

FOR SALE



Two (2)
PAD SITES
Available

3900 FM 423
Frisco, TX 75036
(SEQ FM 423 & LONE STAR RANCH PKWY)



FOR SALE

Property Overview & Highlights

Strategically positioned at the signalized southeast quadrant of FM-423 (Main Street) and Lone Star Ranch Parkway, Henry S. Miller presents a premier retail pad opportunity within one of Frisco's most rapidly expanding corridors. FM-423 serves as a major north-south arterial connecting Frisco, Little Elm, and The Colony, supporting significant commuter and residential traffic flow. The site is located within a high-growth trade area anchored by dense, affluent residential communities and strong daytime population drivers, making it well-suited for retail, medical, and service-oriented users.

- Across the street from TOCA Soccer Center, a sports complex that caters to over 75 teams.
- Located within a master-planned 14-acre mixed-use development.
- High-income trade area with average household incomes exceeding \$170K+ within 1 mile.
- Excellent visibility and access.
- Surrounded by established and upscale residential communities including The Hills of Kingswood and Garza Lake Estates.

- PAD #1 - ±.822 Acre
- PAD #2 - ±.977 Acre
- Utilities provided to PAD
- Estimated time of delivery, early 2027
- Price: Contact Broker



Property Demographics



2025
Estimated
Population

1 mile	8,002
3 miles	85,577
5 miles	224,488



2025
Estimated
Households

1 mile	2,894
3 miles	31,461
5 miles	92,838



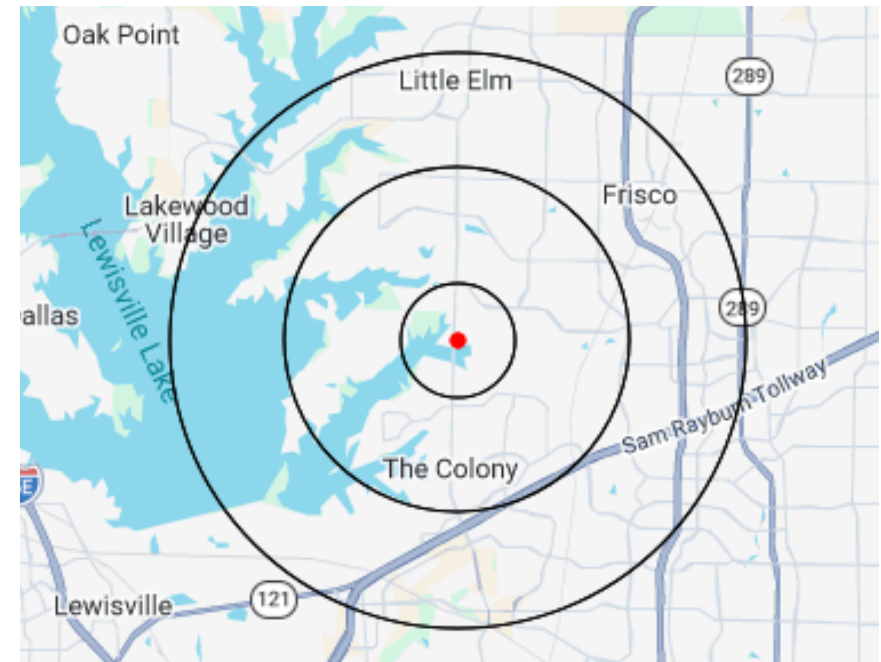
2025
Estimated Average
Household Income

1 Mile	\$164,240
3 Miles	\$208,562
5 Miles	\$179,732



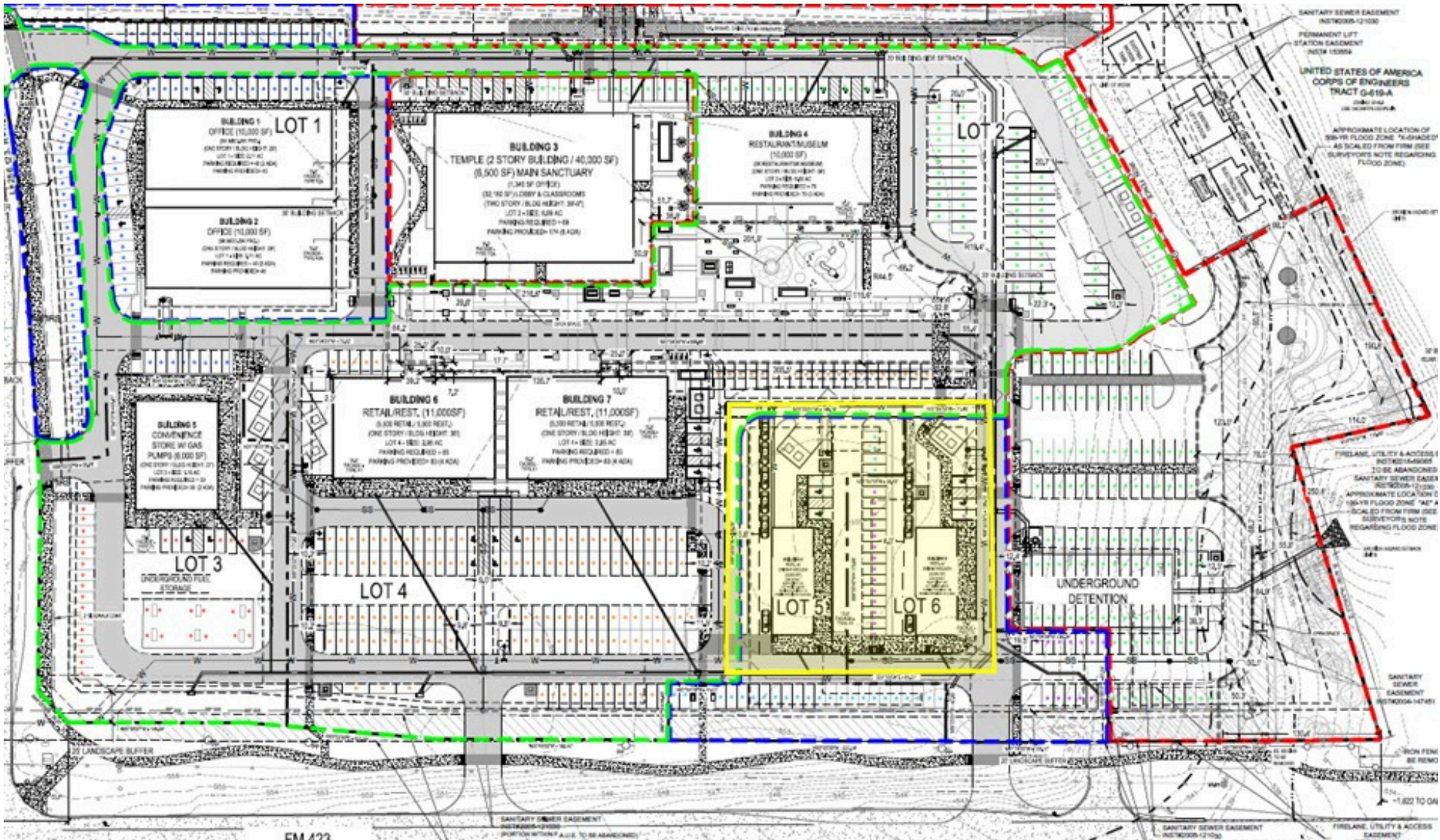
2025
Estimated
Total Employees

1 Mile	1,323
3 Miles	18,111
5 Miles	107,694



Property Site Plan

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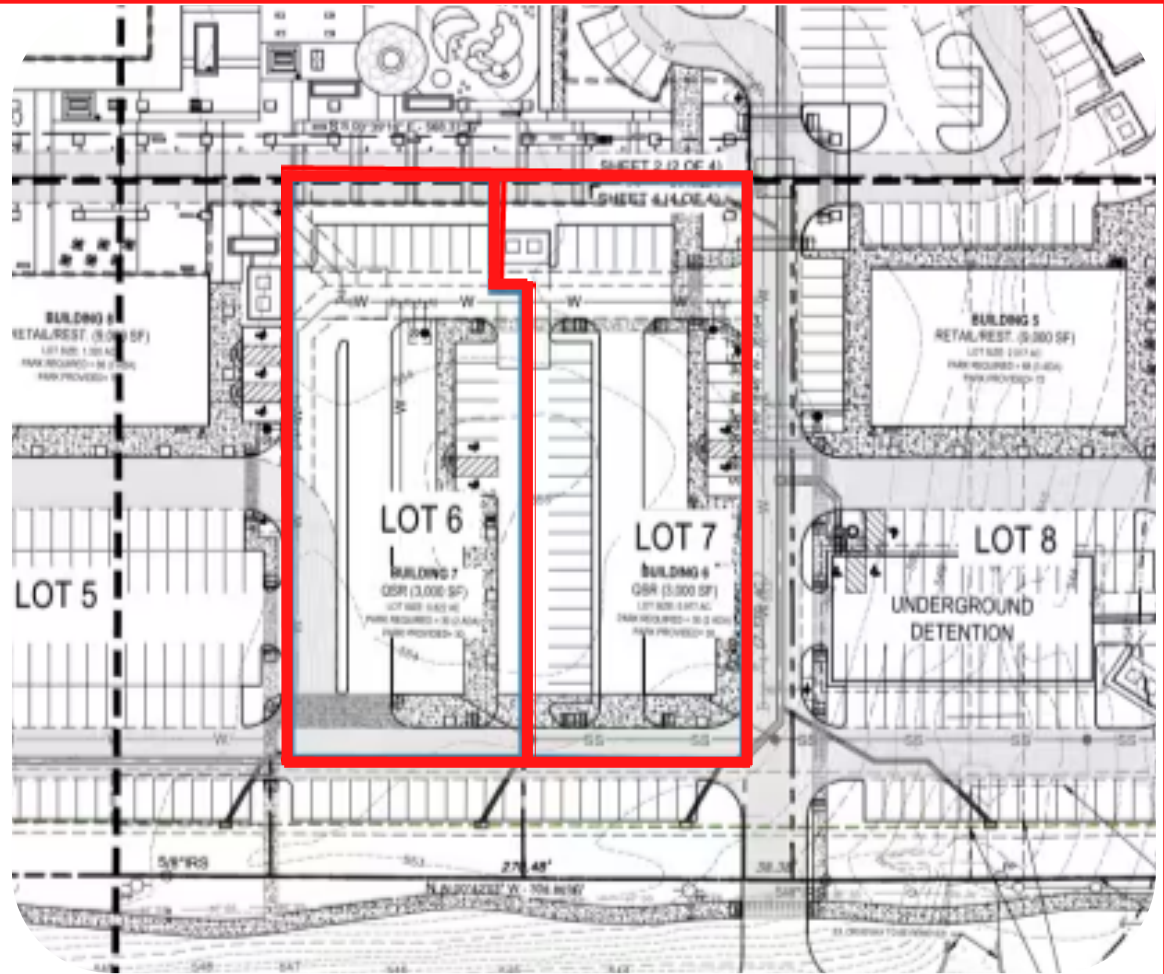


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date