



Frisco Street and All Stars Avenue

SportsVillage

AVISON
YOUNG

For Sale

3.73 Acre Development Parcel

Frisco, TX

SportsVillage

Development opportunity in one of the fastest-growing communities in North Texas.

The submarkets unparalleled success has far exceeded the vision of what it would one day be. The SportsVillage tract prominence is validated by the surrounding high profile tenancy and developments.

[All Stars Avenue and Frisco Street, Frisco, TX](#)



FRISCO SPORTSVILLAGE AMENITIES

- Situated ¼ mile from the Dallas North Tollway across Frisco Street from Toyota Park's 17 championship outdoor soccer fields and Frisco Square, a 147-acre mixed-use development
- Within walking distance to FieldhouseUSA Frisco, home to EXOS, a world-class training facility
- 18,200 SF retail/medical plaza that is 100% leased
- Home to Frisco Paintball, Pediatrics Plus School, Eagle Gymnastics, Dallas Patriots Baseball Club, Spirit Extreme Cheer and Frisco Flyers
- Upon full buildout, SportsVillage will be home to a combination of restaurants, retail shops, mixed-use development, medical and professional office, hotels, and sports facilities
- There is an anticipated attendance of 2,500,000 annually upon full buildout
- 103-room, five-story Hampton Inn & Suites hotel opened in April, 2015

Site Overview

Located on All Stars Avenue and John W. Elliott in Frisco, Texas. Zoned PD-165 C-1 Planned Development Commercial. The eastern portion of the tract is under construction by Garages of Texas and All Storage has developed a state of the art self-storage concept on the western portion, leaving approximately 3.73 prime net acres for sale. The property is located in a high-growth area with strong demographics and boundless amenities, making the All Stars Avenue frontage ideal for value office or medical office space. A wide variety of uses including office/flex, entertainment, medical or specialty schools are desired and will compliment Fieldhouse USA.



3.73 Acres

Office | Retail | Flex | Entertainment | Medical
| Specialty School Development

All Stars Avenue and Frisco Street, Frisco, TX



Location

.4 miles to FieldHouseUSA Frisco

.6 miles to Toyota Stadium

1 mile to Frisco Fresh Market

1 mile to Frisco Square

1.3 miles to Medical City, Frisco

5 miles to The Star

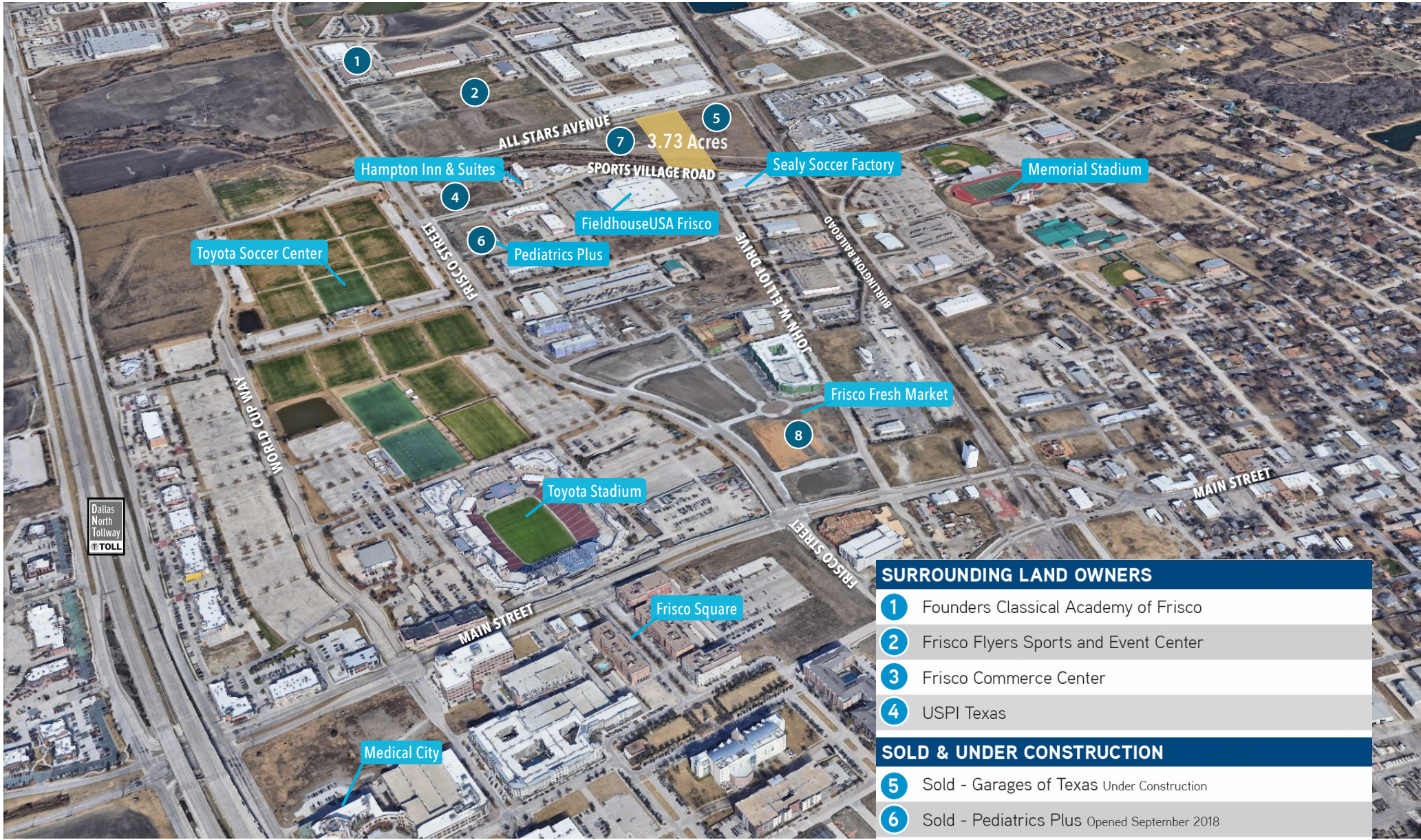
5 miles to Stonebriar Mall

25 miles to DFW Airport

25 miles to Dallas Love Field Airport

28 miles to Dallas CBD/Uptown

CONVENIENT ACCESS TO DALLAS N TOLLWAY
1.4 MILES AWAY



SURROUNDING LAND OWNERS

- 1 Founders Classical Academy of Frisco
- 2 Frisco Flyers Sports and Event Center
- 3 Frisco Commerce Center
- 4 USPI Texas

SOLD & UNDER CONSTRUCTION

- 5 Sold - Garages of Texas Under Construction
- 6 Sold - Pediatrics Plus Opened September 2018
- 7 Sold - All Star Storage

Mixed-Use Market Development

- 8
 - Farmers Market
 - Waterford Market Apartments - 381 Units
 - Holiday Inn Express & Candlewood Suites
 - La Quinta Del Sol Under Construction

Growth Path Location Easily Accessible

Minutes from Dallas North Tollway, Preston Rd (289), and Hwy 380

Demographics

Dallas-Fort Worth Economic and Demographic Overview

The low cost of living and favorable business climate continues to attract large corporations to the Dallas/Fort Worth (DFW) metroplex, which has resulted in a substantial employment and population boom. DFW has added over half a million people to the labor force in the last five years.



10,676,844
Will live in the DFW area by 2030



Dallas ranked **FIRST** in the nation **for the number of jobs added** in 2019.



Dallas-Ft. Worth has a highly educated workforce. The area is host to **15 major universities** and **7 community college districts**, with a combined total of over **366,000** enrollees. Multiple universities have reached, or are working towards **tier one** research institution status.



\$63,812
MEDIAN HOUSEHOLD INCOME



2.95 M
TOTAL HOUSEHOLDS



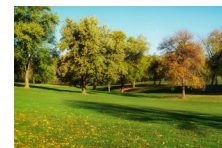
#1 Place
FOR BUSINESS AND CAREER
Forbes Magazine



415+
CITY PARKS



34.6
MEDIAN AGE



21,100
ACRES OF PARKLAND

FRISCO PROFILE



Population
196,735



Median Household Income
\$131,989



Average Home Value
\$515,409



Median Age
\$37.7 years



Bachelor's Degree or Higher
67.1%



48 Parks
56 Miles Hiking/Biking Trails

RELEVANT DEVELOPMENTS

PROJECTS PROPOSED AND UNDER CONSTRUCTION



1 The PGA of America
 Rockhill Prkwy–E of DNT
 Class A Office-HQ
 Delivers March 2022
 100,000 sf



5 The Margo
 4545 Mission Ave
 Multifamily Apartments
 Delivers February 2021
 571,482 sf



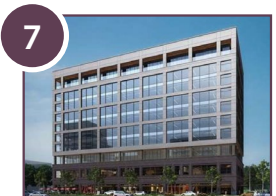
2 6266 Frisco Square
 6266 Frisco Square Blvd
 Multifamily Apartments
 Delivers June 2021
 422,754 sf



6 Lifetime Fitness
 4900 Throne Hall Dr
 Retail/Health Club
 Delivers April 2020
 126,000 sf



3 The Kilby
 8455 Grace St
 Multifamily Apartments
 Delivers August 2020
 260,000 sf



7 Railhead Tower
 10000 Dallas N Tollway
 Class A Office
 Breaks ground August 2020
 250,000 sf



4 The Patios at the Rail
 7561 W Main St
 Retail/Office
 Delivers June 2020
 37,000 sf

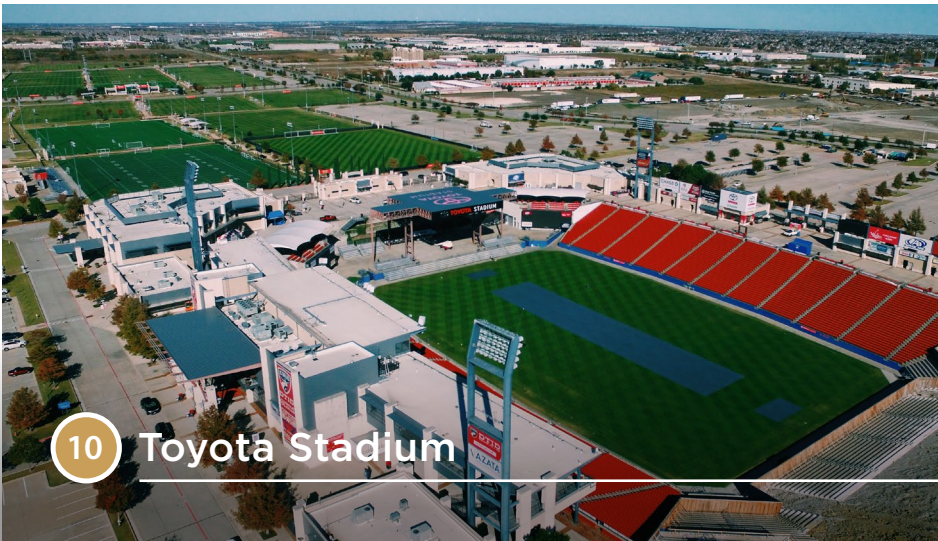


8 Stonebrook Building II
 6765 Salt Cedar Way
 Class A Office
 Breaks ground June 2020
 120,000 sf





9 Frisco Square



10 Toyota Stadium



11 Frisco Station

Great Neighbors

NEARBY DEVELOPMENTS

FRISCO SQUARE

Frisco Square is a 147-acre mixed use project located just south of the Property at the southeast corner of Main Street and the Dallas North Tollway. Developed as a 1920's vintage style downtown development, it opened in 2005 with its first office building. Frisco Square offers a variety of award-winning restaurants and access to entertainment at Cinemark Next Gen-XD Theater. The Frisco Library, Heritage Village and Museum, Frisco Arts Discovery Center & Black Box Theater, the SciTech Discovery Center (and the impending Museum of the American Railroad) are unique attributes that further set apart life at Frisco Square. Frisco's City Hall and offices for Collin County are located in the heart of Frisco Square as well.

TOYOTA STADIUM

Toyota Stadium, home of the FC Dallas Major League Soccer team, is the first large scale soccer facility of its type in the United States. The 140-acre, \$81 million facility draws an estimated 1.4 million spectators and participants annually. The 21,193 seat professional soccer stadium has 17 tournament grade fields and hosts other outdoor events and concerts. FC Dallas Stadium, which opened in 2005, is the second of the three soccer-specific stadiums in Major League Soccer to have been built through the initiative of the Hunt Sports organization. The stadium is undergoing renovations which will include the National Soccer Hall of Fame and Museum, which had its grand opening in the fall of 2018.

FRISCO STATION

Frisco Station is a 242 acre new-urban development surrounding The Star in Frisco, along the northwest area of Dallas North Tollway and Warren Parkway. This \$1 billion development is backed by The Rudman Partnership, Hillwood Properties, and Van Trust Real Estate. When completed, the development will include more than 4 million square feet of Class A office space, 2,400 apartments, retail, restaurants, entertainment spaces, and medical facilities. Outdoor living will be a prominent theme throughout the development and include pocket parks and spaces for patio dining, informal meetings, and outdoor music. Frisco Station's first office tower was completed in November 2017, and its first multifamily development was completed in July 2018.



12 The Star

Great Neighbors

NEARBY DEVELOPMENTS

THE STAR

Centered around the World Headquarters of the Dallas Cowboys, this \$2 billion joint venture between the Cowboys, Frisco ISD, and the City of Frisco will contain over 91 acres of entertainment spaces, retail, and restaurants. Two state-of-the-art outdoor practice fields and an indoor training facility will host the Cowboys in-season training. The Ford Center, a 12,000 seat indoor stadium, will be used for Frisco ISD high school games, Frisco Rattlers lacrosse games, and other events. A 300 room Omni-branded hotel and event center opened in July 2017.



13 The Gate

THE GATE

Just north of Frisco Station, The Gate, will provide a high-class welcome to Frisco for those traveling down the Tollway. The 41-acre mixed-use development is backed by \$700 million from Dubai-based Invest Group Overseas. Over one million square feet of high-rise luxury condos, 850,000 of Class A office space, and 100,000 square feet of retail and restaurant space will surround natural landscapes, including a natural pond. Through creating a walkable environment with luxury amenities, The Gate seeks to be a prime address to live, work, and play.



14 The Rail District

THE RAIL DISTRICT

The Rail District is a \$1.5 billion project that will include high-end office, multifamily, retail, and hotel around a central park. This 80-acre development is the first major mixed-used project north of Frisco's Main Street.

Great Neighbors

NEARBY DEVELOPMENTS

STONEBROOK BUSINESS PARK

Stonebrook Business Park is a Class A office-focused development located west of the Dallas North Tollway at Stonebrook Parkway. At full development, the park will contain 800,000 square feet including retail, a hotel, walking trails, and a wellness center.



15 Stonebrook Business Park



16 Frisco Market Center



17 Frisco Fresh Market

FRISCO MARKET CENTER

Frisco Market Center is a nearly 100-acre master planned development is a place where shopping, dining, entertainment and residential life connect together to create a one-of-a-kind experience. The property is located just across the Dallas North Tollway from Frisco Square on the northwest corner of Dallas North Tollway and Main Street. Anchored by a 65,000 square foot Main Event, the project includes retail, restaurant, high density multifamily, hotel, entertainment and a six-acre community Friscnity park centerpiece.

FRISCO FRESH MARKET

The Frisco Fresh Market brings over 150 local farmers, producers, producers, artisans, chefs and craftsmen together in their spacious indoor and outdoor marketplaces. The Market also features 12 distinct restaurants, private event spaces, a 2,300-square foot beer garden, more than a dozen specialty food vendors, entertainment, convenient storage spaces and a catering and demonstration kitchen. A 1-acre park and community lawn gives visitors the chance to enjoy their food purchases in a relaxing and festive outdoor setting.



Frisco Street and All Stars Avenue

SportsVillage

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**AVISON
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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.

Information About Brokerage Services

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 owner's 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>)