



 **VENTURE**

± 5.56 ACRE CORNER FOR SALE

SWC LEGACY DR & STONEBROOK PKWY
FRISCO, TX

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PARTNER **XTEAM**
RETAIL ADVISORS

HIGHLIGHTS

- ★ **HARD CORNER WITH LEGACY ADDRESS IN FRISCO**
- ★ **MEDIAN BREAK ON STONEBROOK**
- ★ **FUTURE GRAND PARK ACROSS STREET**
- ★ **\$560-1.2M HOMES DIRECTLY NORTH & WEST OF SITE**
- ★ **9 SCHOOLS WITHIN A 1.5 MILE RADIUS**

ZONING

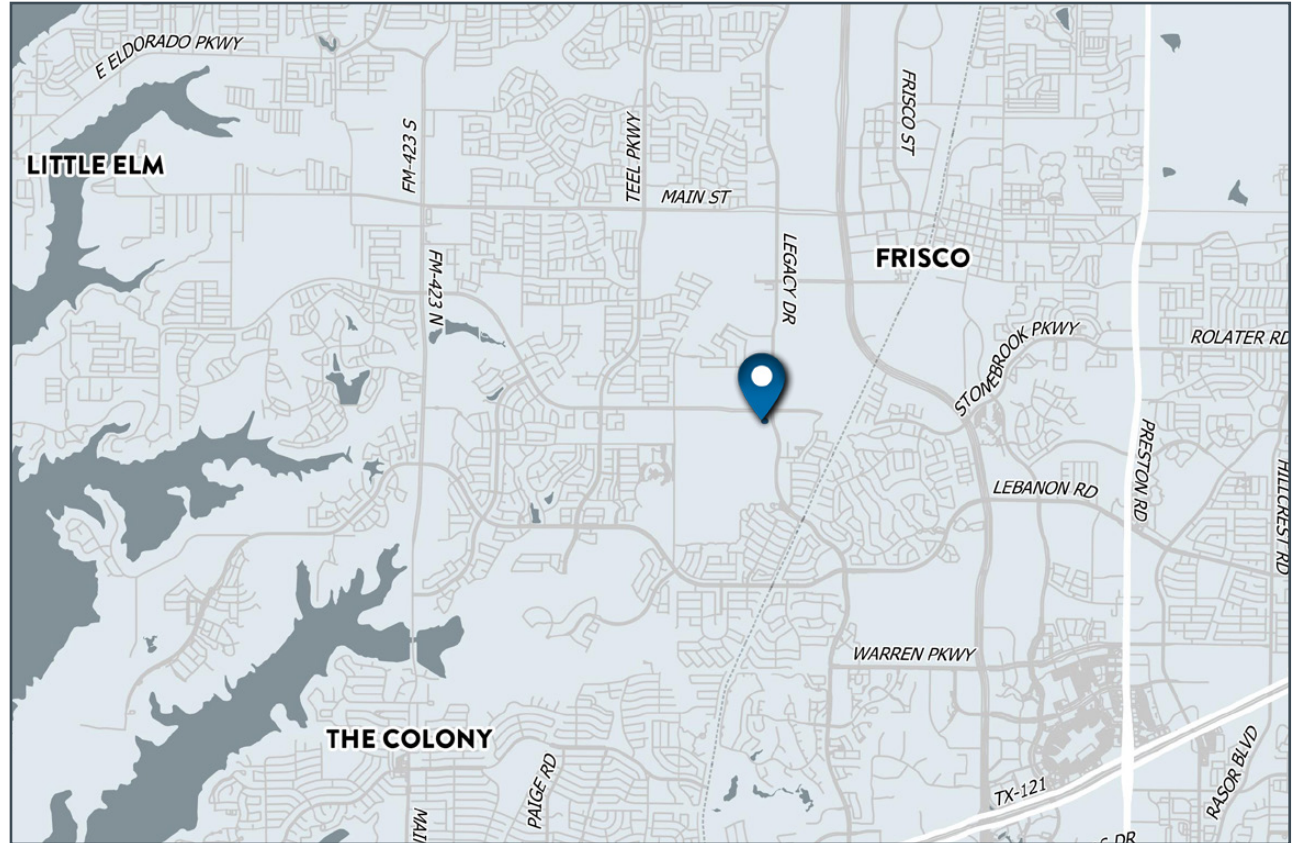
PD 245
 PROPERTY FALLS UNDER PD-245 WHICH ALLOWS USES PERMITTED IN FRISCO'S PATIO HOME (PH), SINGLE FAMILY-7 (SF-7), SINGLE FAMILY-8.5 (SF-8.5), SINGLE FAMILY-10 (SF-10) DISTRICTS.

WILL LIKELY REQUIRE A REZONE BECAUSE OF PD RESTRICTIONS. PER JOHN LETTELLEIR WITH CITY OF FRISCO, SOME LIGHT COMMERCIAL, INCLUDING BANK AND OFFICE, SHOULD BE ALLOWED.

UTILITIES

WATER
 18" RUNNING ON NORTH SIDE OF SITE

SS
 SOUTH OF SITE



2019 DEMOGRAPHIC SUMMARY

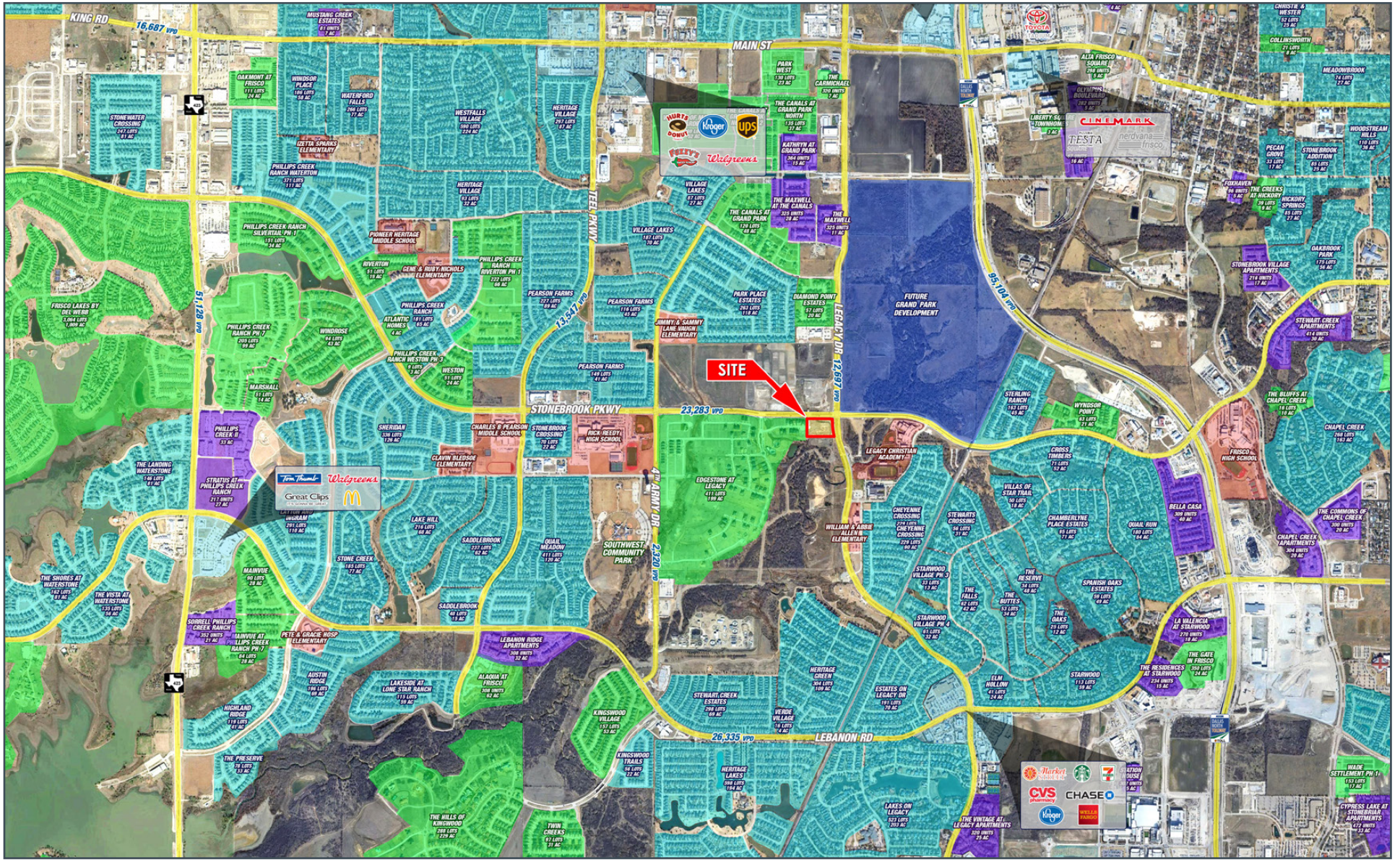
| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION | 8,940 | 98,060 | 257,383 |
| EST. DAYTIME POPULATION | 3,530 | 67,407 | 176,268 |
| EST. AVG. HH INCOME | \$188,821 | \$136,814 | \$130,937 |

AREA ATTRACTIONS











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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:

- **AS AGENT OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
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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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| | | | |
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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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| Agent’s Supervisor’s Name | License No. | Email | Phone |
| Anne Bryan | 713115 | abryan@venturedfw.com | 214-378-1212 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

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