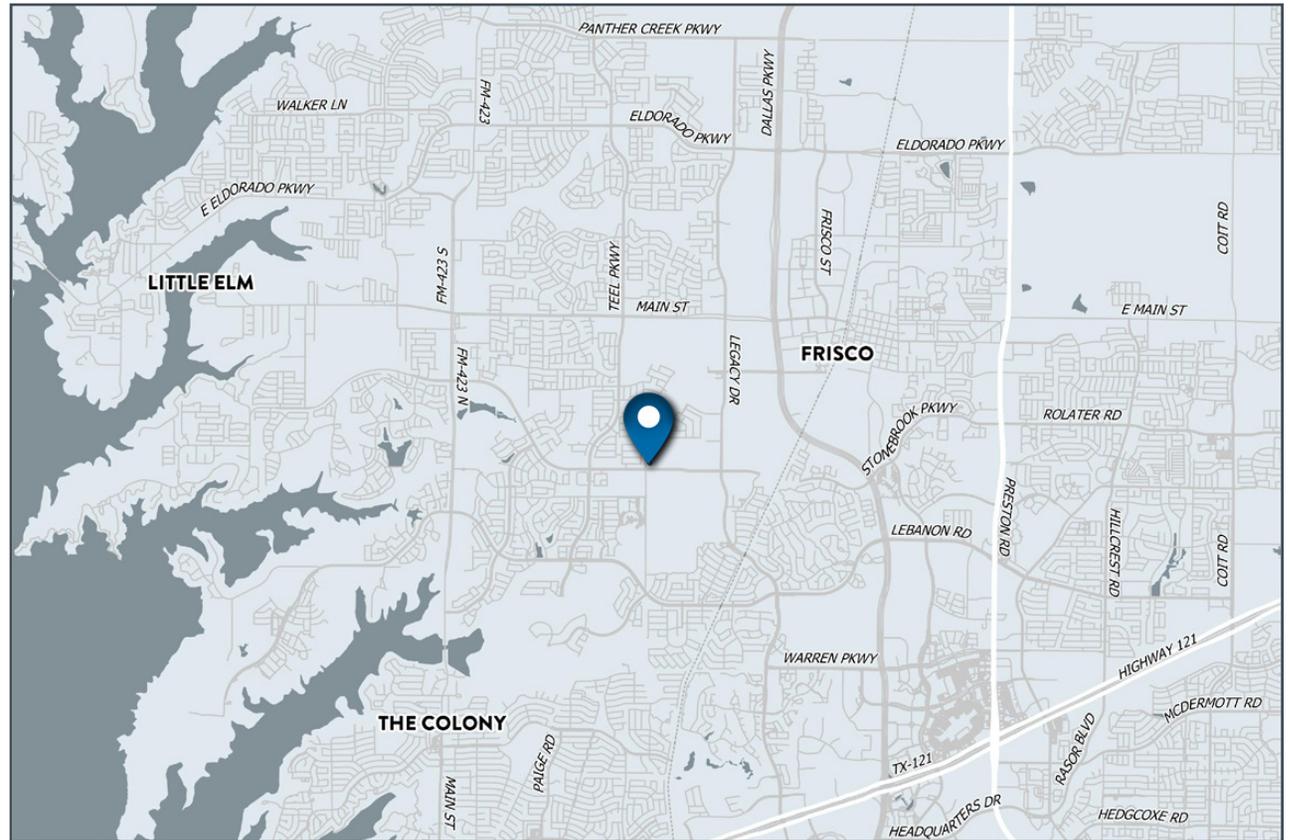
PD 245
 PROPERTY FALLS UNDER PD-245 WHICH ALLOWS USES PERMITTED IN FRISCO'S PATIO HOME (PH), SINGLE FAMILY-7 (SF-7), SINGLE FAMILY-8.5 (SF-8.5), SINGLE FAMILY-10 (SF-10) DISTRICTS.

WILL LIKELY REQUIRE A REZONE BECAUSE OF PD RESTRICTIONS. PER JOHN LETTELLEIR WITH CITY OF FRISCO, HIGH DENSITY RESIDENTIAL SHOULD BE ALLOWED. INCLUDES SF, TOWNHOMES, DAY CARE, RESTAURANT BY SUP, ETC.

UTILITIES

WATER
 36" RUNNING ALONG WEST SIDE OF PROPERTY OFF 4TH ARMY DRIVE

SS
 16" RUNNING ALONG WEST SIDE OF PROPERTY OFF 4TH ARMY DRIVE



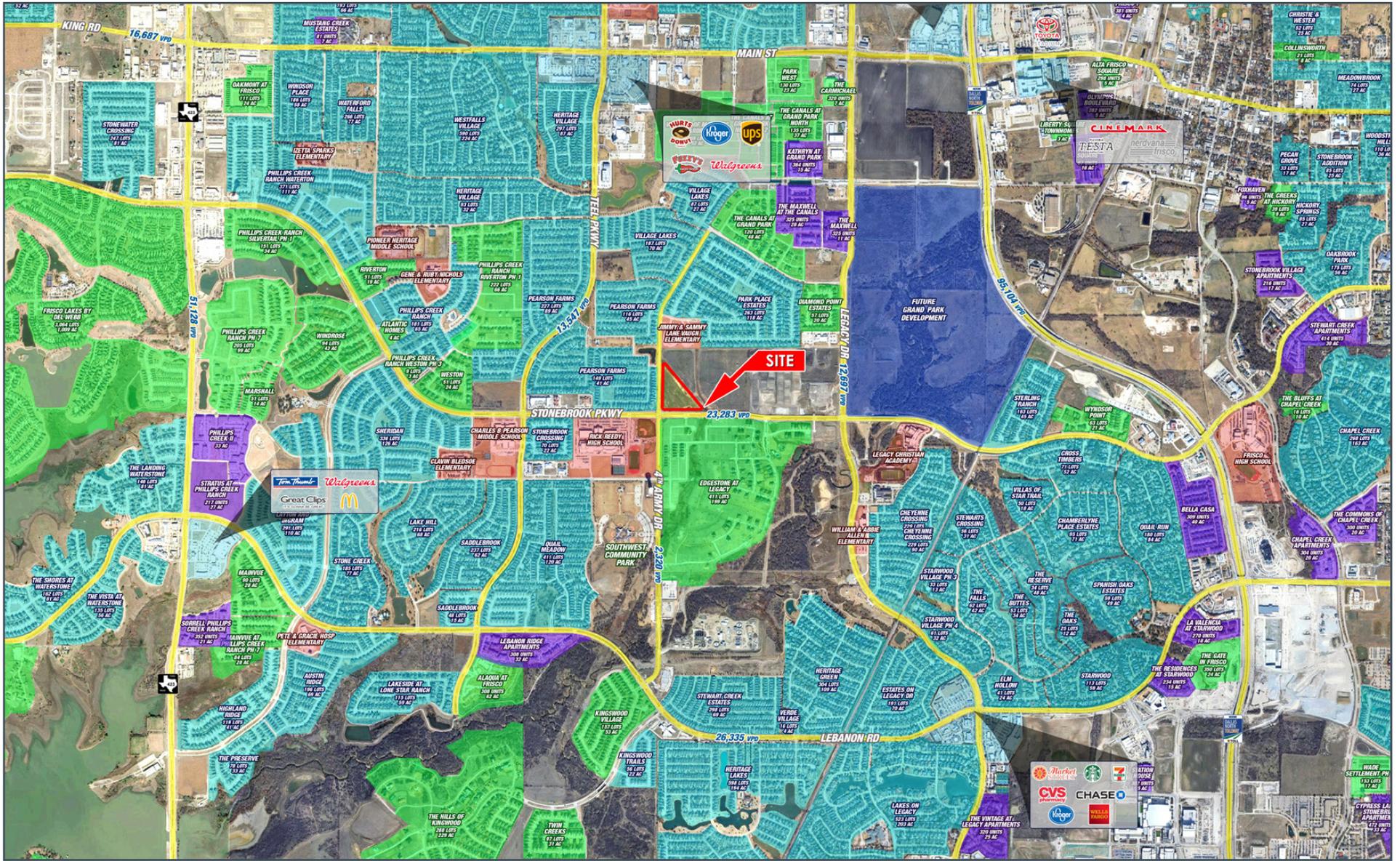
2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,990	93,919	252,465
EST. DAYTIME POPULATION	3,033	54,329	169,893
EST. AVG. HH INCOME	\$145,490	\$148,148	\$127,816

AREA ATTRACTIONS



BF Phillips Community Park





8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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.

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 supervised by a broker to perform any services 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:

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- **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.
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 - 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.

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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Kenneth Reimer	428933	kreimer@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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