



10 Acre Corner with 7-11 & McDonalds
 new 10,875 sf Starbucks anchored
 shopping center,
 12,200 sf phase II coming soon

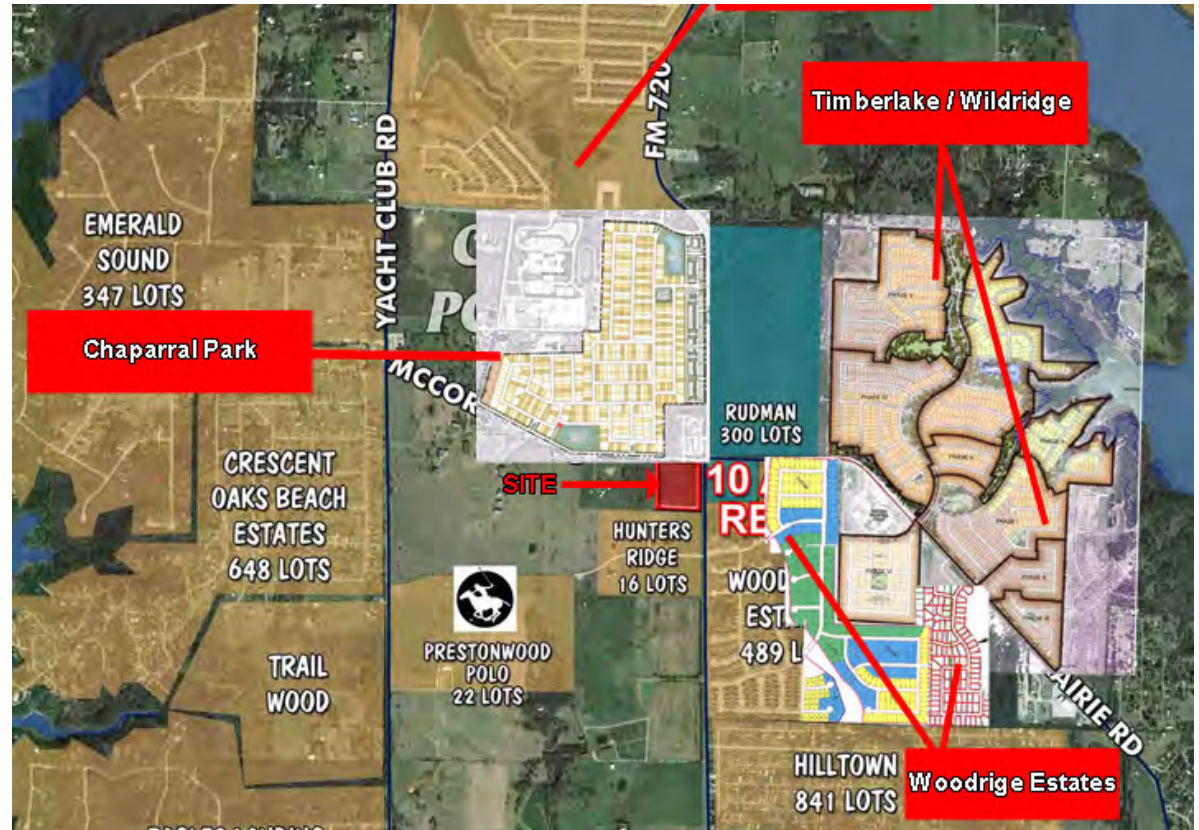
Montessori school (coming soon)

McDonald's & Starbucks (now open)

Great retail corner on FM 720 in super
 high-growth area.

Traffic count: 34,456 cars per day

<https://www.loopnet.com/Listing/FM-720-Oak-Point-TX/9637200/>

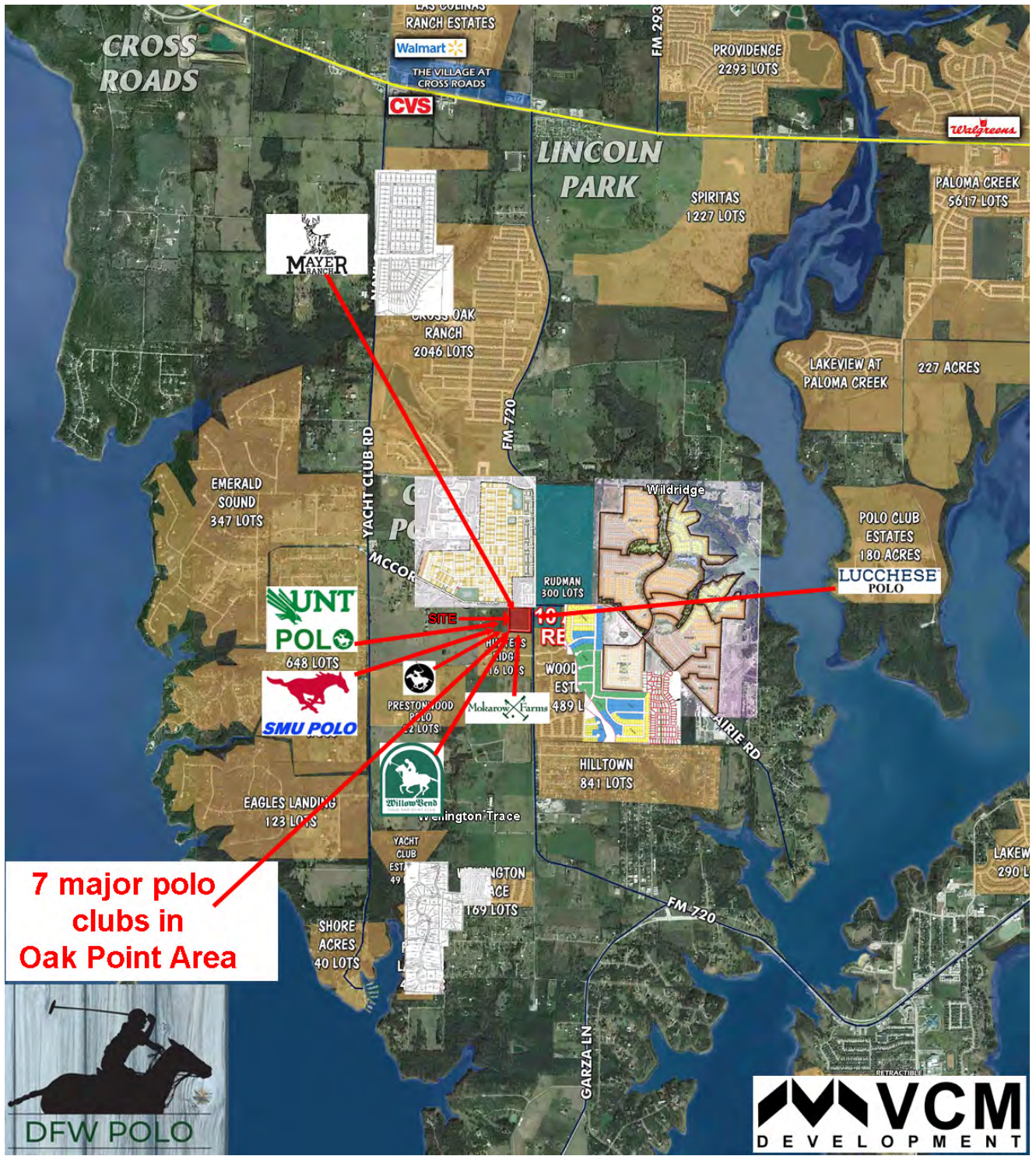


**PRESTONWOOD POLO CROSSING
 SEC FM 720 & MCCORMICK
 OAK POINT, TX**

Contacts:
 Vaughn Miller Sr
 vaughn@vcmdevelopment.com
 Vance C. Miller III
 469-834-2148
 vc3@prestonwoodpolo.com
 Gigi Miller
 972-965-8997
 gigi@prestonwoodpolo.com



214-390-3444
 402 Prestonwood Polo Dr
 Oak Point, TX 75068
 www.VCMRE.com



PRESTONWOOD POLO CROSSING



CVS

RETAIL

Yacht Club Rd.

Mc Cormick Rd.

Martingale Trail

FM 720

A

C

B

D

E

Polo Field 3

Polo Field 2

Polo Field 1

S.F.

S.F.

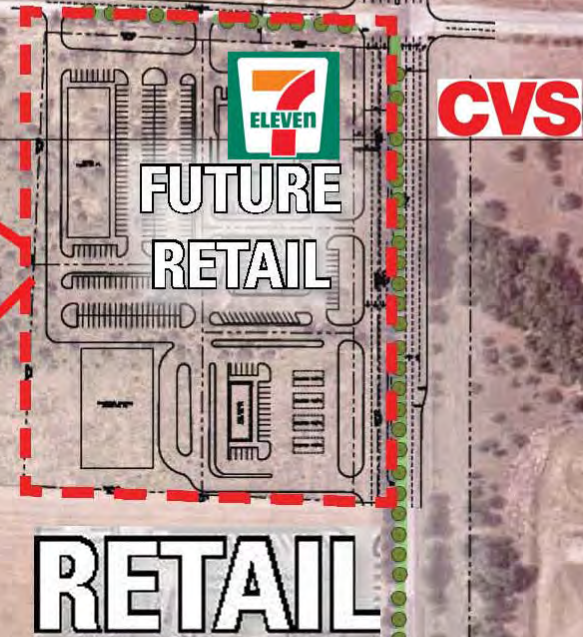
LEGEND

- A** Main Entry
- B** Secondary Project Monumentation
- C** Street Approach
- D** Polo Field Promenade
- E** Future Country Club / Resort



**PRESTONWOOD
POLO
CROSSING** FM 720

Mc Cormick Rd.



Martingale Trail

C

B

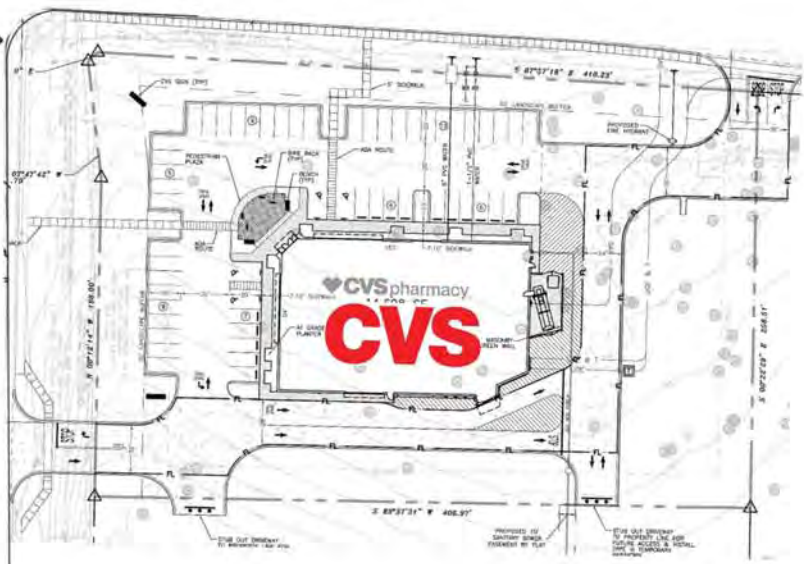
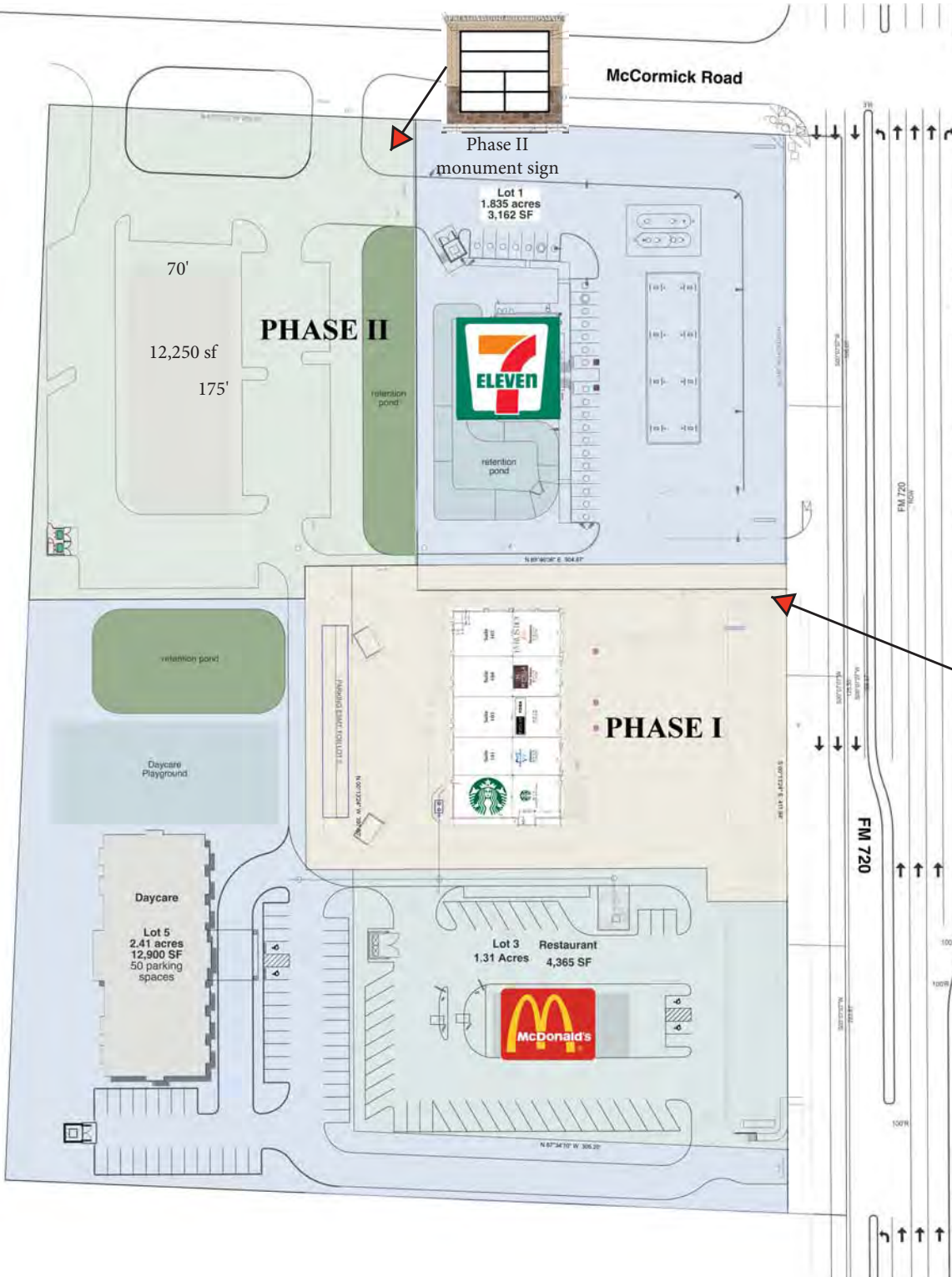


COMMERCIAL CORRIDOR

This intersection of FM 720 and Shahan Prairie/McCormick Roads is the heart of our growing commercial corridor. With a curated mixed-use development and more retail spaces to come, we envision this space to be a thriving location for businesses both big and small.



*Data from June 2022 Traffic Counts



Phase II Monument sign

**Prestonwood Polo Crossing
Master Site Plan
2025**



This document is obtained by the recipient of information under the authority of County Meeting Minutes registration (p. 8) in the State of Texas and is not to be used for distribution, holding or permitting.

McCormick Road

3R
1

N 87° 37' 33" W 256.58'

Lot 1
1.835 acres
3,162 SF

Retail
Lot 4
2.03 acres
12,200 SF

Phase II
12,200 sq ft

retention pond



retention pond

N 89° 46' 36" E 304.87'

retention pond

Daycare
Playground

PARKING ESMT. FOR LOT 2

Prestonwood
Polo
Crossing

Phase I
Lot 2
1.69 acres
10,875 SF



N 01° 13' 24" W 281.17'

S 00° 07' 07" W 300.00'

N 47° 07' 00" S 282.84'

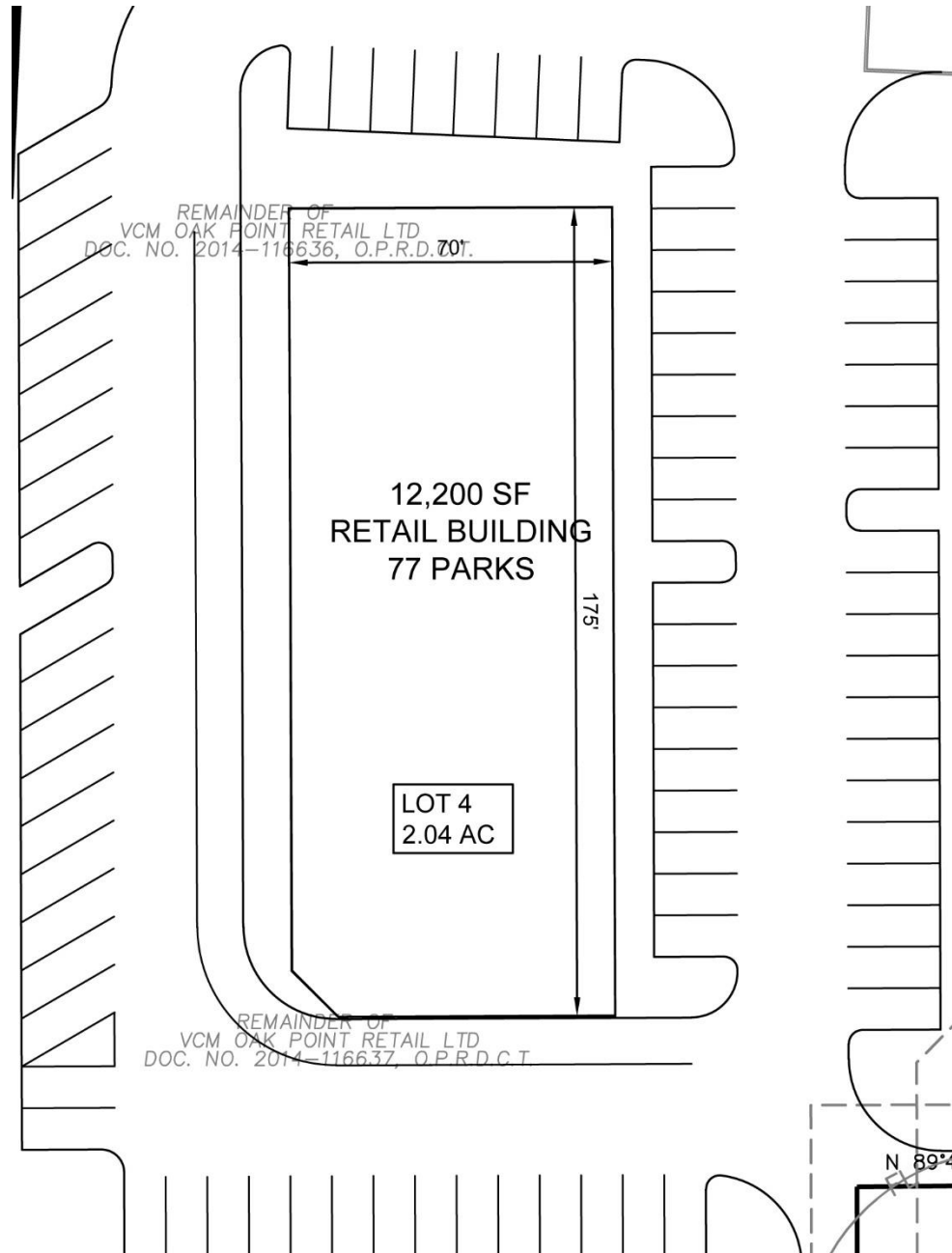
M 47° 07' 00" S 282.84'

S 00° 13' 24" E 411.94'

FM 7

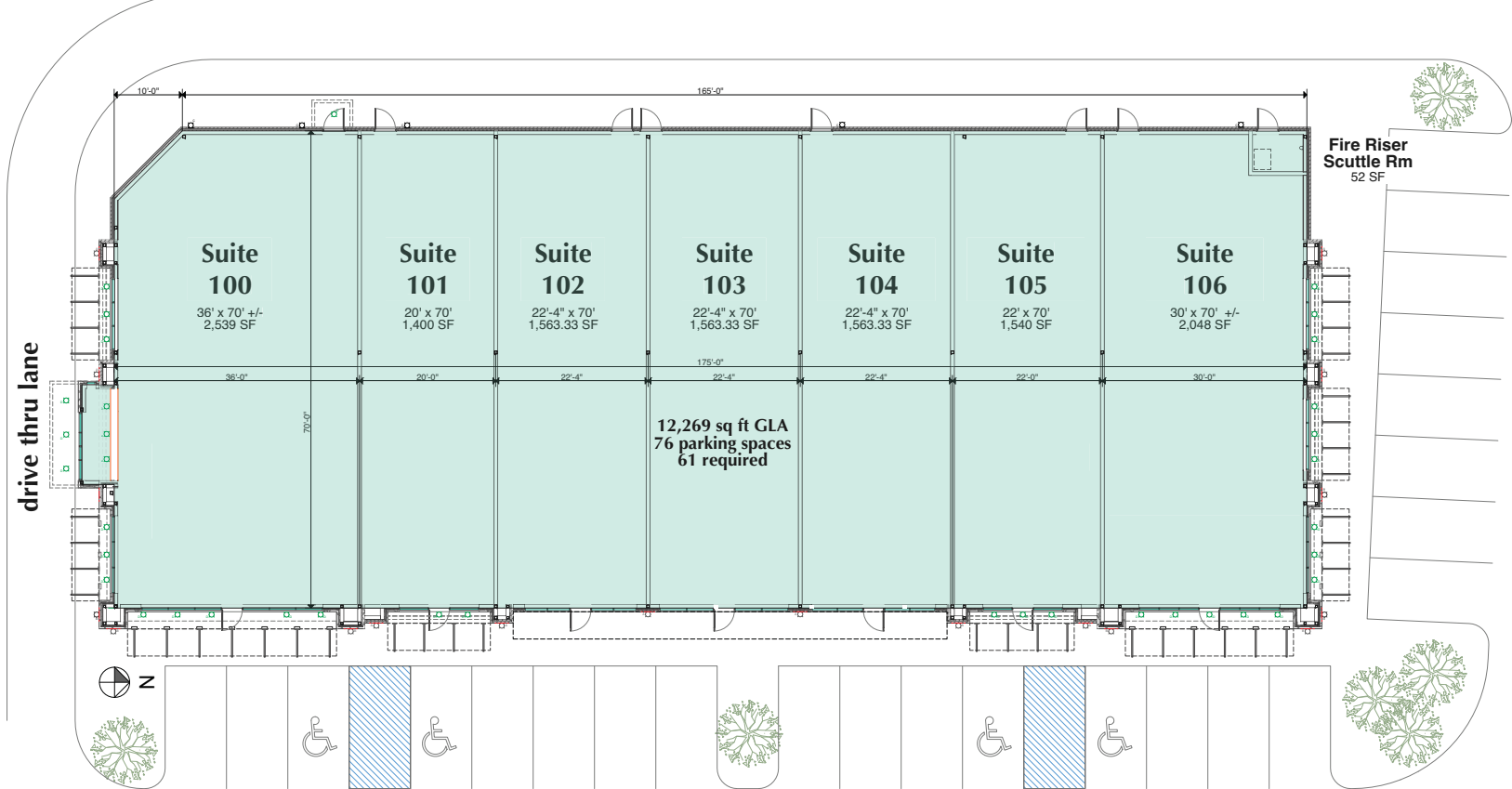
Prestonwood Polo Crossing Phase II

SWC FM 720 & McCormick, Oak Point, TX





East Elevation



Lease Plan



Prestonwood Polo Crossing Phase 2
Oak Point, TX McCormick @ FM 720



Phase I



PRESTONWOOD POLO CROSSING PHASE II HERE



PRIVATE
PROPERTY
NO
STUMPING
ALLOWED
BY PERMITS

FOR INFO
214-390-3444
VCM
DEVELOPMENT
vcmfs.com

FIRE LANE NO PARKING



Phase II



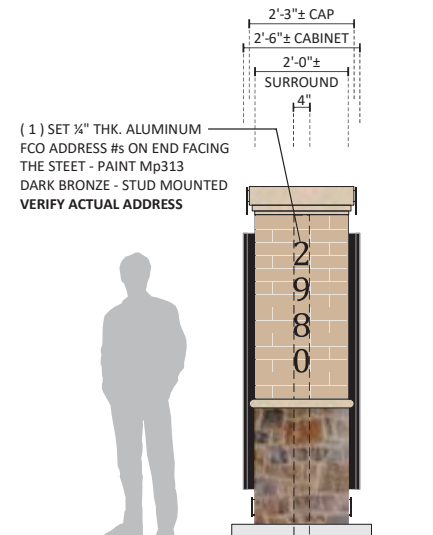
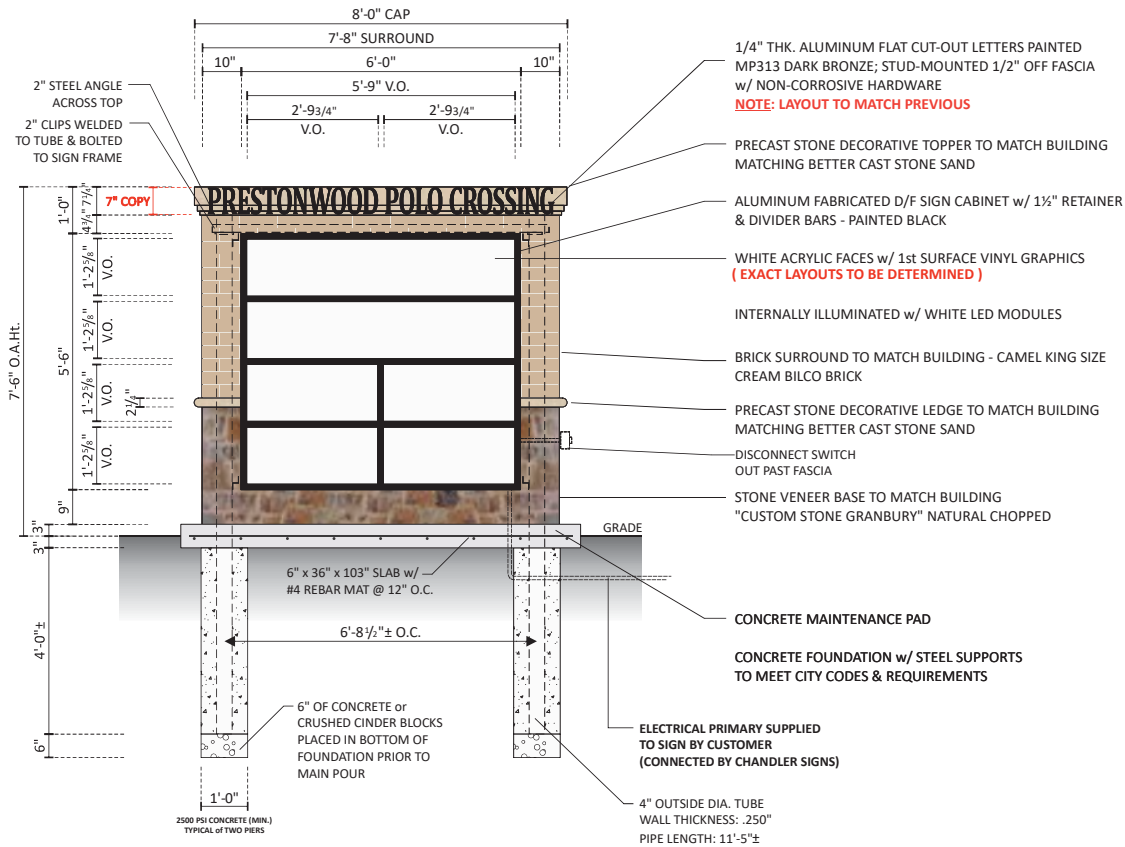
Phase II



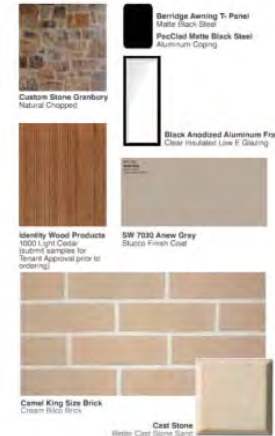
Phase II



Phase II



**SIDE VIEW
STREET SIDE**



B D/F MONUMENT SIGN SCALE: 3/8" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL
(REFER TO ORIGINAL W.O. 414985)

Project ID
0428080Ar6

PRESTONWOOD POLO CROSSING
2960 FM 720
OAK POINT, TEXAS 75068

Date: 12/5/24
Contact: WLF/JMR
Designer: GD

Sign Item

B: D/F MONUMENT
Scale: 3/8" = 1'-0"

Revision Notes

- r1-GD-12/9/24: Update tenant panels
- r2-JMC-12/11/24: Add Site Plan
- r3-SDM-1/27/25: Revise Sign A - Add B
- r4-SDM-2/11/25: Remove some of the tenant names - Revise address numerals on Sign B
- r5-JMC-3/12/25: Revise Signs A, B
- r6-MAB-5/29/25: Add site plan detail page

Information Required for Production

Customer Approval

Signature _____
MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID, and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



Demographic and Income Profile

Oak Point 10-Min Drive Time Polygon
Area: 56.88 square miles

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	49,756	79,609	88,695	101,124
Households	16,405	26,189	29,367	33,712
Families	13,015	-	22,272	25,444
Average Household Size	3.03	3.04	3.02	3.00
Owner Occupied Housing Units	13,422	-	24,691	28,387
Renter Occupied Housing Units	2,985	-	4,675	5,325
Median Age	31.5	-	33.7	33.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	2.66%	0.88%	0.25%
Households	2.80%	0.92%	0.31%
Families	2.70%	0.96%	0.28%
Owner HHs	2.83%	1.19%	0.53%
Median Household Income	1.92%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	946	3.2%	715	2.1%
\$15,000 - \$24,999	777	2.6%	605	1.8%
\$25,000 - \$34,999	958	3.3%	816	2.4%
\$35,000 - \$49,999	1,617	5.5%	1,275	3.8%
\$50,000 - \$74,999	4,623	15.7%	4,306	12.8%
\$75,000 - \$99,999	4,767	16.2%	5,205	15.4%
\$100,000 - \$149,999	7,987	27.2%	9,866	29.3%
\$150,000 - \$199,999	4,159	14.2%	6,082	18.0%
\$200,000+	3,533	12.0%	4,844	14.4%
Median Household Income	\$103,806		\$114,135	
Average Household Income	\$128,294		\$147,087	
Per Capita Income	\$42,571		\$49,130	

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,966	10.0%	7,344	8.3%	8,454	8.4%
5 - 9	4,920	9.9%	7,625	8.6%	8,449	8.4%
10 - 14	4,313	8.7%	7,434	8.4%	8,503	8.4%
15 - 19	3,233	6.5%	6,068	6.8%	6,938	6.9%
20 - 24	2,105	4.2%	4,866	5.5%	5,229	5.2%
25 - 34	8,945	18.0%	12,709	14.3%	16,029	15.9%
35 - 44	9,273	18.6%	15,047	17.0%	16,117	15.9%
45 - 54	5,741	11.5%	11,483	12.9%	12,377	12.2%
55 - 64	3,645	7.3%	8,313	9.4%	9,099	9.0%
65 - 74	1,802	3.6%	5,275	5.9%	6,348	6.3%
75 - 84	657	1.3%	2,089	2.4%	2,977	2.9%
85+	157	0.3%	441	0.5%	603	0.6%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	37,990	76.4%	43,099	54.1%	47,782	53.9%	53,037	52.4%
Black Alone	5,184	10.4%	13,596	17.1%	14,859	16.8%	16,648	16.5%
American Indian Alone	407	0.8%	714	0.9%	842	0.9%	1,048	1.0%
Asian Alone	1,070	2.2%	3,281	4.1%	3,597	4.1%	4,121	4.1%
Pacific Islander Alone	36	0.1%	78	0.1%	98	0.1%	119	0.1%
Some Other Race Alone	3,506	7.0%	7,007	8.8%	8,200	9.2%	10,324	10.2%
Two or More Races	1,563	3.1%	11,834	14.9%	13,318	15.0%	15,827	15.7%
Hispanic Origin (Any Race)	10,848	21.8%	19,409	24.4%	21,865	24.7%	25,663	25.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.