

TEEL MEDICAL PLAZA DEVELOPMENT



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DEVELOPMENT SUMMARY

Teel Medical Plaza Development
SE quadrant of Teel Pkwy & El Dorado Pkwy
11700 Teel Pkwy, Frisco, TX 75034

DEVELOPMENT HIGHLIGHTS

- **15,550 SF medical office campus development(3 buildings)**
- **3,168 SF of shell space available for lease in phase 3**
- **High Finish-out allowances for medical/credit tenants**
- **On 1.86 +/- acres of land(81,022 SF)**
- **Great Visibility – On Teel Pkwy just off hard corner of El Dorado Pkwy (23,000 CPD) & Teel Pkwy(14,000 CPD)**
- **Great Accessibility – Close to Dallas North Tollway & Hwy 380, FM 423**
- **Across the street from a new RaceTrac C-Store and future Sprouts grocery anchor development**
- **1 mile East of the high traffic intersection of El Dorado Pkwy and FM 423 with national retail anchors including Wal-Mart Supercenter, Lowe's, Walgreens, CVS, Chase Bank, McDonalds, Hobby Lobby, 24 Hour Fitness and more**
- **1 mile West of the high traffic intersection of El Dorado Pkwy and Dallas North Tollway with national retail anchors including Target, Best Buy, Home Depot, Costco and more**
- **Adjacent to Frisco ISD Elementary school**
- **Strong demographics – 60,000 population within 3 mile radius with an average household income 118,000+**
- **Pad sites also available for sale - with utilities, transformers and access drives in place**



MEDICAL DEVELOPMENT SUMMARY

Lot Size:	1.86 acres
Gross Leasable Area (GLA):	15,550 SF – three buildings, divisible
Offering Structure:	Buildings For Lease/Sale
Zoning	Commercial District 1
Frontage	Teel Pkwy – Newly improved 6 lane, center divided arterial street

DEVELOPMENT SUMMARY

Property Description:

The subject property is 1.87 acres located on Teel Pkwy at the Southeast quadrant of Teel Pkwy and El Dorado Pkwy. Both streets are major East/West and North/South thoroughfares in the Frisco area. The site has tremendous frontage and visibility on Teel Pkwy. In addition the site is just South from a future Sprouts grocery store anchored development with a Race Trac CStore already open. The property is surrounded by multiple residential developments with strong demographics and a Frisco elementary ISD school.

Zoning/Utilities/Road Infrastructure and Improvements::

The property is zoned Commercial District 1 which allows for various office and retail uses including heavy retail, and light intensity wholesale and commercial uses of a service but excluding any type of warehousing or the outside storage of building, construction or other materials. All utilities are located on the property including sanitary sewer lines, water lines, storm drains and transformers which greatly reduces the site infrastructure costs. The subject property is located outside of the 100yr FEMA floodplain. Teel Pkwy(14,000+ CPD) is a 4-lane divided arterial street with curbs, raised median, left and right turn lanes, storm drain system, streetlights, bike lanes, sidewalks, and Traffic signals. The site is surrounded by access drives on all sides with existing curb cuts off Teel Pkwy which allows for increased accessibility and lower flatwork costs.

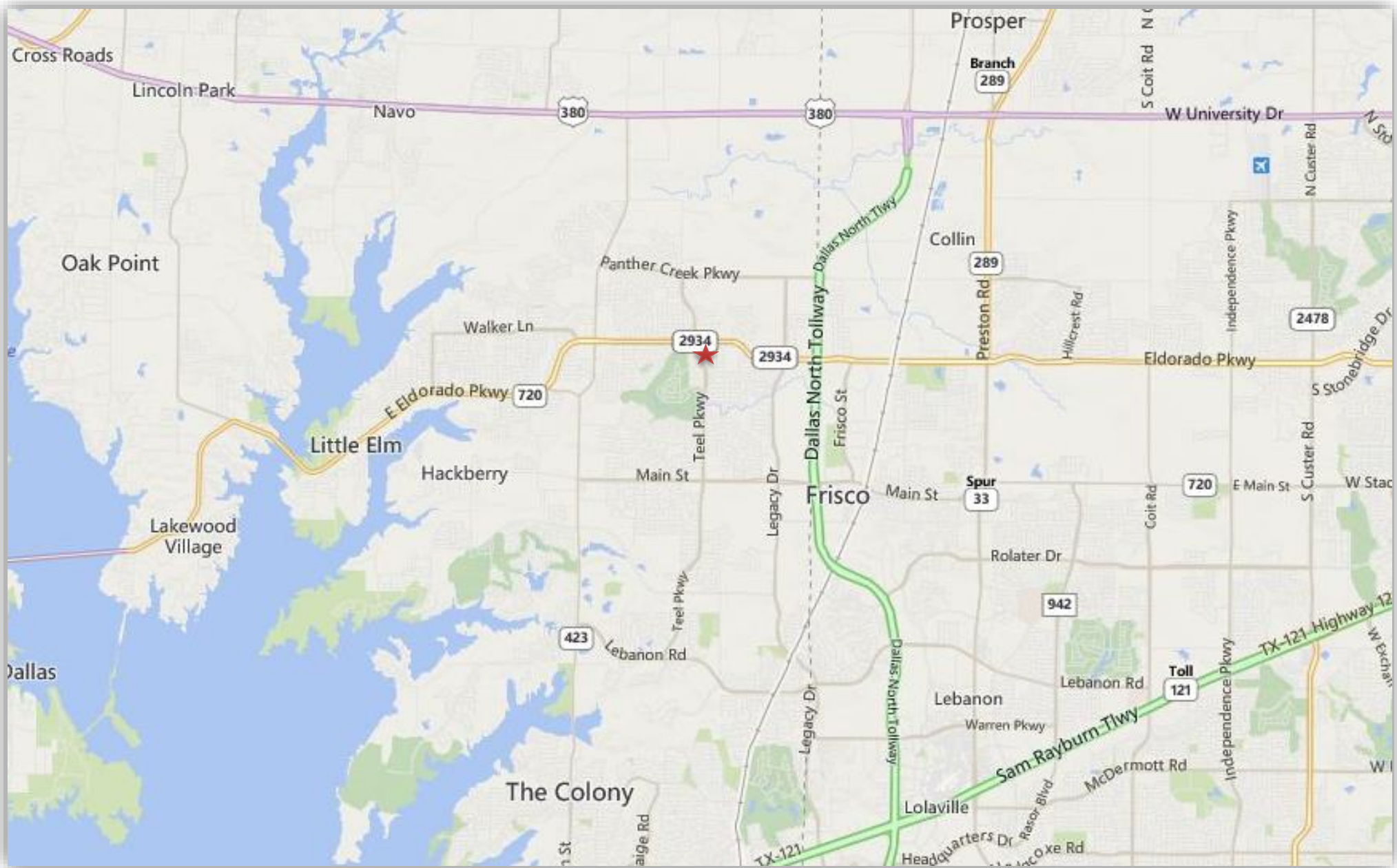
Area Highlights:

The subject property offers great visibility with frontage on Teel Pkwy and just South of El Dorado Pkwy(a busy East/West thoroughfare with over 23,000 CPD). This site has great accessibility conveniently located close to Dallas North Tollway, Hwy 380 and FM 423. It is surrounded by multiple high growth residential developments. A new Sprouts grocery development is coming soon on the Northwest corner of El Dorado and Teel. One mile West is the high traffic intersection of El Dorado Pkwy and FM 423 with national retail anchors including Wal-Mart Supercenter, Lowe's, Walgreens, CVS, Chase Bank, McDonalds, Hobby Lobby, 24 Hour Fitness and more. One mile East is the high traffic intersection of El Dorado Pkwy and Dallas North Tollway with national retail anchors including Target, Best Buy, Home Depot, Costco and more.

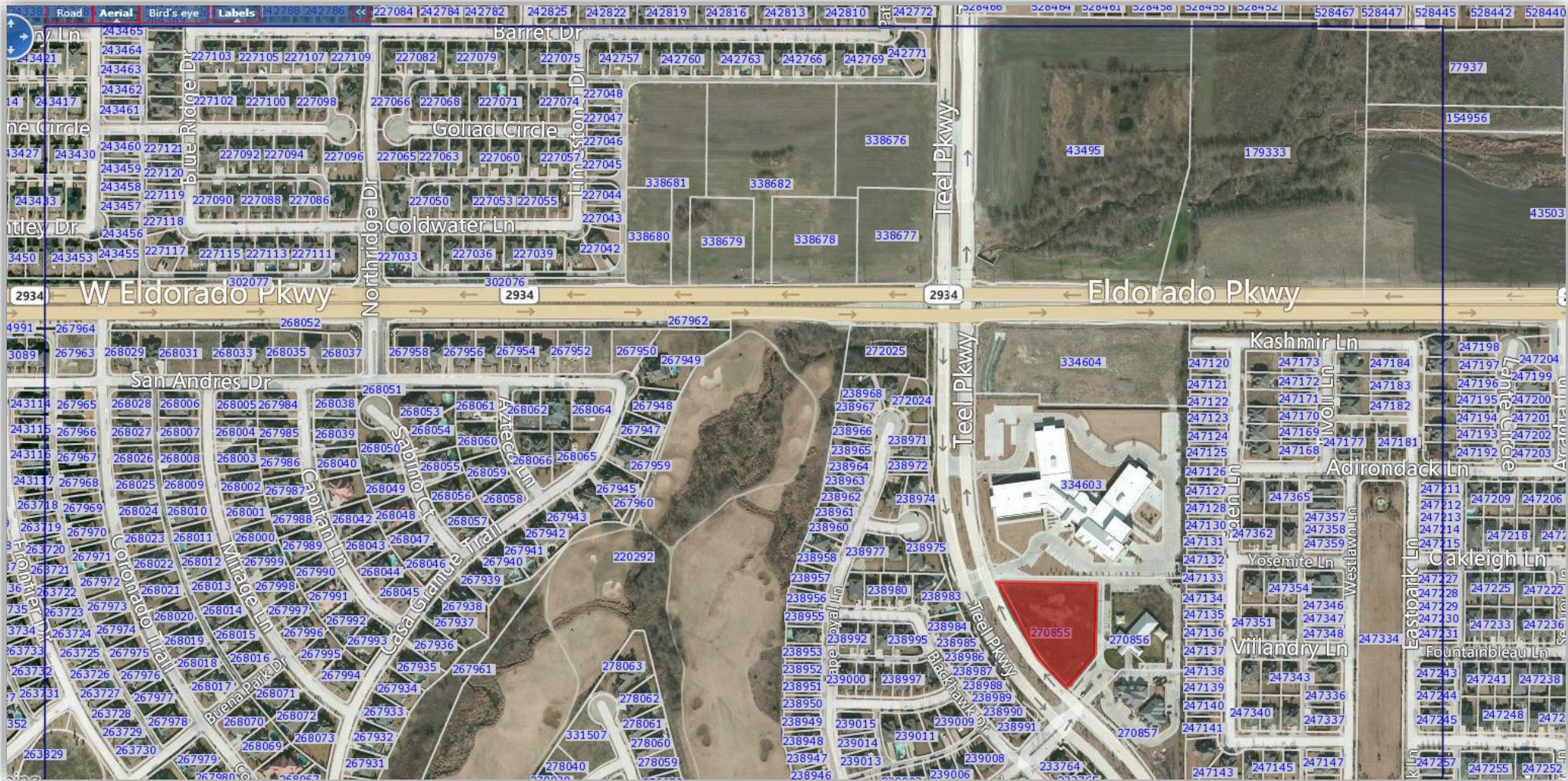
Frisco Market:

The subject property is located in the heart of Frisco, Texas and the 12th fastest growing city in the United States. Frisco's population has grown 247 percent from 2000 to 2009, making it the fastest growing city in America for the decade. Supported by strong infrastructure, exceptional leadership and quality commercial developments, Frisco has been recognized by Money Magazine as one of the top 100 places to live in the United States. Frisco, Texas is a city surpassing 138,000 residents, and thanks to affordable housing and a healthy local economy, Frisco was named one of the top places to relocate by Forbes.com in 2009. The median household income is over \$118,000 with 54% of the adults 25 or older achieving a bachelor's degree or higher. The development also lies near the cities of Little Elm, Prosper and The Colony.

MAP



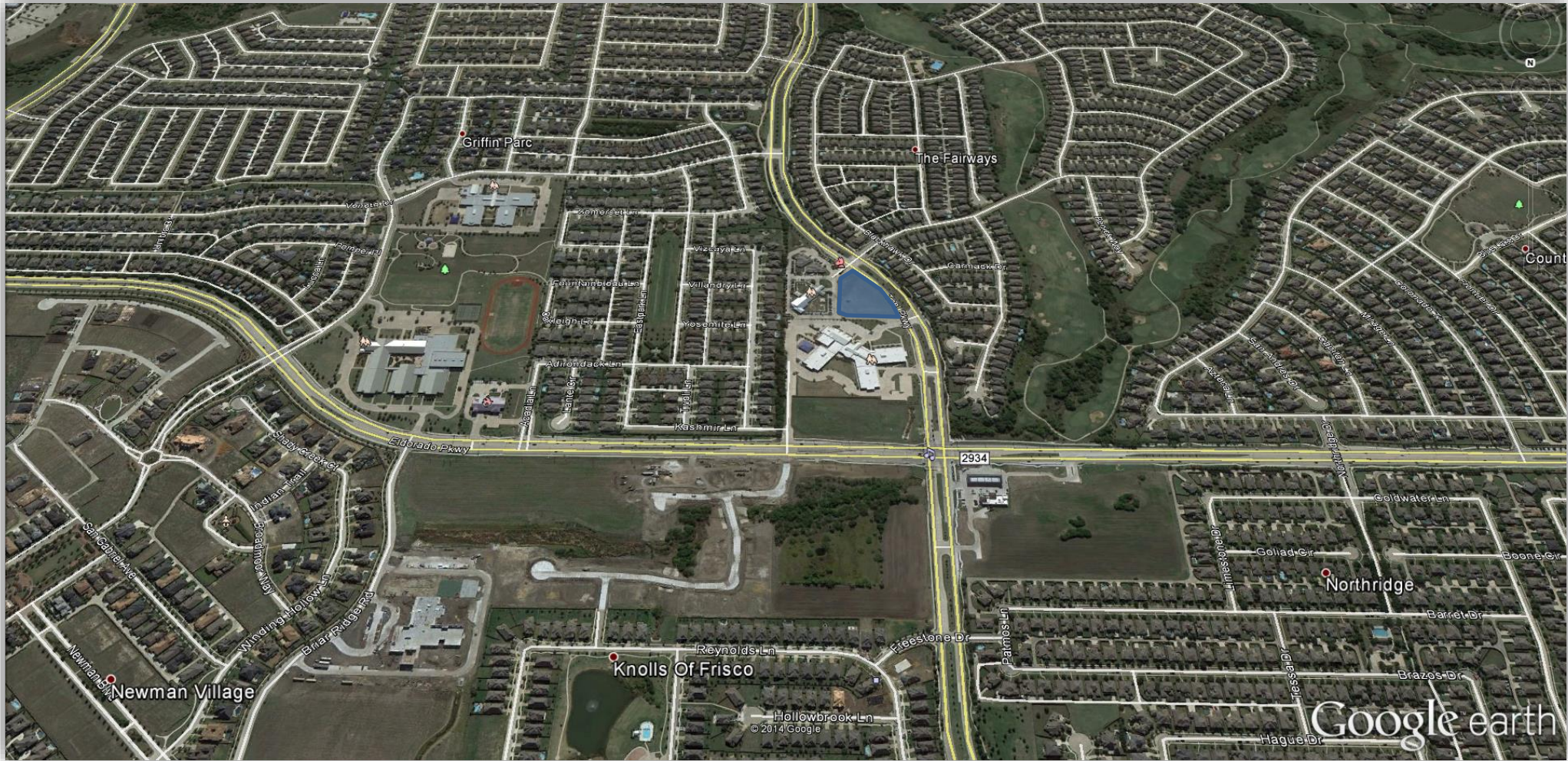
AERIAL



BIRD'S EYE VIEW



GOOGLE EARTH VIEW



AERIAL MAP



AERIAL MAP



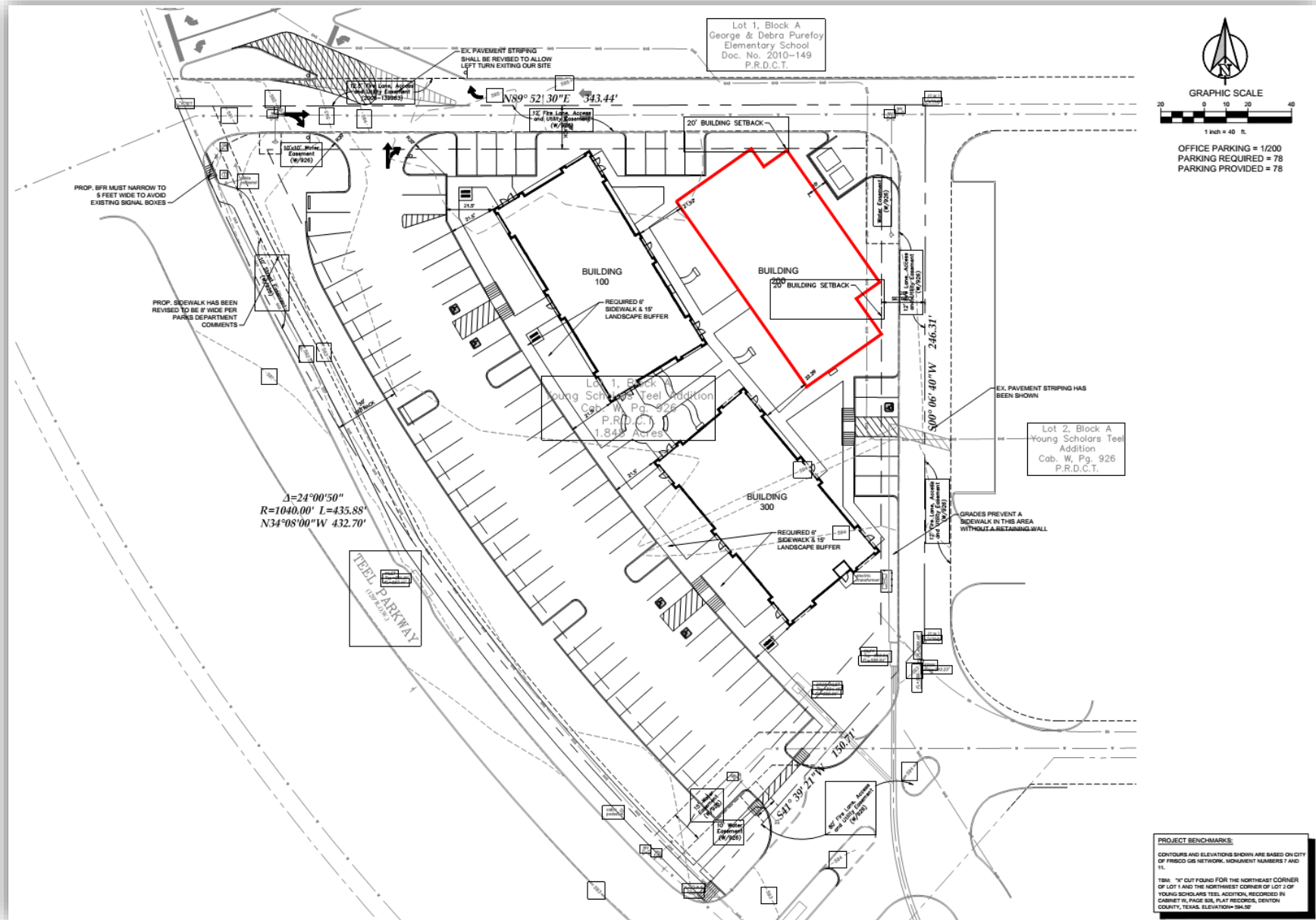
AERIAL PHOTO



PHOTOS



SITE PLAN



DEMOGRAPHICS - SUMMARY

Demographic Summary Report

Pad Sites

W Eldorado Pky @ Teel Pky, Frisco, TX 75033

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2018 Projection	43,870	69,664	140,269
2013 Estimate	38,016	60,266	121,839
2010 Census	33,292	52,394	107,191
Growth 2013 - 2018	15.40%	15.59%	15.13%
Growth 2010 - 2013	14.19%	15.02%	13.67%
2013 Population by Hispanic Origin	4,506	9,203	20,612
2013 Population By Race	38,016	60,266	121,839
White	30,000 78.91%	47,366 78.59%	95,839 78.66%
Black	3,902 10.26%	6,701 11.12%	12,956 10.63%
Am. Indian & Alaskan	232 0.61%	414 0.69%	968 0.79%
Asian	2,835 7.46%	4,173 6.92%	8,810 7.23%
Hawaiian & Pacific Island	20 0.05%	38 0.06%	87 0.07%
Other	1,027 2.70%	1,574 2.61%	3,180 2.61%
Households			
2018 Projection	13,507	21,850	46,561
2013 Estimate	11,642	18,796	40,281
2010 Census	10,024	16,035	34,983
Growth 2013 - 2018	16.02%	16.25%	15.59%
Growth 2010 - 2013	12.74%	13.72%	11.41%
Owner Occupied	10,558 90.69%	16,463 87.59%	32,562 80.84%
Renter Occupied	1,085 9.32%	2,333 12.41%	7,719 19.16%
2013 Households by HH Income	11,643	18,797	40,282
Income: <\$25,000	548 4.71%	1,039 5.53%	3,155 7.83%
Income: \$25,000 - \$50,000	765 6.57%	1,953 10.39%	5,827 14.47%
Income: \$50,000 - \$75,000	1,166 10.01%	2,419 12.87%	5,752 14.28%
Income: \$75,000 - \$100,000	1,946 16.71%	3,167 16.85%	6,112 15.17%
Income: \$100,000 - \$125,000	2,426 20.84%	3,690 19.63%	6,874 17.06%
Income: \$125,000 - \$150,000	1,638 14.07%	2,506 13.33%	4,720 11.72%
Income: \$150,000 - \$200,000	1,628 13.98%	2,257 12.01%	4,001 9.93%
Income: \$200,000+	1,526 13.11%	1,766 9.40%	3,841 9.54%
2013 Avg Household Income	\$132,172	\$118,405	\$111,133
2013 Med Household Income	\$114,390	\$105,559	\$97,115

Demographic Detail Report

Pad Sites

W Eldorado Pky @ Teel Pky, Frisco, TX 75033

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2018 Projection	43,870	69,664	140,269
2013 Estimate	38,016	60,266	121,839
2010 Census	33,292	52,394	107,191
Growth 2013 - 2018	15.40%	15.59%	15.13%
Growth 2010 - 2013	14.19%	15.02%	13.67%
2013 Population by Age	38,016	60,266	121,839
Age 0 - 4	3,327 8.75%	5,307 8.81%	10,316 8.47%
Age 5 - 9	4,296 11.30%	6,581 10.92%	12,314 10.11%
Age 10 - 14	4,079 10.73%	6,273 10.41%	11,694 9.60%
Age 15 - 19	2,848 7.49%	4,529 7.52%	8,744 7.18%
Age 20 - 24	1,556 4.09%	2,665 4.42%	5,655 4.64%
Age 25 - 29	1,360 3.58%	2,473 4.10%	5,899 4.84%
Age 30 - 34	2,625 6.90%	4,357 7.23%	9,078 7.45%
Age 35 - 39	4,094 10.77%	6,421 10.65%	12,231 10.04%
Age 40 - 44	4,383 11.53%	6,689 11.10%	12,572 10.32%
Age 45 - 49	3,334 8.77%	5,091 8.45%	9,967 8.18%
Age 50 - 54	2,168 5.70%	3,376 5.60%	7,097 5.82%
Age 55 - 59	1,343 3.53%	2,140 3.55%	4,918 4.04%
Age 60 - 64	988 2.60%	1,612 2.67%	3,959 3.25%
Age 65 - 69	692 1.82%	1,177 1.95%	3,040 2.50%
Age 70 - 74	417 1.10%	734 1.22%	2,007 1.65%
Age 75 - 79	225 0.59%	399 0.66%	1,144 0.94%
Age 80 - 84	130 0.34%	221 0.37%	647 0.53%
Age 85+	150 0.39%	221 0.37%	558 0.46%
Age 65+	1,614 4.25%	2,752 4.57%	7,396 6.07%
Median Age	32.90	32.60	33.50
Average Age	30.30	30.40	31.70

Demographic Detail Report

Pad Sites						
W Eldorado Pky @ Teel Pky, Frisco, TX 75033						
Radius	2 Mile		3 Mile		5 Mile	
2013 Population By Race	38,016		60,266		121,839	
White	30,000	78.91%	47,366	78.59%	95,839	78.66%
Black	3,902	10.26%	6,701	11.12%	12,956	10.63%
Am. Indian & Alaskan	232	0.61%	414	0.69%	968	0.79%
Asian	2,835	7.46%	4,173	6.92%	8,810	7.23%
Hawaiian & Pacific Island	20	0.05%	38	0.06%	87	0.07%
Other	1,027	2.70%	1,574	2.61%	3,180	2.61%
Population by Hispanic Origin	38,016		60,266		121,839	
Non-Hispanic Origin	33,510	88.15%	51,064	84.73%	101,227	83.08%
Hispanic Origin	4,506	11.85%	9,202	15.27%	20,612	16.92%
2013 Median Age, Male	32.60		32.20		32.90	
2013 Average Age, Male	30.00		30.00		31.10	
2013 Median Age, Female	33.20		33.00		34.00	
2013 Average Age, Female	30.70		30.80		32.30	
2013 Population by Occupation Classification	25,747		41,202		85,773	
Civilian Employed	19,100	74.18%	30,530	74.10%	63,389	73.90%
Civilian Unemployed	1,177	4.57%	2,030	4.93%	4,205	4.90%
Civilian Non-Labor Force	5,445	21.15%	8,596	20.86%	18,097	21.10%
Armed Forces	25	0.10%	46	0.11%	82	0.10%
Households by Marital Status						
Married	9,105		13,930		27,414	
Married No Children	2,637		4,184		9,652	
Married w/Children	6,468		9,746		17,762	
2013 Population by Education	22,855		36,493		77,322	
Some High School, No Diploma	700	3.06%	1,611	4.41%	5,232	6.77%
High School Grad (Incl Equivalency)	2,439	10.67%	4,371	11.98%	9,635	12.46%
Some College, No Degree	5,462	23.90%	10,007	27.42%	21,702	28.07%
Associate Degree	944	4.13%	1,582	4.34%	4,205	5.44%
Bachelor Degree	9,758	42.70%	13,650	37.40%	26,191	33.87%
Advanced Degree	3,552	15.54%	5,272	14.45%	10,357	13.39%

DEMOGRAPHICS

Demographic Detail Report

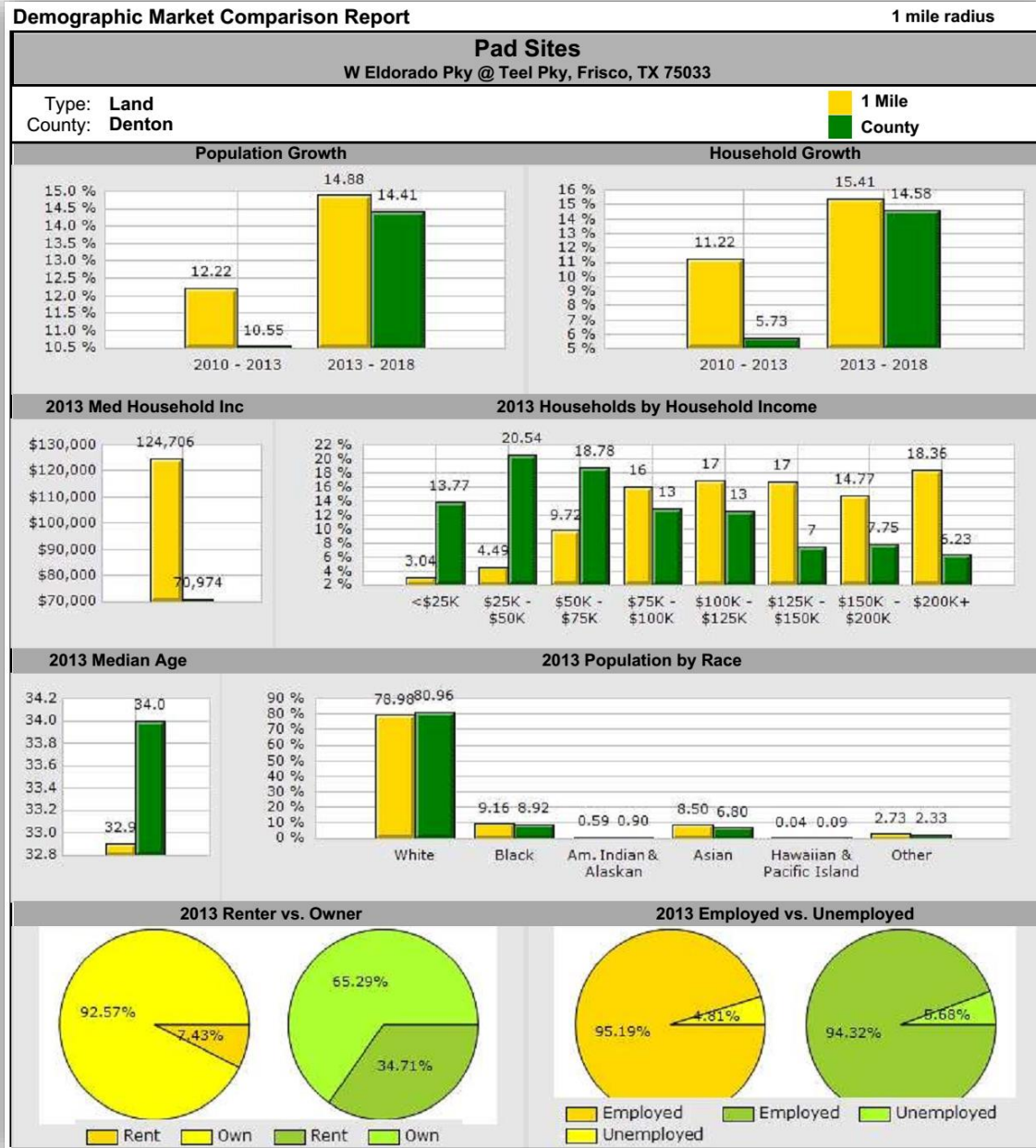
Pad Sites						
W Eldorado Pky @ Teel Pky, Frisco, TX 75033						
Radius	2 Mile		3 Mile		5 Mile	
2013 Population by Occupation	75,458		120,536		249,352	
Real Estate & Finance	2,858	3.79%	4,674	3.88%	9,539	3.83%
Professional & Management	14,781	19.59%	22,122	18.35%	41,680	16.72%
Services	1,426	1.89%	2,667	2.21%	7,231	2.90%
Information	1,255	1.66%	1,696	1.41%	3,270	1.31%
Sales	5,241	6.95%	8,422	6.99%	18,114	7.26%
Transportation	76	0.10%	76	0.06%	118	0.05%
Education & Health	3,082	4.08%	5,225	4.33%	11,106	4.45%
Retail	2,234	2.96%	3,780	3.14%	8,052	3.23%
Wholesale	784	1.04%	1,165	0.97%	2,205	0.88%
Construction	1,545	2.05%	3,213	2.67%	6,759	2.71%
Agriculture & Mining	156	0.21%	196	0.16%	568	0.23%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	31	0.01%
2013 Worker Travel Time to Job	17,534		28,244		58,572	
<30 Minutes	7,016	40.01%	11,134	39.42%	25,589	43.69%
30-60 Minutes	8,508	48.52%	13,624	48.24%	26,661	45.52%
60+ Minutes	2,010	11.46%	3,486	12.34%	6,322	10.79%
2010 Households by HH Size	10,024		16,036		34,984	
1-Person Households	903	9.01%	1,735	10.82%	5,265	15.05%
2-Person Households	2,327	23.21%	3,793	23.65%	9,304	26.60%
3-Person Households	2,072	20.67%	3,252	20.28%	6,735	19.25%
4-Person Households	2,974	29.67%	4,445	27.72%	8,269	23.64%
5-Person Households	1,232	12.29%	1,915	11.94%	3,592	10.27%
6-Person Households	377	3.76%	630	3.93%	1,234	3.53%
7 or more Person Households	139	1.39%	266	1.66%	585	1.67%
2013 Average Household Size	3.30		3.20		3.00	
Households						
2018 Projection	13,507		21,850		46,561	
2013 Estimate	11,642		18,796		40,281	
2010 Census	10,024		16,035		34,983	
Growth 2013 - 2018	16.02%		16.25%		15.59%	
Growth 2010 - 2013	12.74%		13.72%		11.41%	

DEMOGRAPHICS

Demographic Detail Report

Pad Sites					
W Eldorado Pky @ Teel Pky, Frisco, TX 75033					
Radius	2 Mile		3 Mile		5 Mile
2013 Households by HH Income	11,643		18,797		40,282
<\$25,000	548	4.71%	1,039	5.53%	3,155 7.83%
\$25,000 - \$50,000	765	6.57%	1,953	10.39%	5,827 14.47%
\$50,000 - \$75,000	1,166	10.01%	2,419	12.87%	5,752 14.28%
\$75,000 - \$100,000	1,946	16.71%	3,167	16.85%	6,112 15.17%
\$100,000 - \$125,000	2,426	20.84%	3,690	19.63%	6,874 17.06%
\$125,000 - \$150,000	1,638	14.07%	2,506	13.33%	4,720 11.72%
\$150,000 - \$200,000	1,628	13.98%	2,257	12.01%	4,001 9.93%
\$200,000+	1,526	13.11%	1,766	9.40%	3,841 9.54%
2013 Avg Household Income	\$132,172		\$118,405		\$111,133
2013 Med Household Income	\$114,390		\$105,559		\$97,115
2013 Occupied Housing	11,643		18,796		40,281
Owner Occupied	10,558	90.68%	16,463	87.59%	32,562 80.84%
Renter Occupied	1,085	9.32%	2,333	12.41%	7,719 19.16%
2010 Housing Units	11,776		18,717		40,315
1 Unit	11,678	99.17%	18,362	98.10%	36,796 91.27%
2 - 4 Units	0	0.00%	22	0.12%	358 0.89%
5 - 19 Units	0	0.00%	0	0.00%	2,032 5.04%
20+ Units	98	0.83%	333	1.78%	1,129 2.80%
2013 Housing Value	10,558		16,462		32,563
<\$100,000	123	1.16%	410	2.49%	1,199 3.68%
\$100,000 - \$200,000	2,053	19.44%	5,260	31.95%	12,085 37.11%
\$200,000 - \$300,000	4,717	44.68%	5,923	35.98%	9,600 29.48%
\$300,000 - \$400,000	2,160	20.46%	3,035	18.44%	5,213 16.01%
\$400,000 - \$500,000	1,081	10.24%	1,355	8.23%	2,270 6.97%
\$500,000 - \$1,000,000	424	4.02%	469	2.85%	1,950 5.99%
\$1,000,000+	0	0.00%	10	0.06%	246 0.76%
2013 Median Home Value	\$265,783		\$243,238		\$231,224
2013 Housing Units by Yr Built	11,836		19,176		41,448
Built 2010+	1,377	11.63%	2,355	12.28%	4,520 10.91%
Built 2000 - 2010	10,025	84.70%	15,659	81.66%	29,130 70.28%
Built 1990 - 1999	359	3.03%	802	4.18%	5,059 12.21%
Built 1980 - 1989	35	0.30%	162	0.84%	1,503 3.63%
Built 1970 - 1979	24	0.20%	99	0.52%	635 1.53%
Built 1960 - 1969	9	0.08%	53	0.28%	294 0.71%
Built 1950 - 1959	4	0.03%	23	0.12%	155 0.37%
Built <1949	3	0.03%	23	0.12%	152 0.37%
2013 Median Year Built	2005		2005		2004

DEMOGRAPHIC MARKET COMPARISON



DEMOGRAPHIC MARKET COMPARISON

Demographic Market Comparison Report		1 mile radius	
Pad Sites			
W Eldorado Pky @ Teel Pky, Frisco, TX 75033			
Type:	Land		
County:	Denton		
	1 Mile		County
Population Growth			
Growth 2010 - 2013	12.22%		10.55%
Growth 2013 - 2018	14.88%		14.41%
Employed	6,229	95.19%	396,460 94.32%
Unemployed	315	4.81%	23,872 5.68%
2013 Population by Race			
	12,752		732,512
White	10,072	78.98%	593,042 80.96%
Black	1,168	9.16%	65,341 8.92%
Am. Indian & Alaskan	75	0.59%	6,566 0.90%
Asian	1,084	8.50%	49,841 6.80%
Hawaiian & Pacific Island	5	0.04%	680 0.09%
Other	348	2.73%	17,042 2.33%
Household Growth			
Growth 2010 - 2013	11.22%		5.73%
Growth 2013 - 2018	15.41%		14.58%
Renter Occupied	281	7.43%	92,342 34.71%
Owner Occupied	3,502	92.57%	173,670 65.29%
2013 Households by Household Income			
	3,785		266,012
Income <\$25K	115	3.04%	36,638 13.77%
Income \$25K - \$50K	170	4.49%	54,651 20.54%
Income \$50K - \$75K	368	9.72%	49,951 18.78%
Income \$75K - \$100K	608	16.06%	34,397 12.93%
Income \$100K - \$125K	639	16.88%	33,330 12.53%
Income \$125K - \$150K	631	16.67%	19,856 7.46%
Income \$150K - \$200K	559	14.77%	20,629 7.75%
Income \$200K+	695	18.36%	16,560 6.23%
2013 Med Household Inc	\$124,706		\$70,974
2013 Median Age	32.90		34.00

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Pad Sites

W Eldorado Pky @ Teel Pky, Frisco, TX 75033

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Description	2010	2013	2018
Population	11,363	12,752	14,650
Age 0 - 4	1,365 12.01%	1,126 8.83%	981 6.70%
Age 5 - 9	1,585 13.95%	1,536 12.05%	1,283 8.76%
Age 10 - 14	1,141 10.04%	1,457 11.43%	1,517 10.35%
Age 15 - 19	600 5.28%	983 7.71%	1,421 9.70%
Age 20 - 24	160 1.41%	484 3.80%	1,044 7.13%
Age 25 - 29	361 3.18%	350 2.74%	665 4.54%
Age 30 - 34	1,037 9.13%	763 5.98%	616 4.20%
Age 35 - 39	1,734 15.26%	1,424 11.17%	975 6.66%
Age 40 - 44	1,321 11.63%	1,576 12.36%	1,398 9.54%
Age 45 - 49	764 6.72%	1,151 9.03%	1,468 10.02%
Age 50 - 54	443 3.90%	708 5.55%	1,186 8.10%
Age 55 - 59	286 2.52%	428 3.36%	801 5.47%
Age 60 - 64	251 2.21%	305 2.39%	512 3.49%
Age 65 - 69	136 1.20%	204 1.60%	331 2.26%
Age 70 - 74	91 0.80%	125 0.98%	212 1.45%
Age 75 - 79	41 0.36%	67 0.53%	123 0.84%
Age 80 - 84	26 0.23%	36 0.28%	66 0.45%
Age 85+	21 0.18%	30 0.24%	51 0.35%
Age 15+	7,272 64.00%	8,634 67.71%	10,869 74.19%
Age 20+	6,672 58.72%	7,651 60.00%	9,448 64.49%
Age 65+	315 2.77%	462 3.62%	783 5.34%
Median Age	32	33	33
Average Age	28	30	32
Population By Race	11,363	12,752	14,650
White	9,013 79.32%	10,072 78.98%	11,580 79.04%
Black	1,006 8.85%	1,167 9.15%	1,336 9.12%
Am. Indian & Alaskan	67 0.59%	75 0.59%	92 0.63%
Asian	964 8.48%	1,084 8.50%	1,237 8.44%
Hawaiian & Pacific Islander	2 0.02%	5 0.04%	5 0.03%
Other	300 2.64%	349 2.74%	401 2.74%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius		
Pad Sites				
W Eldorado Pky @ Teel Pky, Frisco, TX 75033				
Description	2010	2013	2018	
Population by Race (Hispanic)	1,099	1,275	1,466	
White	985 89.63%	1,138 89.25%	1,304 88.95%	
Black	43 3.91%	56 4.39%	63 4.30%	
Am. Indian & Alaskan	24 2.18%	26 2.04%	33 2.25%	
Asian	10 0.91%	11 0.86%	13 0.89%	
Hawaiian & Pacific Islander	2 0.18%	4 0.31%	3 0.20%	
Other	35 3.18%	41 3.22%	50 3.41%	
Household by Household Income	3,327	3,785	4,366	
<\$25,000	78 2.34%	115 3.04%	140 3.21%	
\$25,000 - \$50,000	218 6.55%	170 4.49%	180 4.12%	
\$50,000 - \$75,000	349 10.49%	368 9.72%	417 9.55%	
\$75,000 - \$100,000	458 13.77%	608 16.06%	728 16.67%	
\$100,000 - \$125,000	920 27.65%	639 16.88%	606 13.88%	
\$125,000 - \$150,000	501 15.06%	631 16.67%	746 17.09%	
\$150,000 - \$200,000	377 11.33%	559 14.77%	686 15.71%	
\$200,000+	426 12.80%	695 18.36%	863 19.77%	
Average Household Income	\$132,968	\$147,219	\$150,750	
Median Household Income	\$115,230	\$124,706	\$128,753	

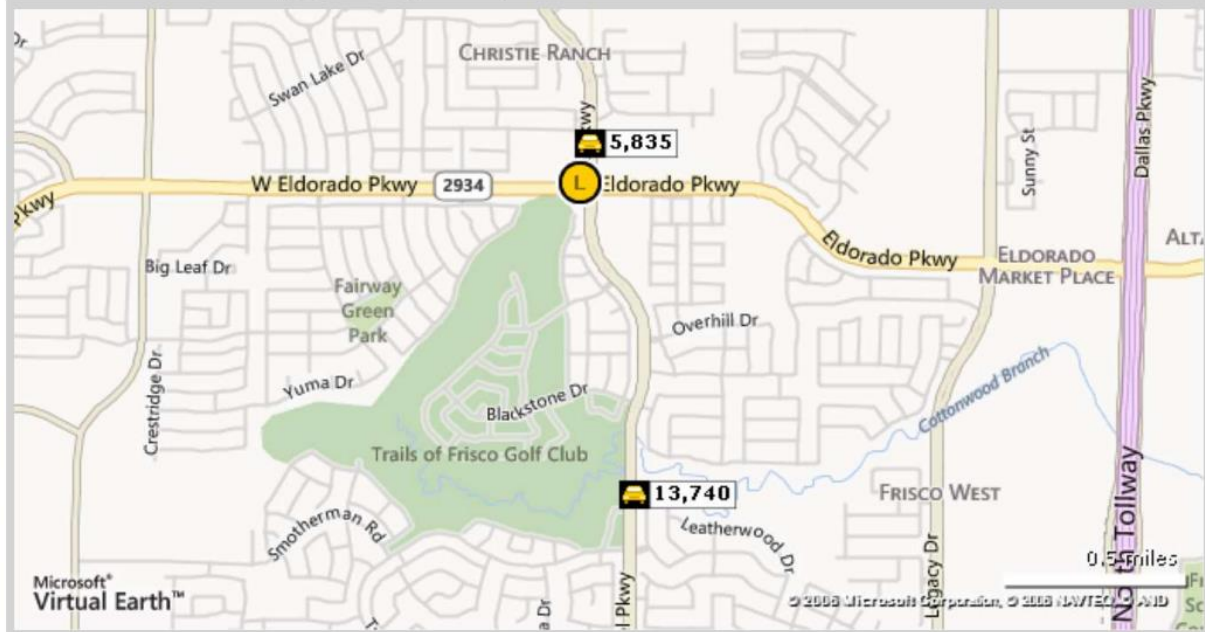
TRAFFIC COUNT REPORT

Traffic Count Report

Pad Sites

W Eldorado Pky @ Teel Pky, Frisco, TX 75033

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Teel Pky	Freestone Dr	0.06 N	2012	5,835	MPSI	.11
2 Teel Pky	Sonnet Dr	0.05 S	2009	13,740	AADT	.89