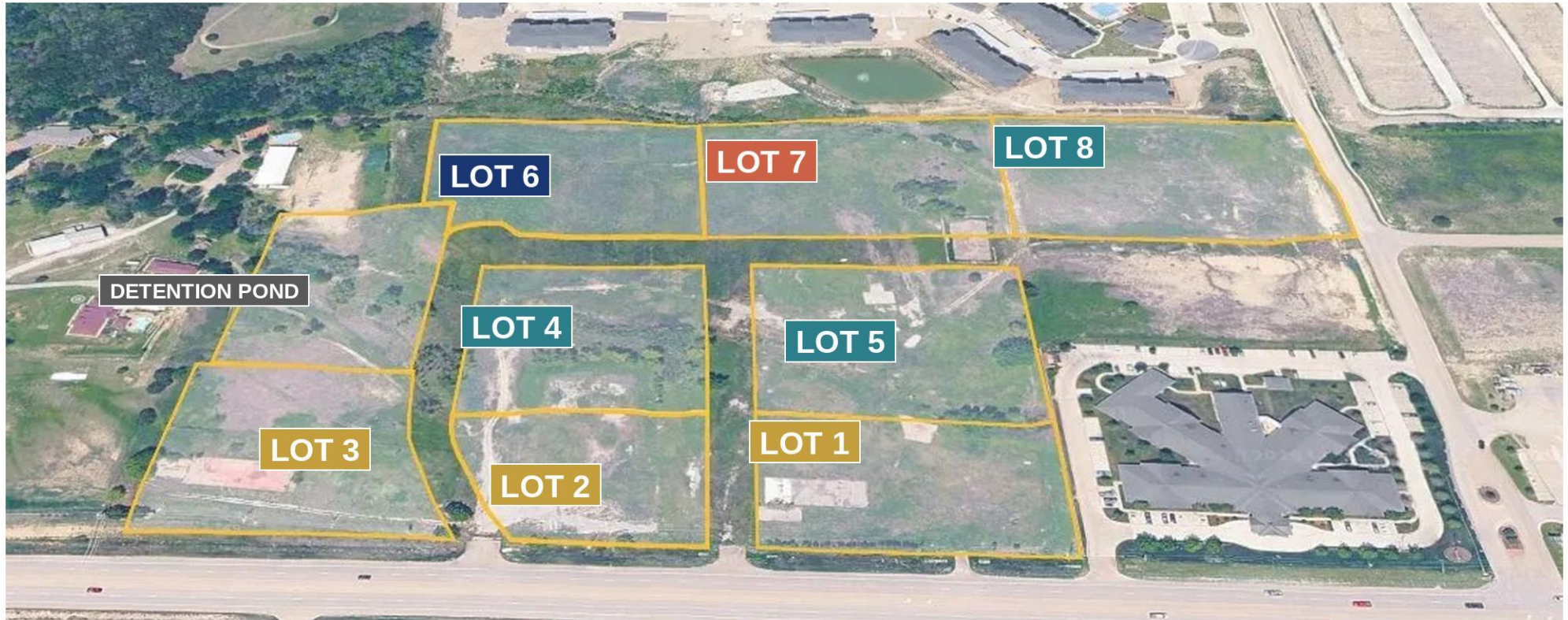


VILLAGE AT 380

BOB TEDFORD DR & US-380, FARMERSVILLE, TX



27-Acre Mixed-Use Development

■ RETAIL / DINING ■ MEDI-TAIL ■ HOSPITALITY ■ RECREATION ■ FAMILY / EARLY ED

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817-204-8142



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Front Pads & Hospitality — Lots 1, 2, 3, 6



LOT 3

2.22 ACRES

RETAIL / C-STORE

QSR / AUTOMOTIVE / C-STORE / BANK

Western corner pad with pylon signage position for the entire development. Strong candidate for bank, convenience/fuel, automotive, or QSR. Projected 400-1,000 vehicles per day.

LOT 6

2.78 ACRES

HOSPITALITY

HOTEL + EVENT CENTER

NW corner sited for a 60-80 room national-branded hotel with a 200-capacity event center — filling a regional gap for weddings, corporate events, and community functions. 3-4 story build.

LOT 2

1.51 ACRES

RETAIL / DINING

RETAIL / RESTAURANT + DRIVE-THRU

Center frontage pad along US-380. Well-suited for full-service restaurant with patio and drive-thru, or multi-tenant retail. Projected 400-1,500 vehicles per day.

LOT 1

1.98 ACRES

RETAIL / QSR

RETAIL / QSR

Southeast pad positioned along US-380 adjacent to Harvard Blvd. Ideal for drive-thru restaurants or convenience retail. Projected 400-1,000 vehicles per day.

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Community Plaza & North Frontage — Lots 4, 5, 7, 8



LOT 4

2.27 ACRES

MEDI-TAIL

MEDI-TAIL + 2ND FLOOR OFFICE

Two-story inverted-L building forming the west side of the community plaza. Ground-floor medical retail with large patio; second-floor office.

LOT 7

3.25 ACRES

DINING / RECREATION

RESTAURANT + SPORTS COMPLEX

North-frontage parcel positioned for a full-service restaurant with outdoor patio, paired with a sports / recreation complex — anchoring the community gathering side of the development. 1-2 stories.

LOT 5

2.87 ACRES

MEDI-TAIL

MEDI-TAIL + 2ND FLOOR OFFICE

Two-story mirror of Lot 4, forming the east side of the plaza. Creates a walkable, patio-facing community hub for medical retail and office users.

LOT 8

3.42 ACRES

FAMILY / EARLY ED

DAYCARE CENTER · 1-2 STORIES

Largest parcel, NE corner fronting Harvard Blvd. Positioned for a daycare / early-education use — strongest corner exposure in the north row and aligned with residential growth nearby.

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Regional Context & Market Position

Surrounding demand drivers, national retail validators, and regional traffic generators



RH RESIDENTIAL NEIGHBORHOOD

Established single-family subdivision directly north of the site. Built-in demand base for daily-need retail, medical, and dining. ZIP 75442 median household income \$84,591 (U.S. Census, 2023 ACS).

A THE PALLADIUM APARTMENTS

Multi-family community adjacent to the site — drives consistent daytime and evening foot traffic, walkable to all retail pads.

L LEXINGTON MEDICAL LODGE

Senior living facility east of the site. Steady medical, caregiver, and visitor traffic — direct synergy with Medi-Tail tenants in Lots 4 & 5.

CC COLLIN COLLEGE · FARMERSVILLE CAMPUS

Student, faculty, and staff population within one mile. Consistent weekday foot and vehicle traffic flowing past the site.

H U.S. HIGHWAY 380

Primary east-west artery connecting McKinney — DFW's fastest-growing metro — to Princeton (the #1 fastest-growing city in America per the U.S. Census) and Greenville. Carries 20,000+ vehicles per day past the site — full frontage delivers constant commercial exposure.

S SHELL

National fuel/convenience anchor already operating on the corridor. Validates proven C-store demand — directly supports Lot 3 positioning.

O O'REILLY AUTO PARTS

National automotive-parts retailer drawing consumer and commercial traffic. Reinforces Lot 3's automotive-use flexibility.

M McDONALD'S

National QSR anchor. Demonstrates existing demand for drive-thru quick-service — directly supports Lot 1 & Lot 2 QSR positioning.

B BROOKSHIRE'S

Regional grocery anchor. Full-size supermarket generates consistent weekly shopper traffic — the gold-standard demand generator for adjacent retail and medical pads.

C FARMERSVILLE CARWASH

Local automotive-services operator. Generates cross-traffic and reinforces the corridor's commercial draw.

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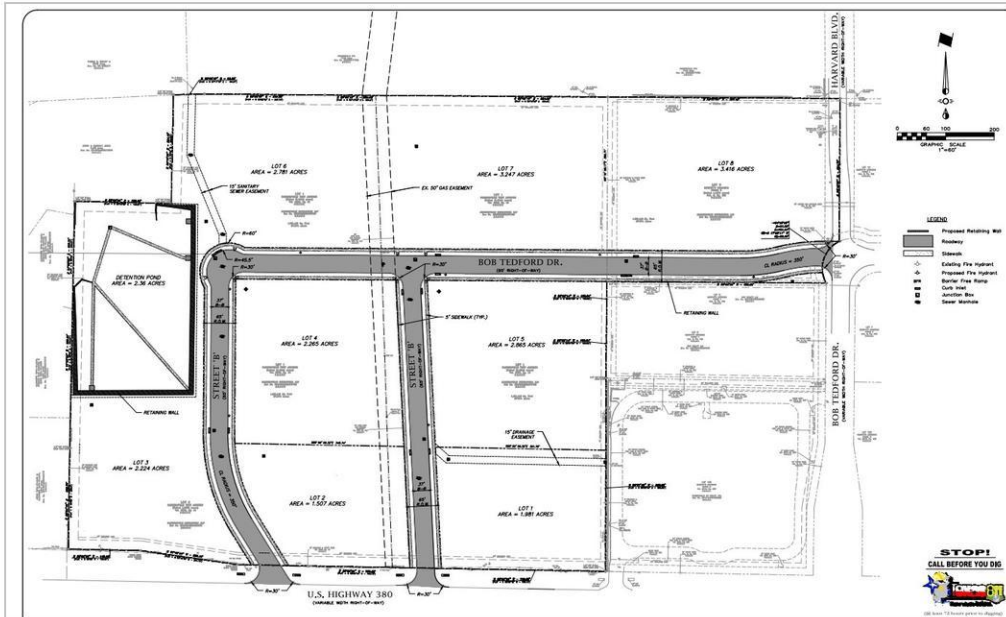
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Site Plan & Infrastructure Context



SITE PLAN — 8 LOTS, 27.3 ACRES



AERIAL CONTEXT — HARVARD BLVD FRONTAGE

NEW INFRASTRUCTURE — ROADS, UTILITIES & ACCESS

■ BOB TEDFORD DR

New 65' right-of-way east-west through the development, connecting directly to Harvard Blvd and providing access to all 8 lots.

■ STREET 'B' (NORTH-SOUTH)

New 50-65' internal drive connecting US-380 frontage to Bob Tedford Dr. Signalized entrance planned at US-380.

■ US-380 FRONTAGE

Direct frontage along U.S. Highway 380, the primary east-west corridor between McKinney and Greenville. Full site utilities located in ROW.

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