

SIRI'S CROSSING

1931 FM 423, Frisco, TX 75034

For Lease



WYNMARK
COMMERCIAL

*Please
Contact*

NATHAN ENGLAND
214.707.1542
nathan@wynmarkcommercial.com

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Property Information



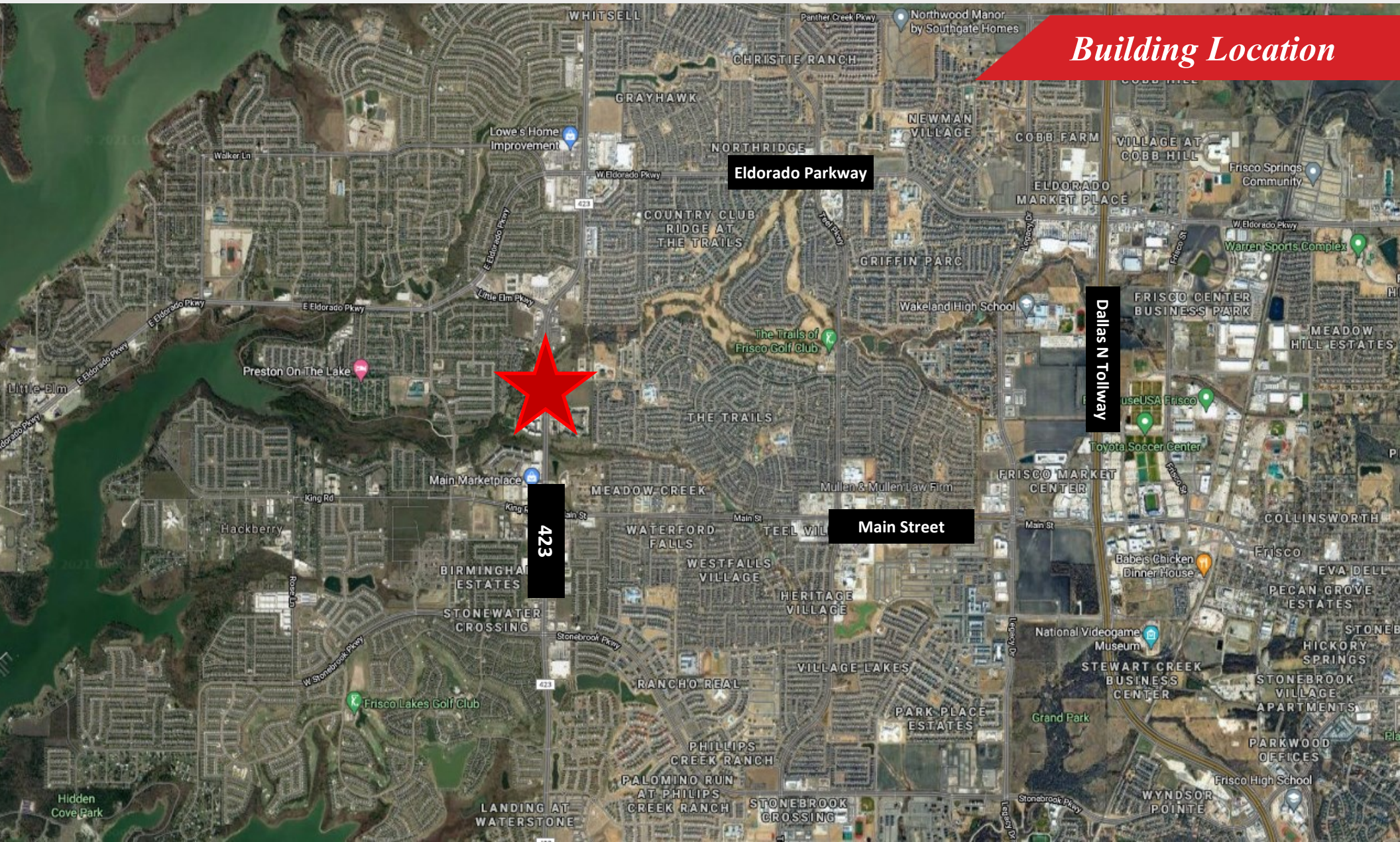
New Construction

Rate: \$28.50 sf + NNN

- ◆ Min 1,700 SF Available
- ◆ Excellent visibility
- ◆ Signage along FM 423
- ◆ Explosive growth corridor near Little Elm and Frisco
- ◆ High traffic area

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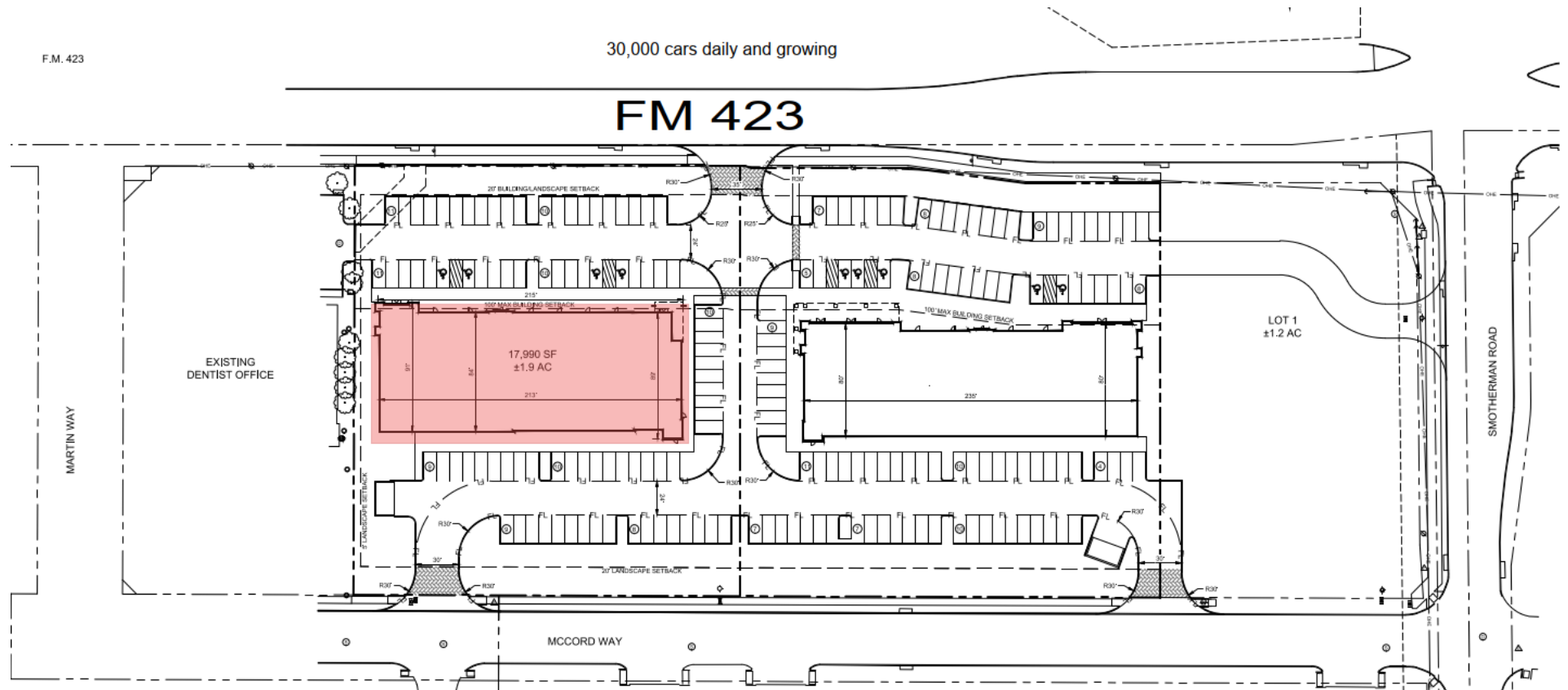
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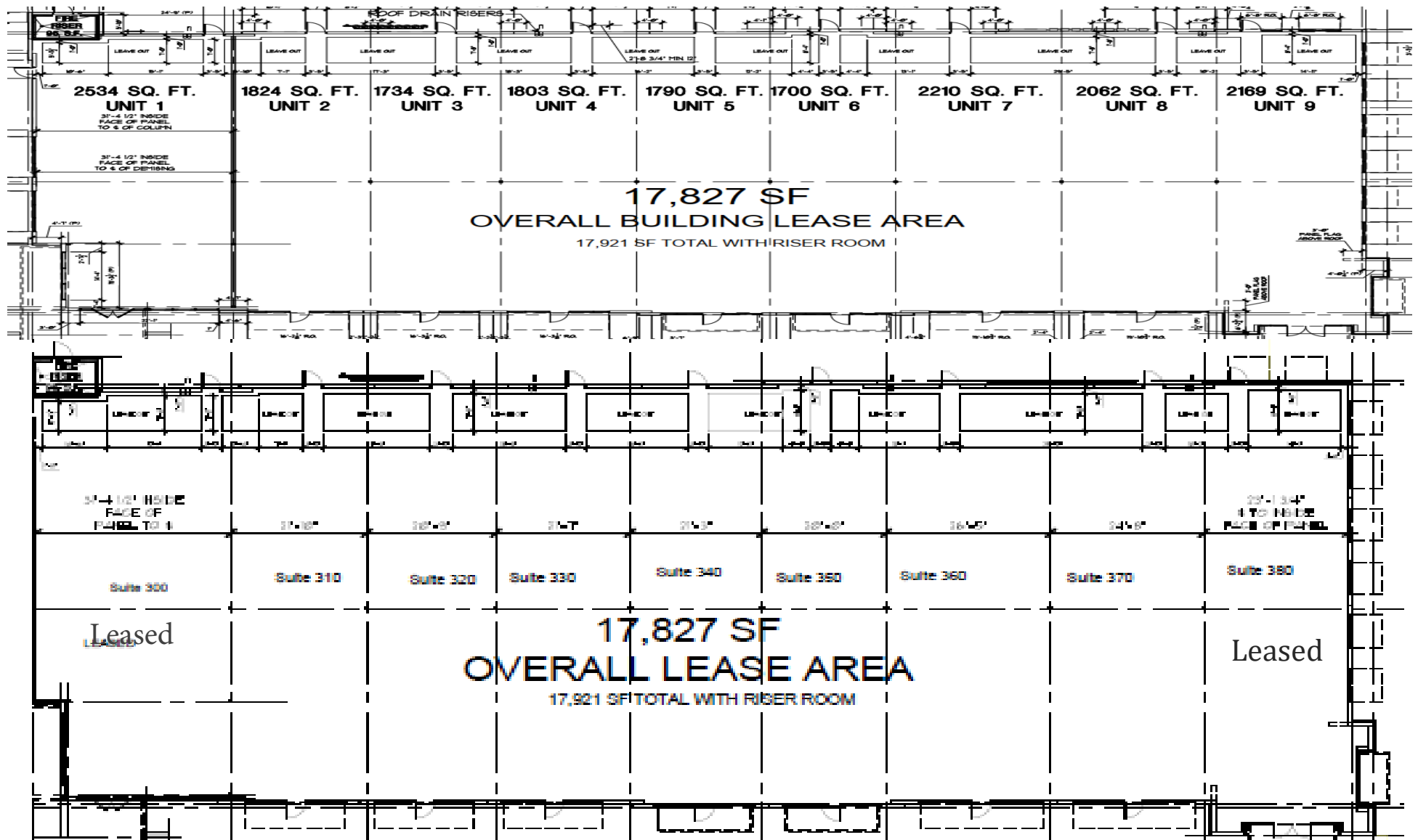
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Floor Plan



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Demographics

Population

	2 mile	5 mile	10 mile
2010 Population	39,425	119,317	404,782
2020 Population	65,144	203,958	610,840
2025 Population Projection	75,451	236,634	700,787
Annual Growth 2010-2020	6.5%	7.1%	5.1%
Annual Growth 2020-2025	3.2%	3.2%	2.9%
Median Age	35.1	35.3	36.3
Bachelor's Degree or Higher	49%	45%	51%
U.S. Armed Forces	51	110	343

Traffic

Collection Street	Cross Street	Traffic Volume
FM 423	FM 720 N	25,985
Smotherman Rd	Taos Trl E	2,022
FM 423	King Rd S	26,105
FM 423	King Rd S	29,344
FM 720	FM 423 SE	13,474
Little Elm Parkway	FM 423 SE	16,906
FM 720	FM 423 SE	16,201
FM 720	FM 423 SE	15,854
Farm-to-Market Road 423	King Rd S	36,910
FM 423	King Rd S	29,247

Traffic Counts

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Wynmark Commercial Real Estate Group PLLC	9000664	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Keane	569918	justink@wynmarkcommercial.com	214-686-9007
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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