COMMERCIAL DEVELOPMENT OPPORTUNITY IN FRISCO

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NEQ OF TEEL PKWY & ELDORADO PKWY, FRISCO, TX

DMRE

SITE DETAILS

ADDRESS
NEQ of Teel Pkwy & Eldorado Pkwy, Frisco, TX 75033

VEHICLES PER DAY (VPD)
±50,012 (Eldorado Parkway)

SIZE
±2.79 Acres

LAT., LONG.
33.18048780934159, -96.86513625961892

ZONING
PD-130 Allowing for Office Uses

PARCEL
R662264

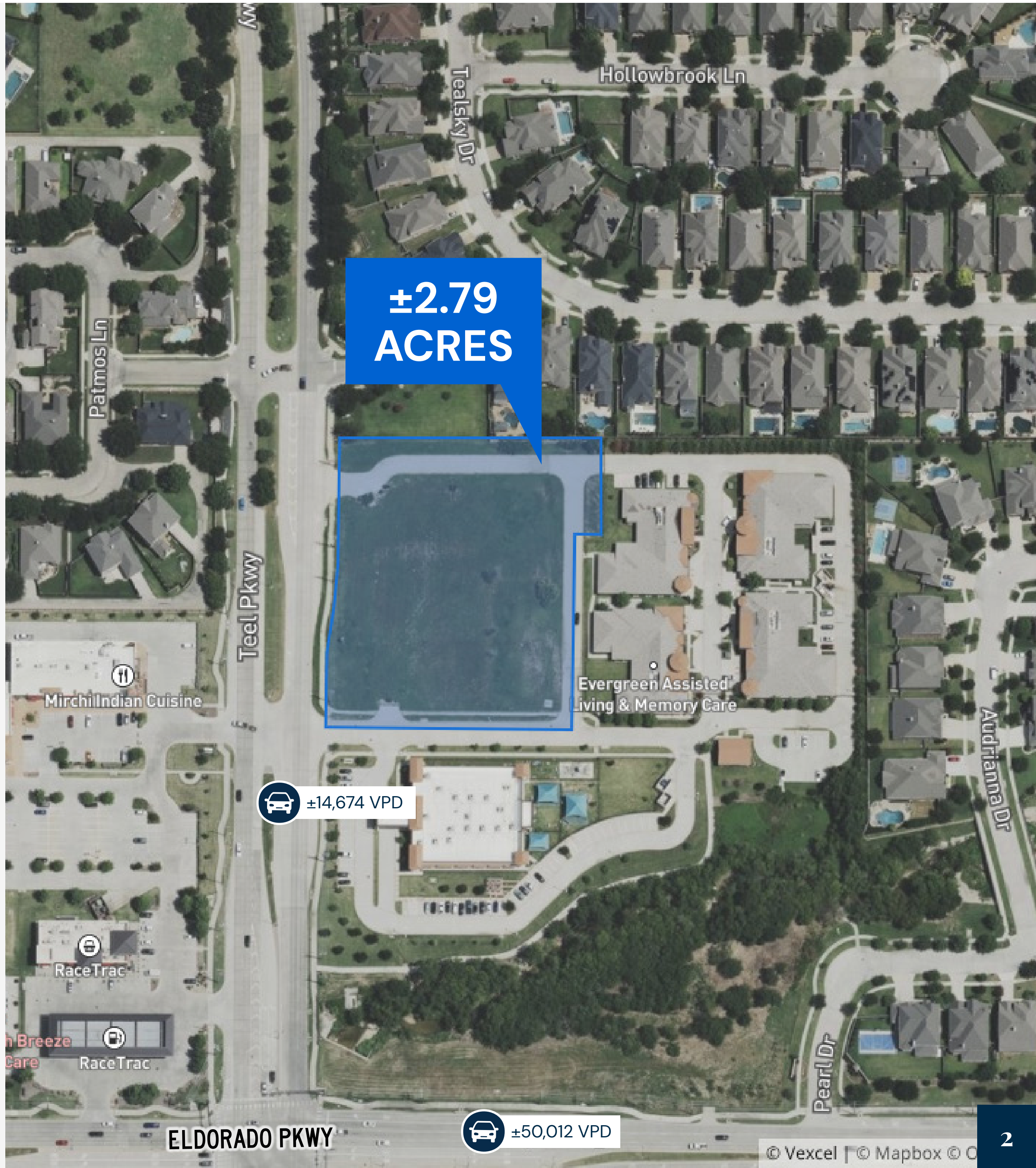
UTILITIES
Available to Site

TAX RATE
1.63%

SCHOOLS
Frisco ISD
Newman Elementary School
Trent Middle School
Lone Star High School

LEGAL
JP TEEL OFFICE ADDITION BLK A LOT 2

PRICE
Call for Pricing: (214) 462-7393



INVESTMENT HIGHLIGHTS

PERMITTED USES

Zoning: PD-O-1; Planned Development, Office-1
(Frisco Ordinance No. 14-05-28)

Permitted by right (base O-1 district): Professional and medical office, general office, financial services, personal services, daycare, religious facilities, government facilities

Additional uses permitted by right under this PD:
- Restaurant: sit-down only, no drive-thru or drive-in.
  Outdoor seating required (minimum 10% of gross floor area)
- Gymnastics & Dance Studio

Buyers should confirm specific use eligibility with the city of Frisco Planning Dept.

VEHICLES PER DAY (VPD)

✓ Eldorado Parkway: **±50,012 VPD**
✓ Teel Parkway: **±14,674 VPD**

NEARBY EMPLOYMENT, ENTERTAINMENT, RETAIL

✓ Walgreens, Kroger, Sprouts, Tom Thumb
✓ Texas Health Frisco + UT Southwestern Frisco
✓ Fields West Urban Village
✓ Omni PGA Frisco Resort & Spa
✓ Universal Kids Resort
✓ The Star + Hall Park (Keurig Dr Pepper, Dallas Cowboys)

251,430
FRISCO POPULATION

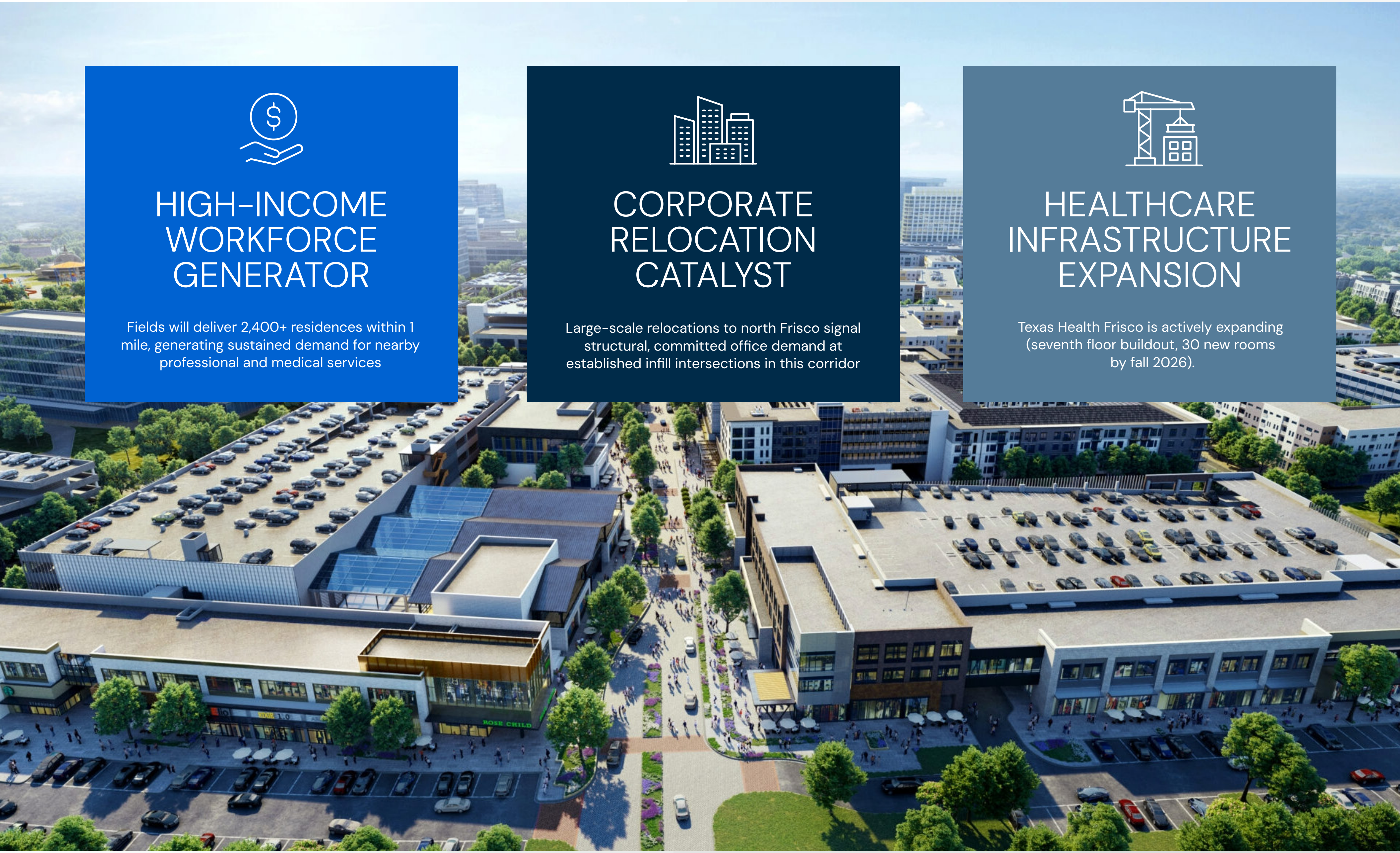
38
AVERAGE AGE

$150K
MEDIAN INCOME

$736K
AVERAGE HOME VALUE

FIELDS DEVELOPMENT

A 2,545-acre master-planned community designed to be a "15-minute city," where residential, commercial, and recreational needs are all within a short walk or bike ride. With an estimated value of over $10 billion at full build-out, it is one of the most ambitious real estate projects in North Texas.



HIGH-INCOME WORKFORCE GENERATOR

Fields will deliver 2,400+ residences within 1 mile, generating sustained demand for nearby professional and medical services

CORPORATE RELOCATION CATALYST

Large-scale relocations to north Frisco signal structural, committed office demand at established infill intersections in this corridor

HEALTHCARE INFRASTRUCTURE EXPANSION

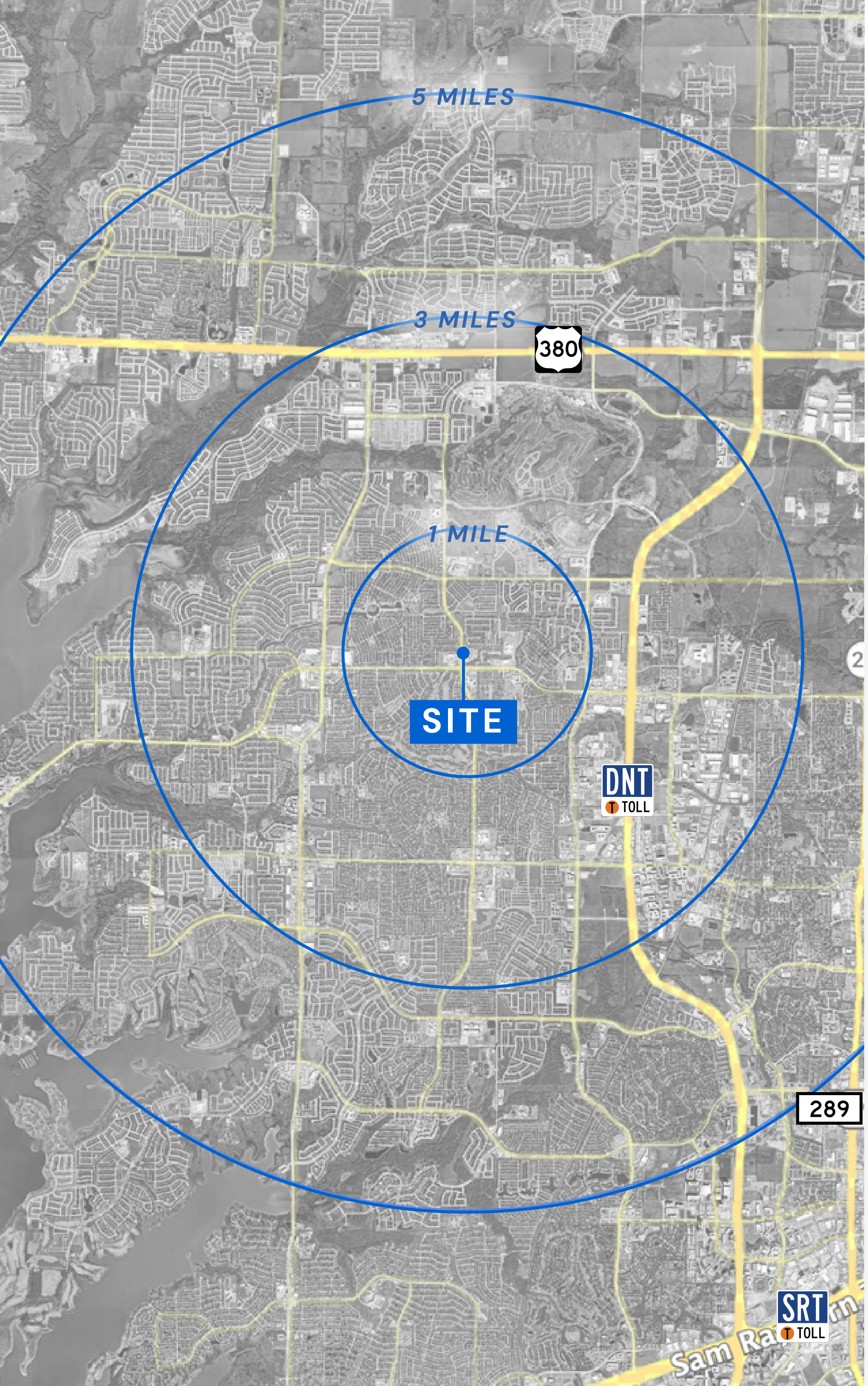
Texas Health Frisco is actively expanding (seventh floor buildout, 30 new rooms by fall 2026).

Fields West Opening in 2027	PGA of America Headquarters	Omni PGA Frisco Resort & Spa	Fields Ranch East & West, two 18-hole championship golf courses	The first Universal Studios Kids Resort, opening in 2026

Texas Health Hospital®

HEALTHCARE-DRIVEN DEMAND

Strategically located near Texas Health Frisco, this site is poised to capitalize on a massive healthcare “gravity effect.” Since its 2019 debut, the hospital has invested over $50M in expansions, continuously adding beds and specialty suites. This rapid growth creates a permanent demand for outpatient medical space within a 3-mile radius to support the specialists, imaging, and therapy centers trailing the hospital’s expansion. By sitting at the crossroads of the Fields development and established neighborhoods, 2723 Nature Way captures the perfect synergy: a high-growth residential patient base paired with the powerful referral engine of a major hospital.



2025 TAX RATES

CITY OF FRISCO	0.4255
DENTON COUNTY	0.1859
FRISCO ISD	1.0194
TOTAL	1.63

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 POPULATION ESTIMATE	16,109	104,668	250,334
FIVE-YEAR POPULATION PROJECTION	7%	9%	11%
AVERAGE HOUSEHOLD INCOME	$293,586	$209,503	$192,717
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	$666,812	$559,565	$531,065

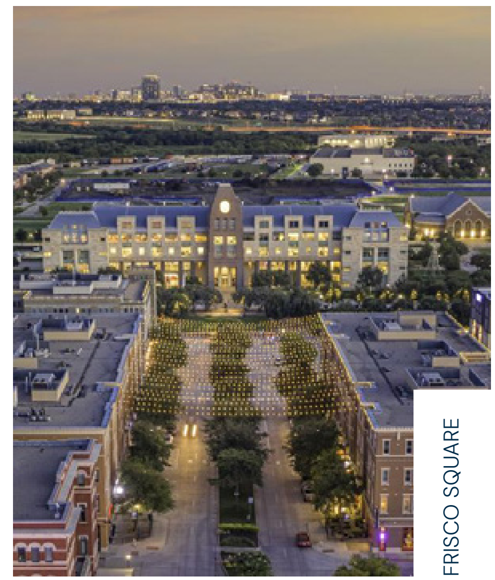
CONCEPTUAL SITE PLAN

DISCOVER FRISCO

FRISCO ROUGHRIDERS

KALEIDOSCOPE PARK

TOSTITOS CHAMPIONSHIP PLAZA

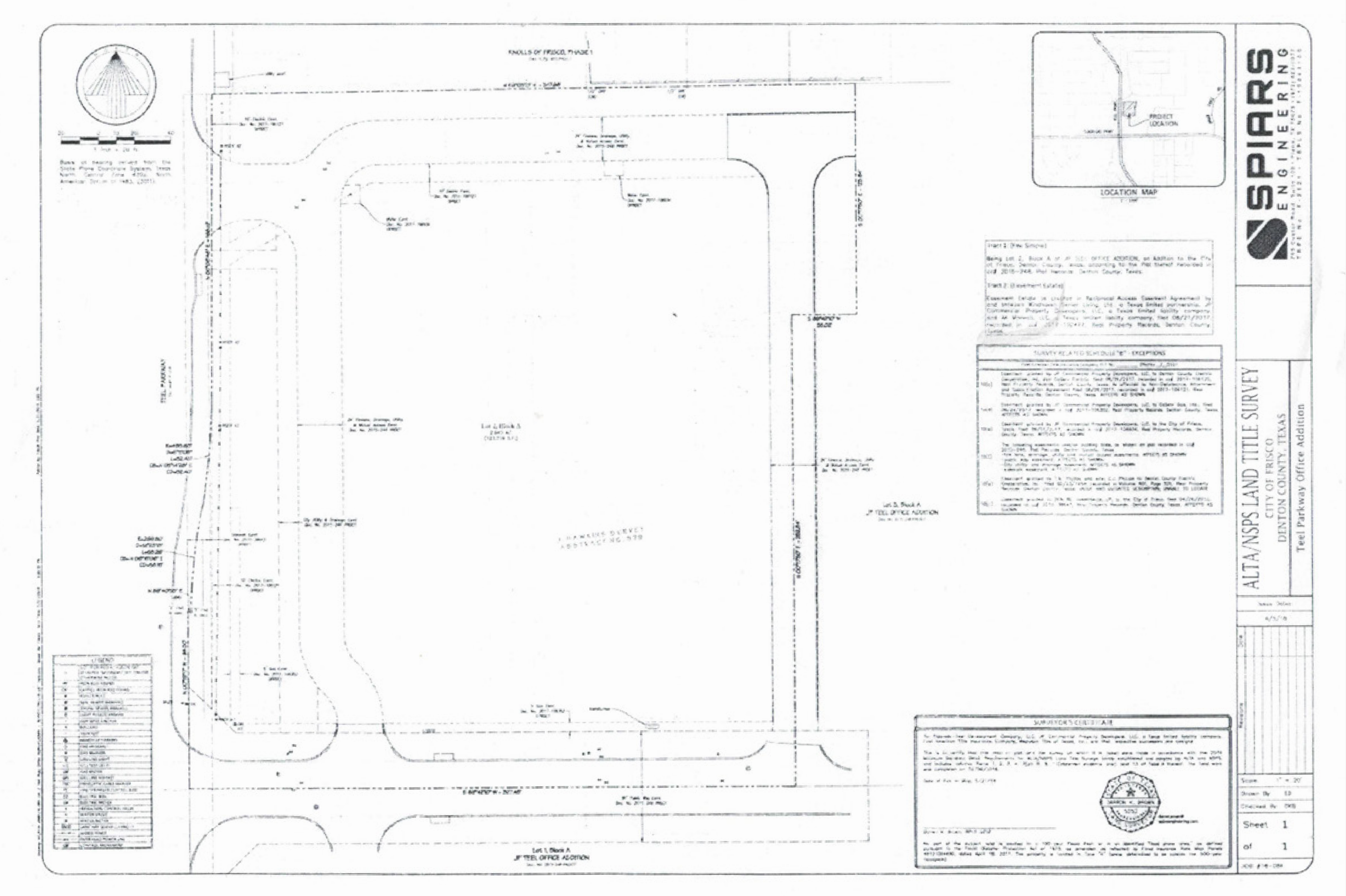


FRISCO SQUARE

FC DALLAS AT TOYOTA STADIUM

Frisco is a powerhouse of the North Texas suburbs, having transformed from a quiet railway stop into one of the nation's fastest-growing and most affluent cities. Famously dubbed "Sports City USA," it hosts the world-class headquarters of the Dallas Cowboys at The Star and the sprawling new home of the PGA of America, which features championship courses and the luxury Omni PGA Frisco Resort. Beyond the glitz of professional sports, the city is a magnet for families drawn to the exceptional Frisco Independent School District and its consistent ranking as one of the safest communities in America.

PROPERTY SURVEY



DALLAS-FORT WORTH

Dallas-Fort Worth Metroplex is in the heart of the most resilient and fastest-growing economy in the United States. As the nation's fourth-largest metropolitan area, DFW offers a unique "multiengine" economic structure that provides unmatched stability.

For businesses and investors, the region's central location is a logistical advantage, anchored by DFW International Airport, which places any major North American city within a four-hour flight. This connectivity, combined with a pro-business climate and the absence of state income tax, continues to draw diverse talent and corporate relocations.

DFW offers a high-quality lifestyle that successfully blends cosmopolitan sophistication with deep-rooted Texas heritage. From the sprawling Dallas Arts District and the historic Fort Worth Stockyards to championship-winning sports teams and elite educational institutions, the region provides a rich cultural fabric for families and young professionals alike.

As the Metroplex continues its trajectory to become the third-largest metro in the country by 2030, choosing DFW isn't just a move for today, it's a strategic investment in a future defined by growth, innovation, and opportunity.

DFW NUMBERS

#1

REAL ESTATE MARKET TO WATCH (2026)

#1

TECH HUB IN NORTH AMERICA (2026)

8.3M

POPULATION

$22B

VISITOR SPENDING

27M

ANNUAL VISITORS

INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for voluntary use.
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

DISCLAIMER

Prospective purchasers are hereby advised the Owners ("Owner") of the Property are soliciting offers through Dosch Marshall Real Estate ("DMRE"), which may be accepted or rejected by the Owners at the Owners' sole discretion.

Any solicitation of an offer for the Properties offered hereunder will be governed by this Offering, as it may be modified or supplemented. Prospective purchasers are advised that as part of the offer process, the Owners will be evaluating several factors including the experience and financial qualifications of the purchasing entity.

The Owners shall have no obligation to accept any offer from any prospective purchaser. The Owners reserve the right to withdraw the Properties from consideration at any time prior to final execution of a Purchase Agreement.

This Offering document is furnished to prospective purchasers for the purpose of determining whether to invest in the Properties offered hereby. The information contained herein, or any other related information provided by the Owners, may not be reproduced, redistributed or used in whole or in part without the prior written consent of the Owners.

No person has been authorized to give any information or make any representation or warranty, either expressed or implied and, if given or made, such information or representation must not be relied upon.

While the Owners and DMRE have no reason to believe that the information provided herein or in subsequent information updates delivered to potential purchasers hereunder contains any material inaccuracies, neither the Owners nor DMRE nor any of the Owners' or DMRE's respective subsidiaries, affiliates, companies, or the officers, directors, employees, agents and representatives of any such entities, etc., make any representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Properties or any other matters set forth herein.

Any obligations to prospective purchasers that the Owners may have with respect to the Properties are limited to those expressly set forth in a fully executed Purchase Agreement between the parties. Prospective purchaser's sole and exclusive rights against the Owners, with respect to this prospective transaction, the Properties, or information provided herein or subsequently, shall be limited to those remedies expressly provided in an executed Purchase Agreement, which shall not survive the closing. Further, in no event shall prospective purchasers have any claims against the Owners, DMRE, or any of their respective affiliates for any damages, liability, or causes of action relating to the Purchase Agreement.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing.

Acquisition of properties such as the these offered hereunder involves a high degree of risk and are suitable only for persons and entities of substantial financial means.

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