



Market at Newman Village Coffee Shop

Frisco, Texas | Denton County | Frisco ISD

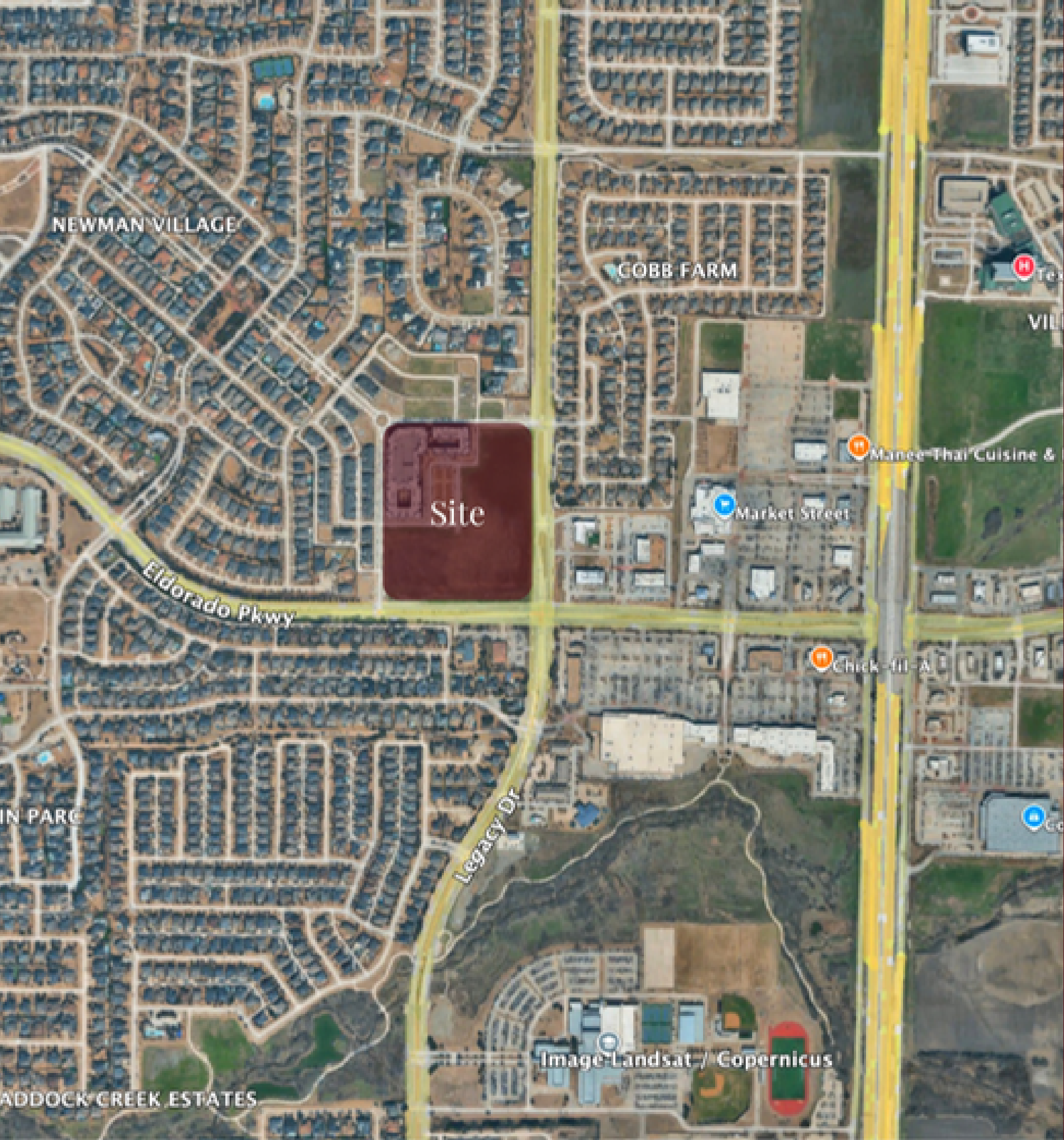
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Any projections provided are speculative and do not reflect the current or future performance of the site; therefore, they should not be considered reliable. We do not offer any guarantees or warranties concerning the information in this flyer. You and your advisors are encouraged to conduct a thorough, independent investigation of the property to ensure it meets your standards. The Seller explicitly disclaims any representation or warranty regarding the accuracy of the Submission Items, while the Buyer acknowledges their reliance on their own investigations to verify the Submission Items' accuracy. Newman Real Estate, Inc. 2026





LOCATION DETAILS



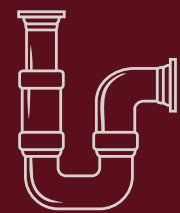
300 Units & 121
Townhomes Adj to Suite
Median Townhome Value is \$625K



Newman Village
450 Homes in Gated Community
Median Home Value is \$1.6M



TRAFFIC COUNTS*
Eldorado Pkwy: 50,877 VPD
Legacy Dr: 15,843 VPD



Grease Trap
Installed on Site

*Data from City of Frisco's Traffic Counts 2025

**Buyer to Verify All Zoning Information for their Intended Development

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PROPERTY HIGHLIGHTS

A rare retail opportunity within one of Frisco's premier mixed-use developments, surrounded by luxury residential, walkable amenities, and exceptional demographics.



Property Features

- **1,540 SF** Retail Opportunity
- Existing Grease Trap Installed
- Shell Space Ready for Custom Finish-Out
- Large Storefront Windows
- Abundant Natural Light
- High Ceilings
- Outdoor Patio Space
- Overlooks Central Park and Plaza

Location Advantages

- Adjacent to **300** Luxury Apartments & **121** Townhomes
- Located within Newman Village (**450 Luxury Homes**)
- Median Newman Village Home Value: ~\$1.6 Million
- Eldorado Parkway: **50,877** Vehicles Per Day
- Legacy Drive: **15,843** Vehicles Per Day
- Located in Frisco ISD



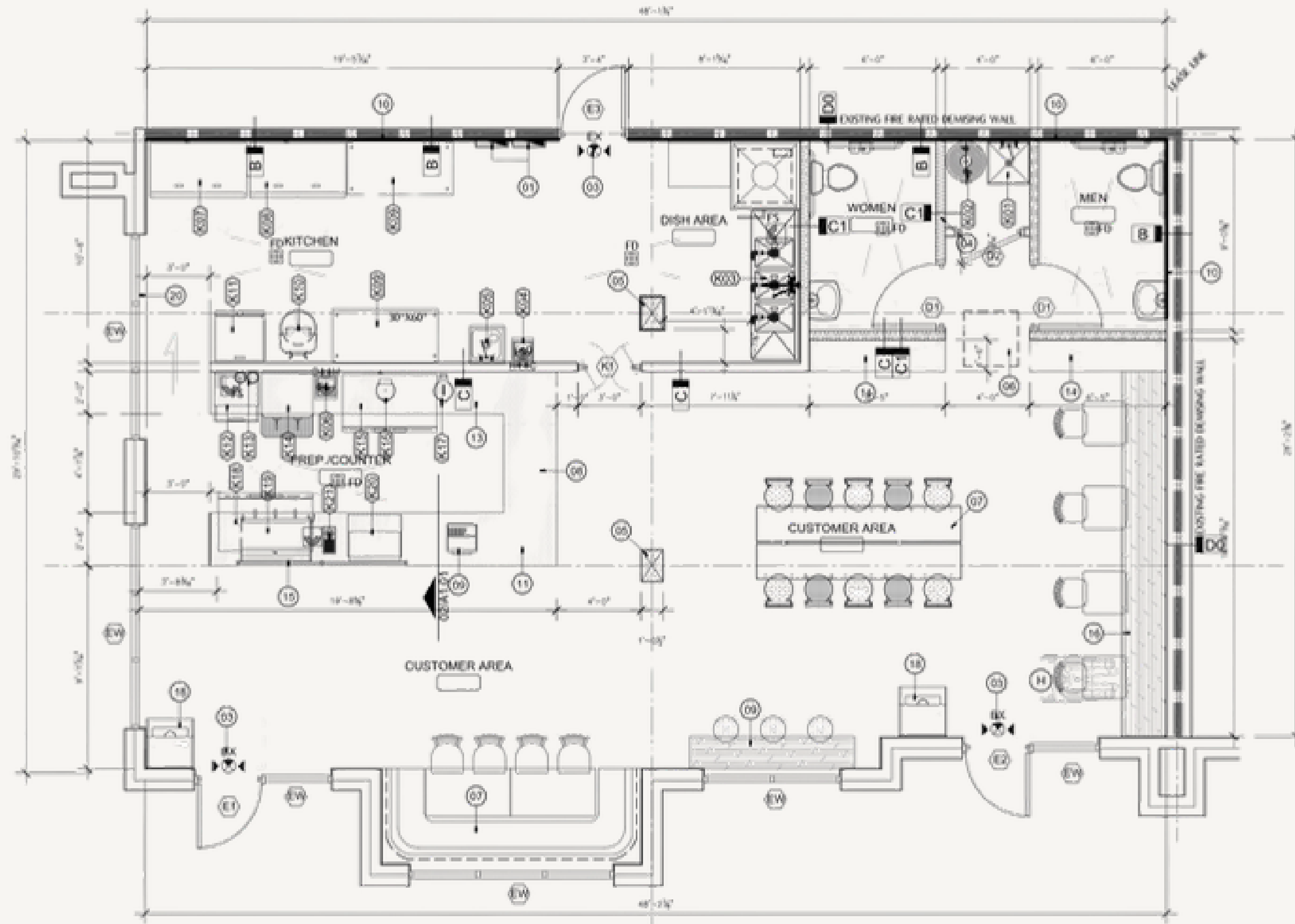
Ideal Uses

Coffee Shop • Café • Bakery • Boutique Restaurant • Wine Bar • Specialty Retail •
Professional Office • Wellness

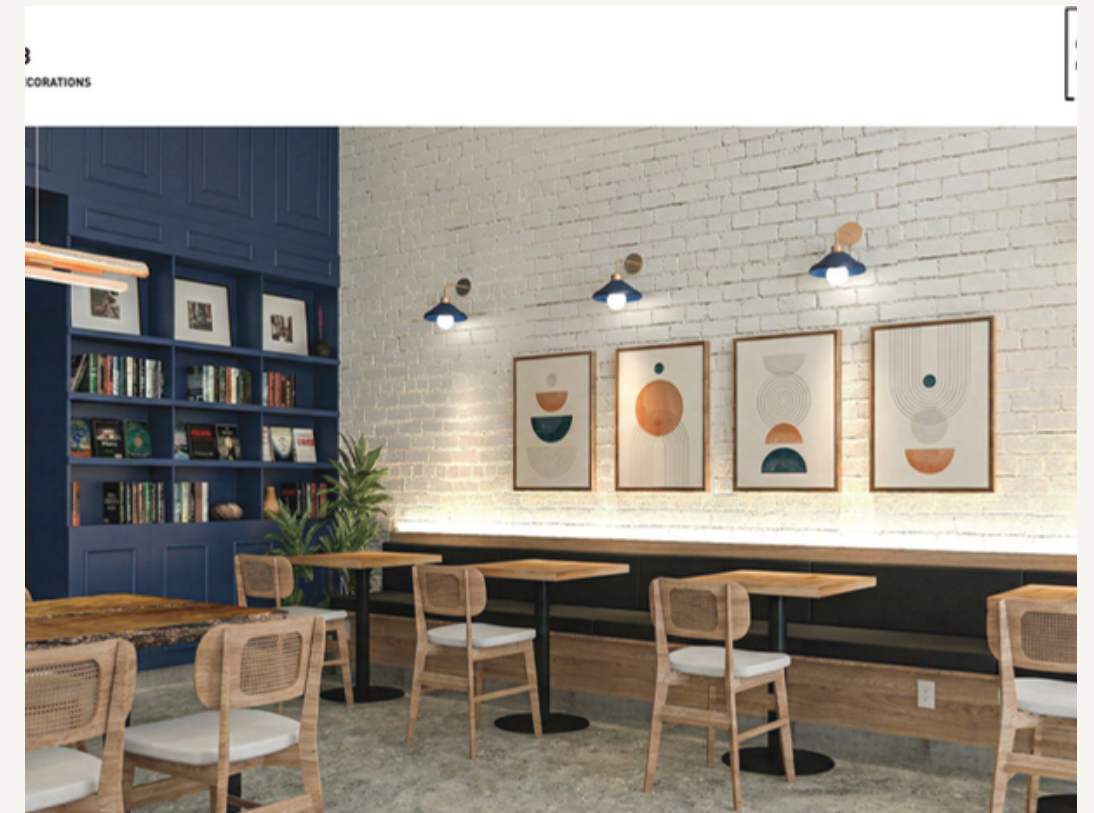
GALLERY



Concept Layout



Concept Photos of Finish Out



Concept Photos of Finish Out



FRISCO, TEXAS — A NATIONALLY RECOGNIZED GROWTH MARKET

Frisco has emerged as one of the most dynamic and highly ranked cities in the United States, consistently recognized for its economic growth, quality of life, and business environment.



#1 Dallas Suburb - 2024



#1 Safest Cities in
America - 2023

FORTUNE

#13 Best Place to
Live for Families - 2024

Money

#1 Best Place to
Live in America - 2018

Sources: Frisco Economic Development Corporation – Rankings & Recognitions; Money Magazine; Livability; Fortune; SmartAsset.

STRATEGIC ADJACENCIES ALONG FRISCO'S CORE GROWTH SPINE

The site is positioned between Frisco's established southern activity centers and its major northern growth corridor, with premier sports, entertainment, retail, hospitality, and mixed-use destinations all within a short drive along Legacy Dr or the Dallas North Tollway.



FC Dallas & Toyota Stadium

1.76 Miles South

- Home of FC Dallas (Major League Soccer) and the National Soccer Hall of Fame
- Hosts MLS matches, college football bowl games, concerts, and international soccer events
- Draws hundreds of thousands of visitors annually to Frisco's sports district
- Currently undergoing a \$182M redevelopment including new canopy structures, expanded premium seating, upgraded technology, and enhanced fan amenities



Universal Kids Resort

1.03 Miles NE

- Universal Kids Resort
- Universal's first theme park designed specifically for families with young children
- Themed lands based on Minions, Shrek, Trolls, Jurassic World, and other Universal franchises
- Includes a 300-room themed hotel, rides, attractions, retail, and dining
- Expected to become a major regional tourism and entertainment destination



The Star & Ford Center

5 Miles South

- 91-acre mixed-use campus anchored by the world headquarters and training facility of the Dallas Cowboys
- Ford Center is a 12,000-seat indoor stadium hosting high school football, major sporting events, concerts, and community events
- Campus includes office space, Omni Frisco Hotel, restaurants, retail, and entertainment venues
- Serves as one of Frisco's premier corporate and entertainment destinations



PGA Frisco Fields Ranch

2.5 Miles North

- 660-acre golf campus anchored by the PGA of America headquarters in Frisco
- Features two championship courses — Fields Ranch East (major tournament venue) and Fields Ranch West
- Home to the PGA Frisco clubhouse and resort district, including dining, retail, and event space
- Hosts major championships and tournaments, establishing Frisco as a premier golf and tourism destination

Sources: PGA of America; Omni PGA Frisco Resort; City of Frisco, City of Frisco EDC

MAJOR MIXED-USE COMING TO THE TOLLWAY CORRIDOR

Several large-scale mixed-use developments are currently planned or under construction along the Dallas North Tollway corridor in Frisco, representing billions of dollars in new investment across office, residential, hospitality, retail, and entertainment.



Fields West (PGA Frisco District)

1.4 Miles North

Retail and mixed-use district adjacent to PGA Frisco

Retail and mixed-use district within the 2,500-acre Fields master-planned development

Approximately 360,000+ SF of retail, dining, and entertainment adjacent to PGA Frisco

Anchored by national tenants including Pottery Barn, Williams Sonoma, Arhaus, and Kendra Scott
Additional announced brands include Tommy Bahama Marlin Bar, True Food Kitchen, and multiple chef-driven restaurant concepts



Firefly Park

3 Miles North

217-acre mixed-use district along the Dallas North Tollway

Planned 3M+ SF of Class A office development designed to attract major corporate tenants

400K+ SF retail, dining, and entertainment district centered around a walkable urban environment

Approximately 2,000 residential units, hotels, and hospitality components

Anchored by a 45-acre central park and lake, creating a destination-style mixed-use environment.



The Mix Frisco

4.5 Miles South

112-acre mixed-use development along the DNT at Lebanon

\$3B project combining 2M SF office, 3k residential units, hospitality, and a large lifestyle retail district

Whole Foods Market will serve as a primary retail anchor, alongside announced tenants including Puttery, Sixty Vines, and The Hampton Social

Structured and underground parking planned to support higher-density development while maintaining a pedestrian-oriented streetscape



Railhead Frisco

1 Mile South

80-acre master-planned mixed-use between Eldorado and Main along DNT

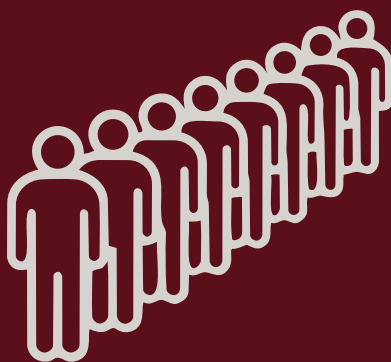
Planned 17-story hotel and private club featuring hospitality, dining, and social amenities

Dining, retail, and entertainment venues organized around a central park and walkable public spaces

Up to 1M+ SF of Class A office development designed to attract corporate tenants along the Tollway corridor



FRISCO DEMOGRAPHICS



Population

245,470



Median Household
Income

\$145,444



Graduate Degree

31.5%



Avg Assessed Home
Value

\$736,094



Workforce
Participation

74.2%



Median Age

38.3

Newman Village Coffee Shop

Information about Brokerage Services



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Chad Brubaker	647662	chad@jnewman.com	214-642-1254
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date