

SHOPS AT CREEKSIDE

LUXURY NAIL SPA & HAIR SALON AVAILABLE

FRISCO, TEXAS





PROPERTY OVERVIEW

Inroads Realty is pleased to announce a 4,981 SF former luxury nail salon space for lease. Beautifully appointed and available immediately!

Shops at Creekside is a neighborhood retail development at the intersection of Preston Road and Mockingbird Lane in Frisco, Texas. Located directly across Mockingbird Lane is the new UNT at Frisco campus. The campus currently serves 5,000 students daily, with plans to expand to 20,000 students over the next 20 years.

Adjacent to the Shops at Creekside will be Frisco's 2,500-acre Fields development on the Dallas North Tollway. The \$520 million mixed-use development is home to the PGA of America headquarters and two championship golf courses. The massive development will also include more than 10,000 homes and 18 million square feet of commercial space.

The easternmost portion of the Fields Development will be University Village, a stunning campus community. This community borders the UNT at Frisco campus and will encompass student housing, multi-family, retail, restaurants, grocers, and breathtaking outdoor spaces.



LEASING INFORMATION

- **Available:** 4,981 SF former nail salon
- Center features Preston Road frontage
- Across from UNT at Frisco campus
- Rate: \$32/PSF + NNN

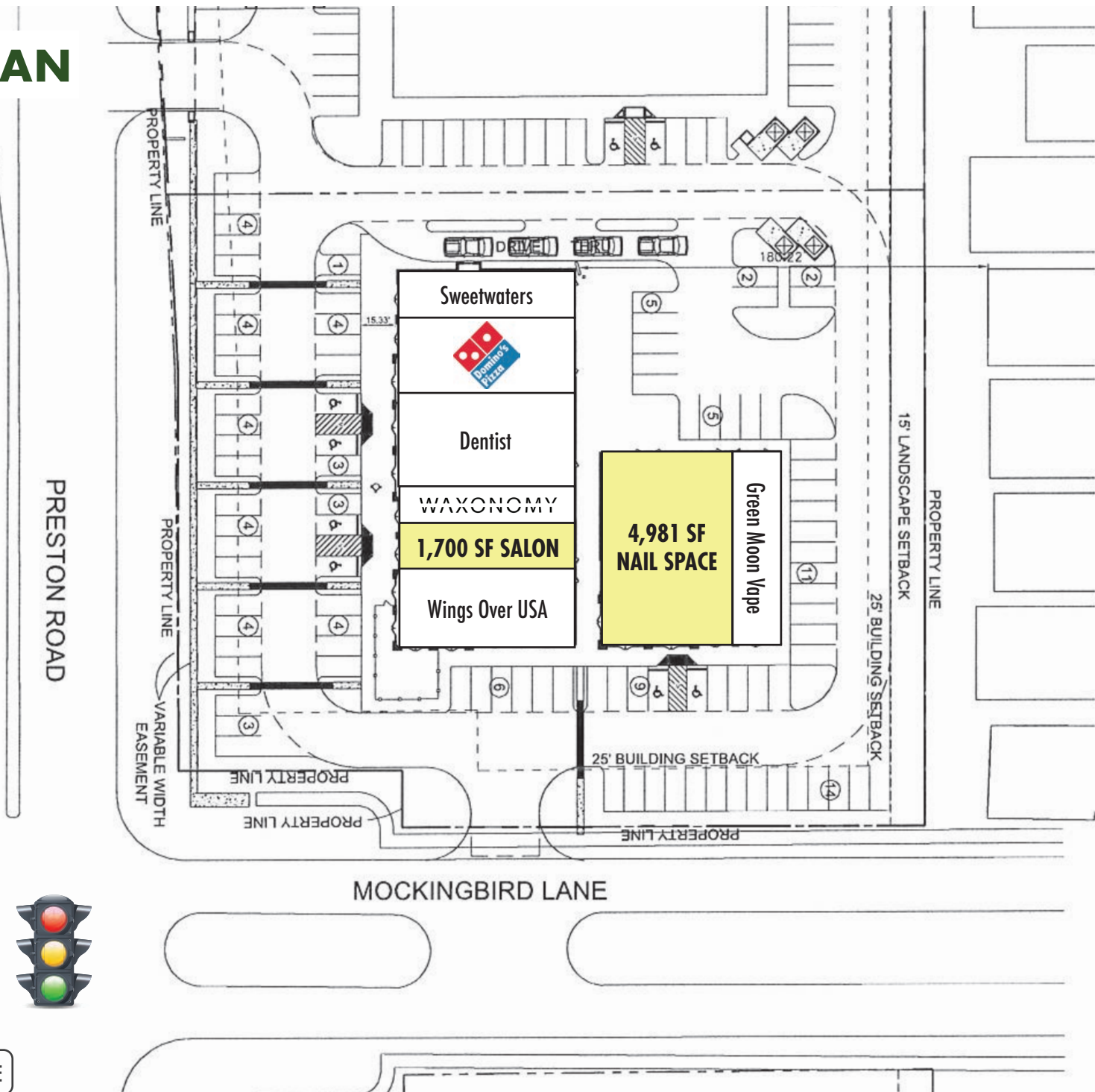
NAIL SALON SPACE



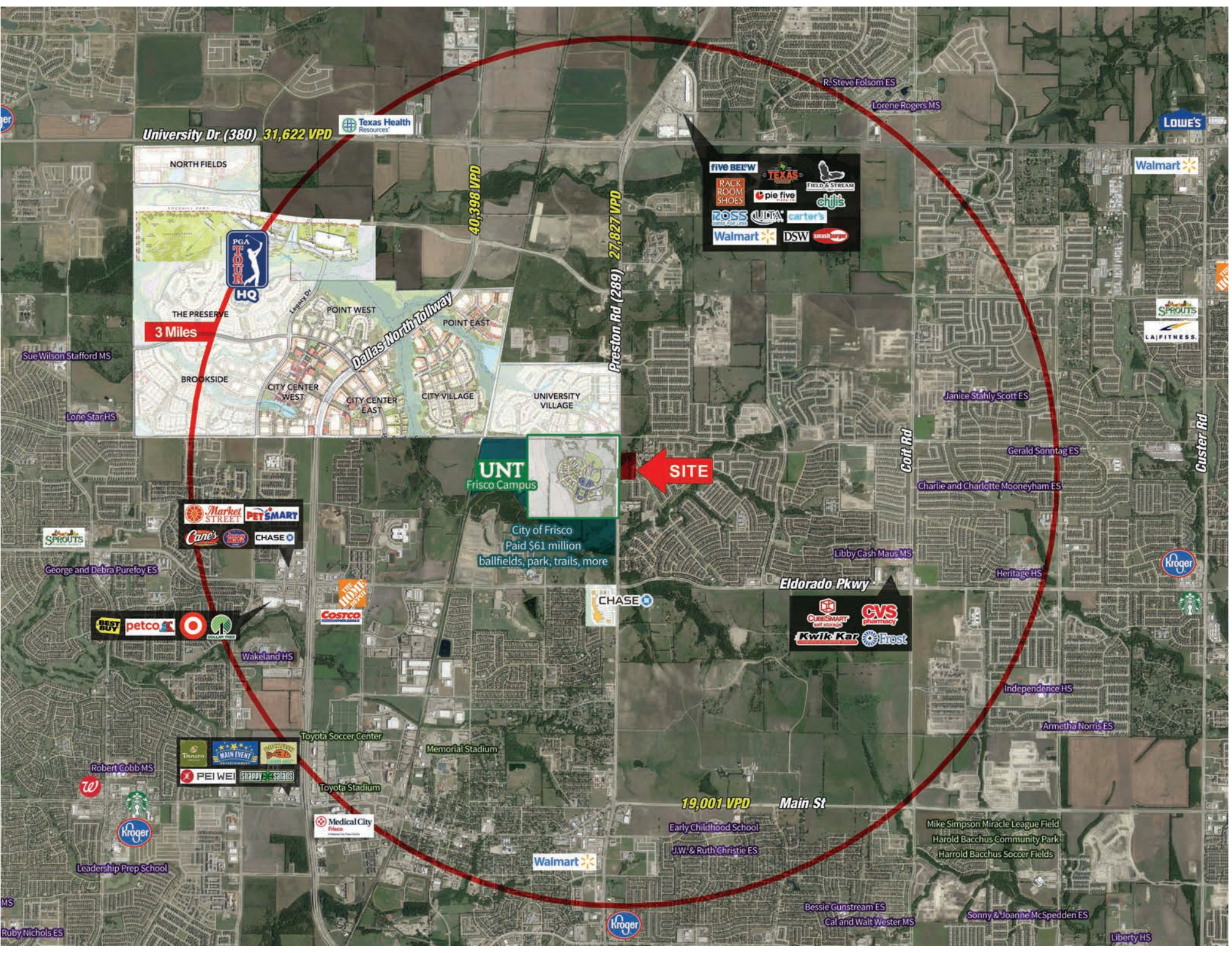
HAIR SALON SPACE



SITE PLAN



 AVAILABLE



University Dr (380) 31,622 VPD

40,398 VPD

Preston Rd (289) 27,827 VPD

PGA TOUR HQ

3 Miles

Dallas North Tollway

NORTH FIELDS

THE PRESERVE

POINT WEST

POINT EAST

BROOKSIDE

CITY CENTER WEST

CITY CENTER EAST

CITY VILLAGE

UNIVERSITY VILLAGE

FIVE BEE'W

TEXAS

RAK ROOM SHOES

pie five

FIELD & STREAM

chili's

ROSS

ULTA

carter's

Walmart

DSW

Walmart

UNT Frisco Campus

SITE

City of Frisco Paid \$61 million ballfields, park, trails, more

Market Street

PETSMART

Cane's

CHASE

BEST BUY

petco

Target

Costco

CUBESMART

CVS Pharmacy

Kwik-Kar

Frost

PEI WEI

SHARPE'S

19,001 VPD Main St

Medical City Frisco

Walmart

Kroger

LOWE'S

Walmart

SPROUTS

LA FITNESS

Kroger

Starbucks



3 Miles

Dallas North Tollway

THE PRESERVE

POINT WEST

POINT EAST

BROOKSIDE

CITY CENTER WEST

CITY CENTER EAST

CITY VILLAGE

UNIVERSITY VILLAGE

R. Steve Folsom ES

Lorene Rogers MS

Sue Wilson Stafford MS

Lone Star HS

Janice Stahly Scott ES

Gerald Sonntag ES

Charlie and Charlotte Mooneyham ES

Libby Cash Maus MS

Heritage HS

George and Debra Purefoy ES

Wakeland HS

Eldorado Pkwy

Independence HS

Armetta Norris ES

Toyota Soccer Center

Memorial Stadium

Toyota Stadium

Robert Cobb MS

Early Childhood School

J.W. & Ruth Christie ES

Mike Simpson Miracle League Field
Harold Bacchus Community Park
Harold Bacchus Soccer Fields

Leadership Prep School

Bessie Gunstream ES
Cal and Walt Wester MS

Sonny & Joanne McSpedden ES

MS
Ruby Nichols ES

Liberty HS

Coit Rd

Custer Rd

DEMOGRAPHICS



PEOPLE

*POPULATION	179,656
MEDIAN AGE	36.6 yrs
UNDER 5 YRS	6.3%
SCHOOL-AGE (5-17 YRS)	25.1%
ADULTS (18-64 YRS)	60.7%
OVER 65 YRS	7.9%
WITH DISABILITY	5.5%

RACE

%

WHITE	65.9
BLACK	6.4
AMERICAN INDIAN	0.5
ASIAN	20.7
OTHER RACE	1.6
2 OR MORE	4.8
HISPANIC (ANY RACE)	14.1

ECONOMICS

MEDIAN HOUSEHOLD INCOME	\$122,302
*AVG ASSESSED HOME VALUE	\$412,706
*MEDIAN HOME VALUE	\$381,690
MEDIAN MONTHLY OWNER COSTS	\$2,198
MEDIAN MONTHLY RENTER COSTS	\$1,449
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)	
OWNER OCCUPIED	19.2%
RENTER OCCUPIED	49.6%

LABOR FORCE PARTICIPATION

72.7%

UNEMPLOYMENT RATE	3.2%
POVERTY RATE	4.8%
AVG COMMUTE (MIN)	30.1

EDUCATIONAL ATTAINMENT (25 YRS+)

> HIGH SCHOOL DIPLOMA	96.3%
BACHELORS DEGREE	35.4%
GRADUATE DEGREE	26.2%



Source: City of Frisco
 Census data from 2017 American Community Survey 1-year estimates.
 *City of Frisco estimates as of January 1, 2018.



CONTACT

Taylor LeMaster

(972) 764-6004

tlemaster@inroadsrealty.com



INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations

as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.



Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)