

For Sale

The Commons of Chapel Creek

SUNNYVALE CIR

GARDEN CIR

ARBOR CIR

SHADE TREE CIR

OLD LEBANON RD

Scottish Rite for Children Orthopedic and Sports Medicine Center

Villas of Chapel Creek

SITE ±1 Acre

SITE ±1.1 Acres

RaceTrac



First Citizens Bank

NewQuest

±2.1 ACRES – FRISCO, TX

Parkwood Boulevard and Lebanon Road | Frisco, Texas
±1 - 2.1 Acres Available for Sale

Nick Ramsey
281.477.4359 | nramsey@newquest.com

±2.1 Acres Available for Sale in Frisco, Texas

- ±1 - 2.1 acres for sale in Frisco, Texas, one of the fastest-growing cities for the past two decades.
- Located near The Mix, an expansive 112-acre mixed development set to debut in 2026 at the southwest corner of Parkwood Boulevard and Lebanon Road. The Mix will feature 40,000 SF Whole Foods, 1.1 million square foot of commercial office space and a 650-room Class A Hotel.

Nick Ramsey

nramsey@newquest.com

281.477.4359

Approximate Size:	±1 - 2.1 acres
Price:	Contact broker
School District:	Frisco ISD
Traffic Counts:	Approx. 22,092 VPD on Parkwood Blvd. Approx. 27,981 VPD on Lebanon Rd.



20% POPULATION GROWTH
within 3 miles from 2020 to 2023



\$174K AVERAGE HOUSEHOLD INCOME
within 5 miles



327,009 POPULATION
within 5 miles





Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	5,190	48,317	119,134
Current Population	12,577	126,755	327,009
2020 Census Average Persons per Household	2.42	2.62	2.74
2020 Census Population	12,521	105,669	283,272
Population Growth 2020 to 2023	0.45%	19.96%	15.44%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	33.78%	30.60%	24.69%
2 Person Households	23.49%	25.36%	24.98%
3+ Person Households	42.73%	44.04%	50.34%
Owner-Occupied Housing Units	44.72%	52.40%	58.98%
Renter-Occupied Housing Units	55.28%	47.60%	41.02%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	52.01%	54.16%	51.22%
Black or African American	13.56%	11.07%	10.75%
Asian or Pacific Islander	16.70%	21.74%	26.34%
Other Races	17.02%	12.55%	11.24%
Hispanic	19.76%	14.13%	12.74%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$112,463	\$144,570	\$174,467
Median Household Income	\$93,817	\$128,366	\$146,992
Per Capita Income	\$49,335	\$56,724	\$64,860
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	8.65%	10.18%	9.84%
Estimated Bachelor's Degree	38.90%	39.04%	39.19%
Estimated Graduate Degree	23.09%	24.97%	27.62%
AGE	1 MILE	3 MILES	5 MILES
Median Age	34.6	36.4	36.4

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 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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Nick Ramsey	683176	nramsey@newquest.com	281.477.4359
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

REBRAND_AA_05.06.24