

# WESTSIDE MARKET

FM 423 & Lebanon Rd

SEC of FM 423 &  
Lebanon Rd

Frisco, Texas

## 2 PAD SITES AVAILABLE



## NOW AVAILABLE

Located at the southeast corner of FM 423 & Lebanon Rd in Frisco, Texas. Serving west Frisco, one of the highest income areas in Collin/Denton County. Two pad sites remaining: Lot 3 is +/-38,115 SF & Lot 2 is +/- 46,914 SF. Please contact for rates.



FOR INFORMATION:

CAMPBELL FOSTER

214.502.8640

[cfoster@psfcompanies.com](mailto:cfoster@psfcompanies.com)

JOHN KARIGAN

469.855.6400

[jkarigan@psfcompanies.com](mailto:jkarigan@psfcompanies.com)



# DEMOGRAPHICS

## TOTAL POPULATION



1 mile	10,823
3 miles	87,660
5 miles	198,436

## 5 YR PROJECTED GROWTH



1 mile	27.85%
3 miles	18.35%
5 miles	18.55%

## AVERAGE HOUSEHOLD INCOME

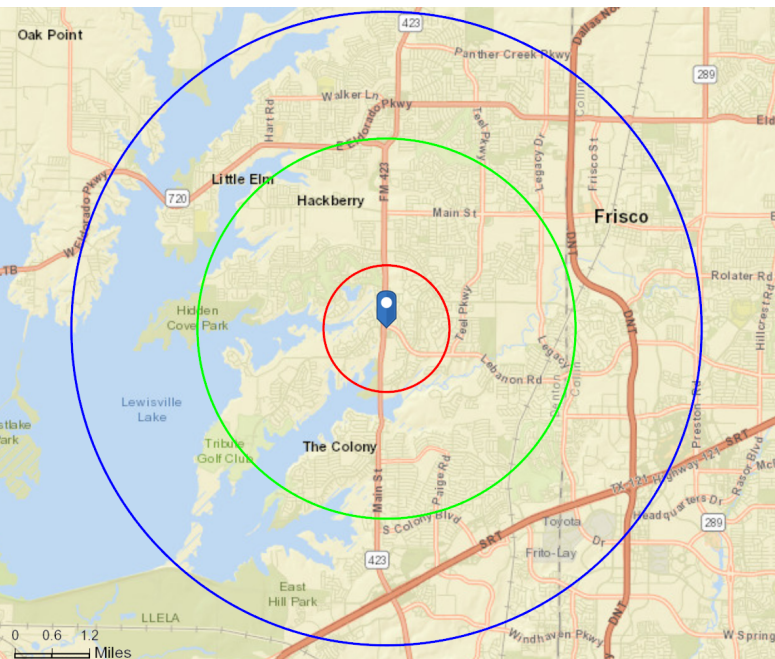


1 mile	\$161,583
3 miles	\$136,527
5 miles	\$129,727

## MEDIAN HOME VALUE



1 mile	\$382,226
3 miles	\$296,403
5 miles	\$281,862



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	309	25,706	44,605
2010 Total Population	3,257	58,283	131,330
2018 Total Population	10,823	87,660	198,436
2018 Group Quarters	0	169	169
2023 Total Population	14,192	104,958	238,042
2018-2023 Annual Rate	5.57%	3.67%	3.71%
2018 Total Daytime Population	6,880	55,632	185,219
Workers	1,429	11,084	88,577
Residents	5,451	44,548	96,642
<b>Household Summary</b>			
2000 Households	123	8,343	14,834
2000 Average Household Size	2.51	3.08	3.01
2010 Households	1,096	18,945	44,543
2010 Average Household Size	2.97	3.07	2.94
2018 Households	3,387	28,298	66,855
2018 Average Household Size	3.20	3.09	2.97
2023 Households	4,422	33,749	80,332
2023 Average Household Size	3.21	3.10	2.96
2018-2023 Annual Rate	5.48%	3.59%	3.74%
2010 Families	904	15,800	34,747
2010 Average Family Size	3.31	3.36	3.35
2018 Families	2,784	23,073	50,708
2018 Average Family Size	3.56	3.44	3.45
2023 Families	3,596	27,328	60,284
2023 Average Family Size	3.60	3.48	3.47
2018-2023 Annual Rate	5.25%	3.44%	3.52%
<b>Housing Unit Summary</b>			
2000 Housing Units	129	8,674	16,203
Owner Occupied Housing Units	84.5%	81.2%	72.1%
Renter Occupied Housing Units	10.9%	15.0%	19.5%
Vacant Housing Units	4.7%	3.8%	8.4%
2010 Housing Units	1,156	19,859	47,258
Owner Occupied Housing Units	86.4%	83.8%	71.6%
Renter Occupied Housing Units	8.4%	11.6%	22.7%
Vacant Housing Units	5.2%	4.6%	5.7%
2018 Housing Units	3,898	29,710	70,252
Owner Occupied Housing Units	74.1%	79.1%	66.5%
Renter Occupied Housing Units	12.8%	16.2%	28.6%
Vacant Housing Units	13.1%	4.8%	4.8%
2023 Housing Units	5,181	35,588	83,941
Owner Occupied Housing Units	71.8%	78.0%	65.9%
Renter Occupied Housing Units	13.5%	16.9%	29.8%
Vacant Housing Units	14.6%	5.2%	4.3%
<b>Median Household Income</b>			
2018	\$133,054	\$110,918	\$104,110
2023	\$138,798	\$116,278	\$108,957
<b>Median Home Value</b>			
2018	\$382,226	\$296,403	\$281,862
2023	\$411,509	\$330,972	\$311,348
<b>Per Capita Income</b>			
2018	\$51,879	\$44,189	\$43,871
2023	\$55,968	\$48,335	\$48,217
<b>Median Age</b>			
2010	35.7	34.4	33.1
2018	34.4	35.1	34.1
2023	32.9	34.2	33.7



# INTERSECTION AERIAL

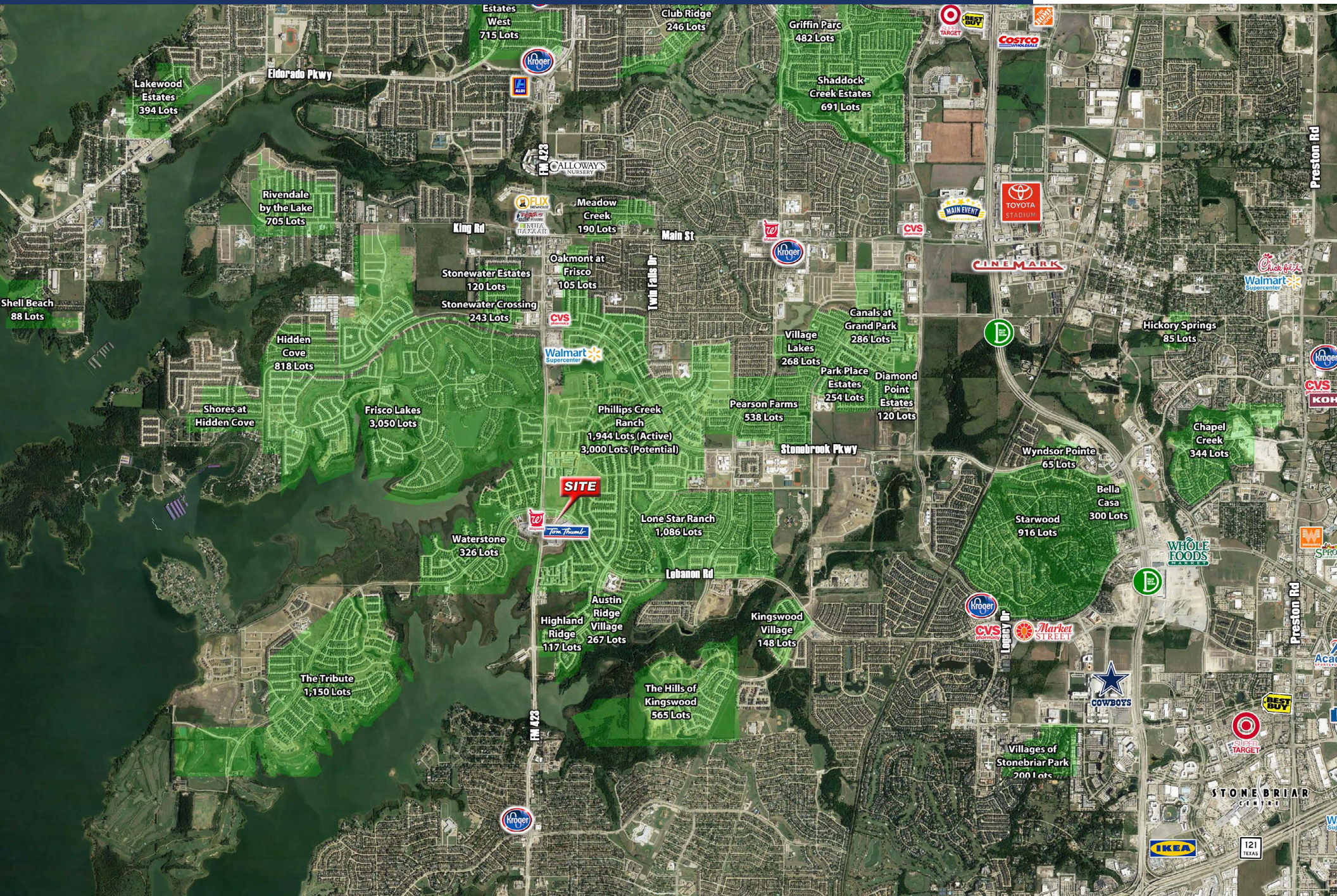




# RETAIL AERIAL

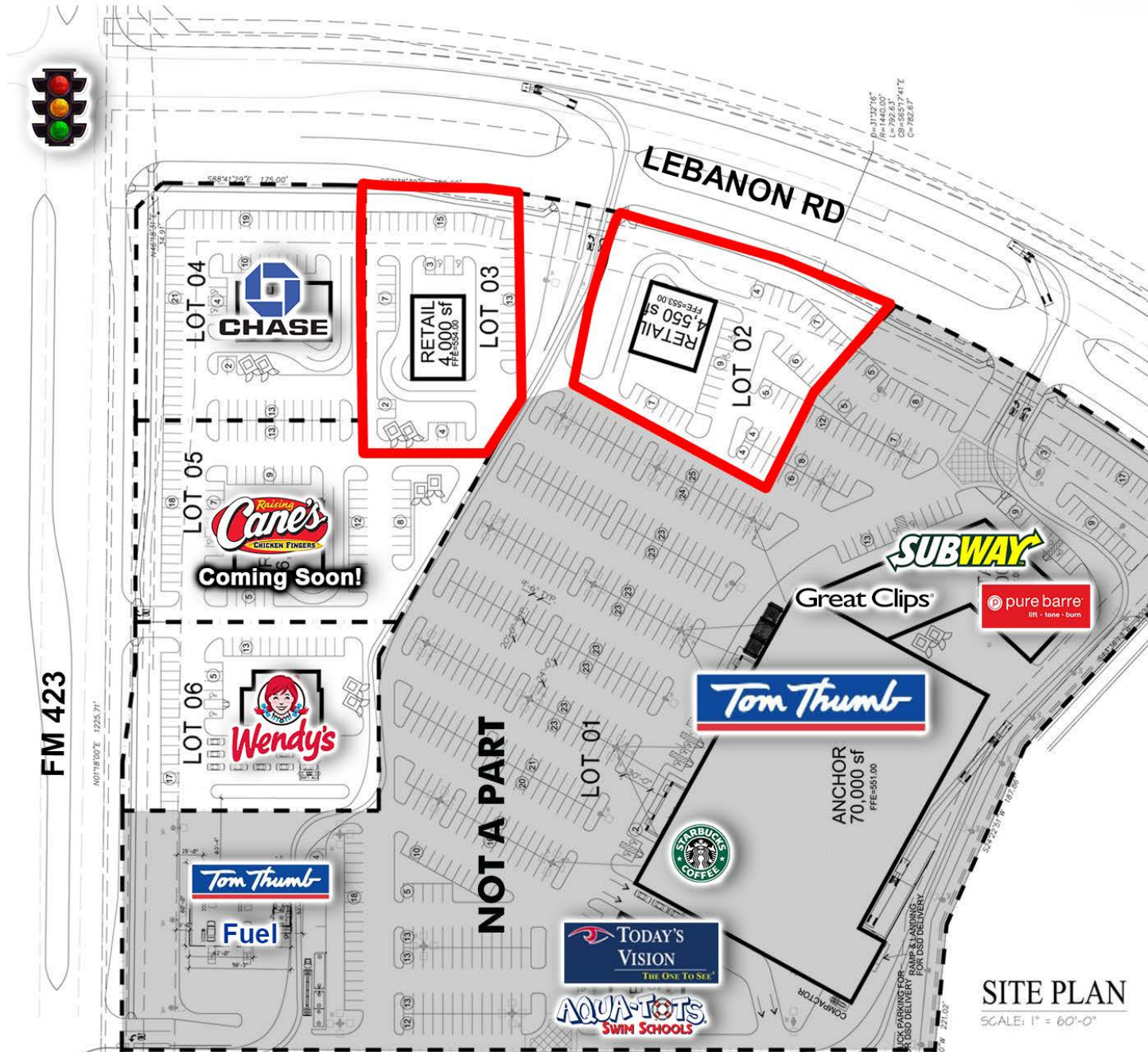


PSF  
COMPANIES





# SURVEY





# 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.

**PSF Brokerage, LP**

**531617**

**info@psfcompanies.com**

**214.699.1885**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

**Dale C. Foster**

**531617**

**cfoster@psfcompanies.com**

**972.362.1210**

Designated Broker of Firm

License No.

Email

Phone

**Dale C. Foster**

**531617**

**cfoster@psfcompanies.com**

**972.362.1210**

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

**John Karigan**

**677062**

**jkarigan@psfcompanies.com**

**469.855.6400**

Sales Agent/Associate's Name

License No.

Email

Phone

Regulated by the  
Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)