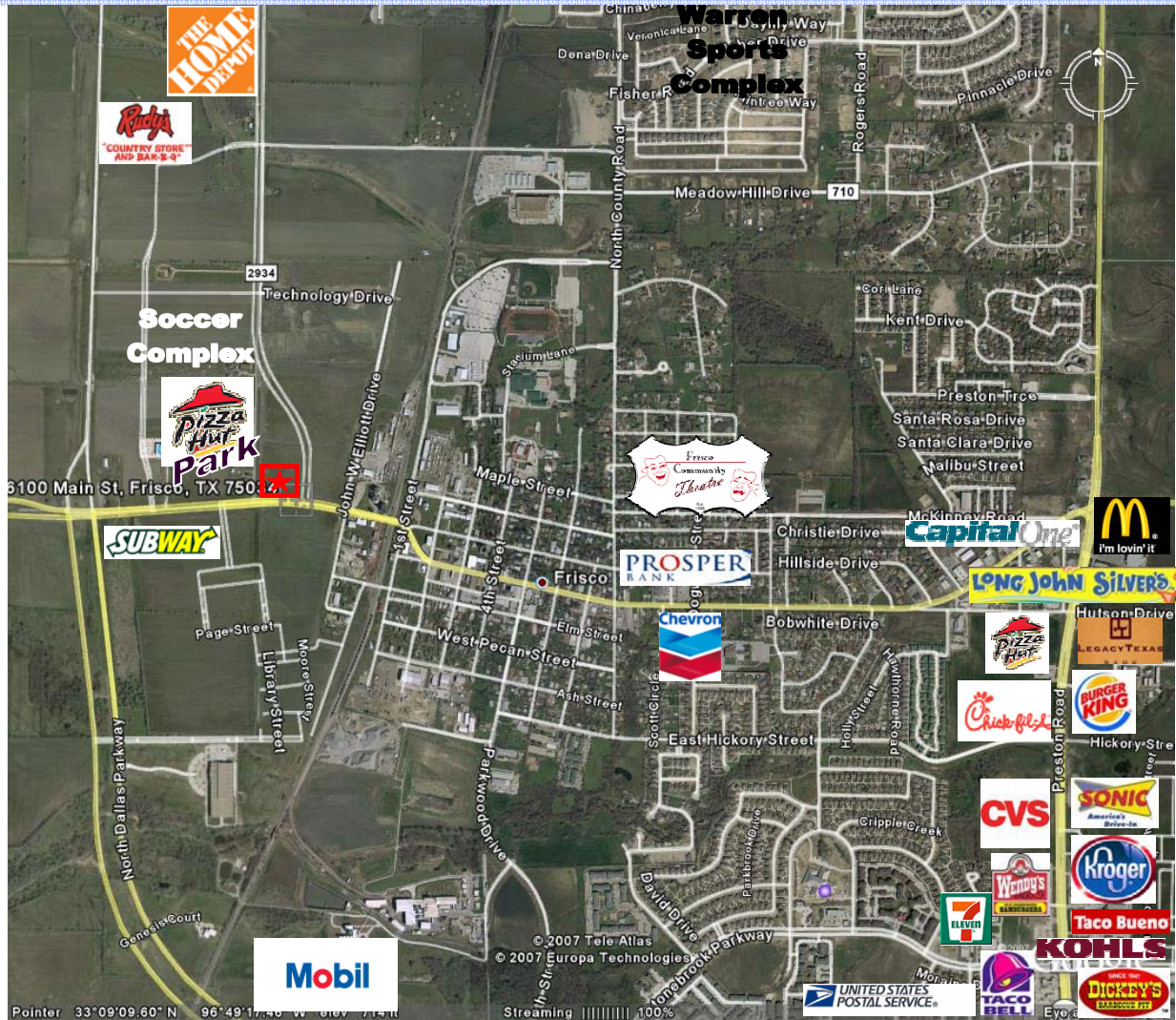


# UpTowne Frisco

Main Street and Frisco Street  
Frisco, Texas 75034



<u>Parcel</u>	<u>Size</u>	<u>Price</u>	<u>Location</u>	<u>NWC Main @ Frisco Street</u>	
1	1.3 AC	\$35 SF	<u>Zoning</u>	(OTC) Commercial Hotel, Office, Retail	
2	2.5 AC	\$30 SF	<u>Utilities</u>	All available to Site	
<b>Demographics</b>					
		<u>1-mile</u>	<u>3-mile</u>	<u>5-mile</u>	<u>7-mile</u>
	Population Estimate	2,008	18,238	46,658	112,465
	% Population Growth	162.4005	495.975%	436.397%	318.102%
	Avg. H.H. Income	\$119,692	\$77,101	\$89,440	\$97,664

7800 Preston #132  
Plano, TX 75024  
Phone: 972-618-1047  
Fax: 972-421-1715  
www.AmeriStarCommercial.com



**Chet Wilke-Broker**  
Direct: 972-491-2438  
VM: 972-733-9560  
Fax: 972-690-7064  
Email: Chet@Wilke.net

This information is deemed reliable. We make no representations or warranties as to the accuracy of the seller information.

Chet Wilke  
AmeriStar Commercial  
7800 Preston Road #132  
Plano, TX 75024  
972-618-1047



FRISCO SOCCER & ENTERTAINMENT CENTER

PIZZA HUT PARK

2 UpTowne Frisco

FRISCO

FRISCO SQUARE

PIONEER BUSINESS PARK

MAIN ST (FM 720)

HICKORY ST

PLATINUM BUSINESS PARK

COTTON GIN RD

STEWART CREEK BUSINESS PARK

STONEBROOK PKWY

GRAND PARK

STONEBROOK PLAZA

CHAPEL CREEK 182 LOTS

CHEYENNE CROSSING 227 LOTS

STARWOOD 918 LOTS

HERITAGE GREEN 81 LOTS

LEBANON RD

LAKES ON LEGACY 200 ACRES

DALLAS-NORTH-TOLLWAY 70

DUKE OFFICE PARK

HCA HOSPITAL

PARKWOOD BLVD

THE CENTRE AT PRESTON RIDGE

WARREN PKWY

LAKESIDE OFFICE PARK

GAYLORD PKWY

STONEBRIAR PARK 110 ACRES

HALL OFFICE PARK

DR PEPPER STARCENTER  
DR PEPPER/7-UP BALLPARK

STONEBRIAR CENTRE MALL

STONEBRIAR

LEGACY DR

STONEBRIAR C.C.

IKEA

121

FAZIO C.C.

GRANITE PARK

UpTowne Frisco  
Frisco, Texas

Pizza Hut Park

FRISCO STREET

MAIN STREET

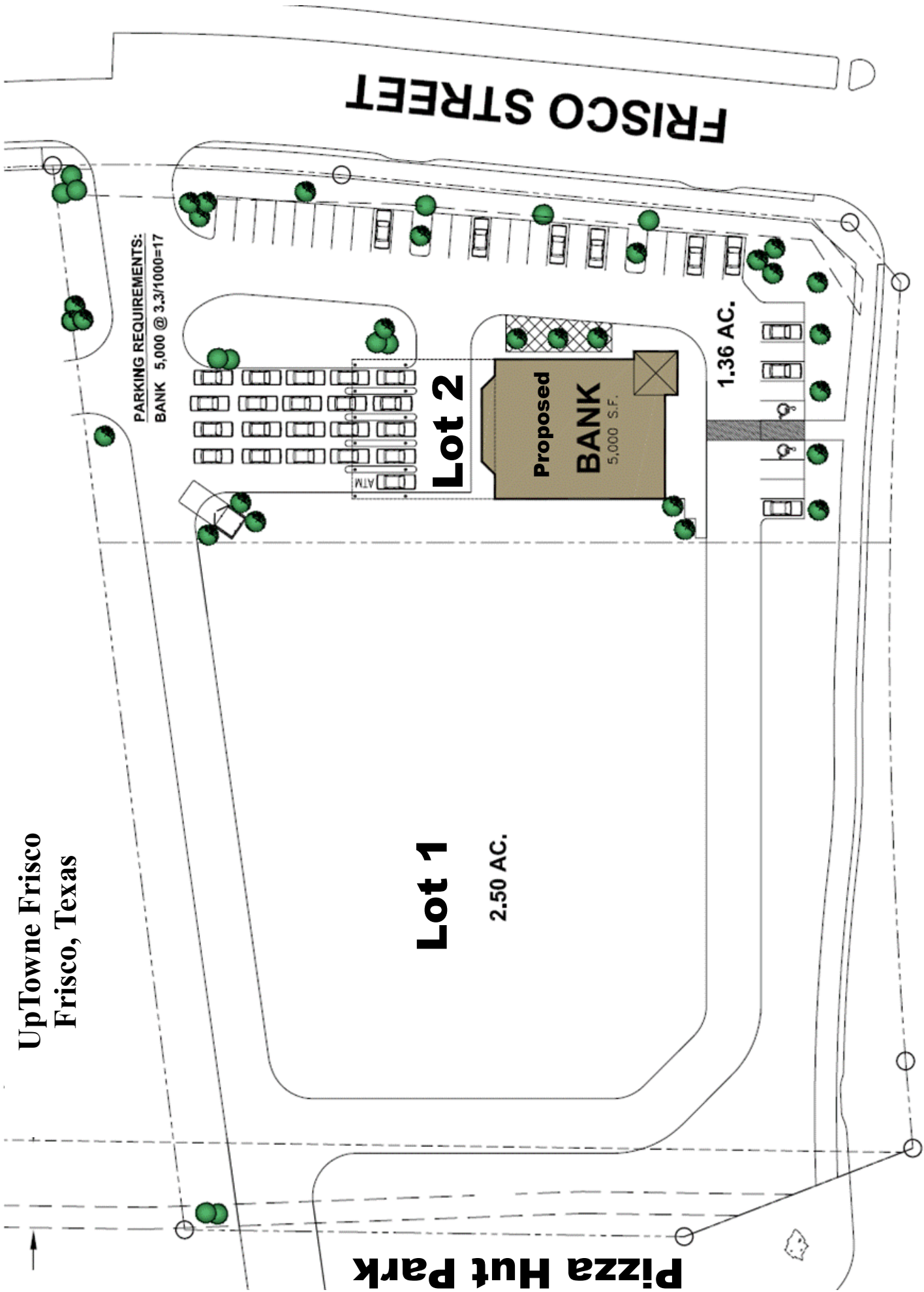
PARKING REQUIREMENTS:  
BANK 5,000 @ 3.3/1000=17

Lot 1  
2.50 AC.

Lot 2

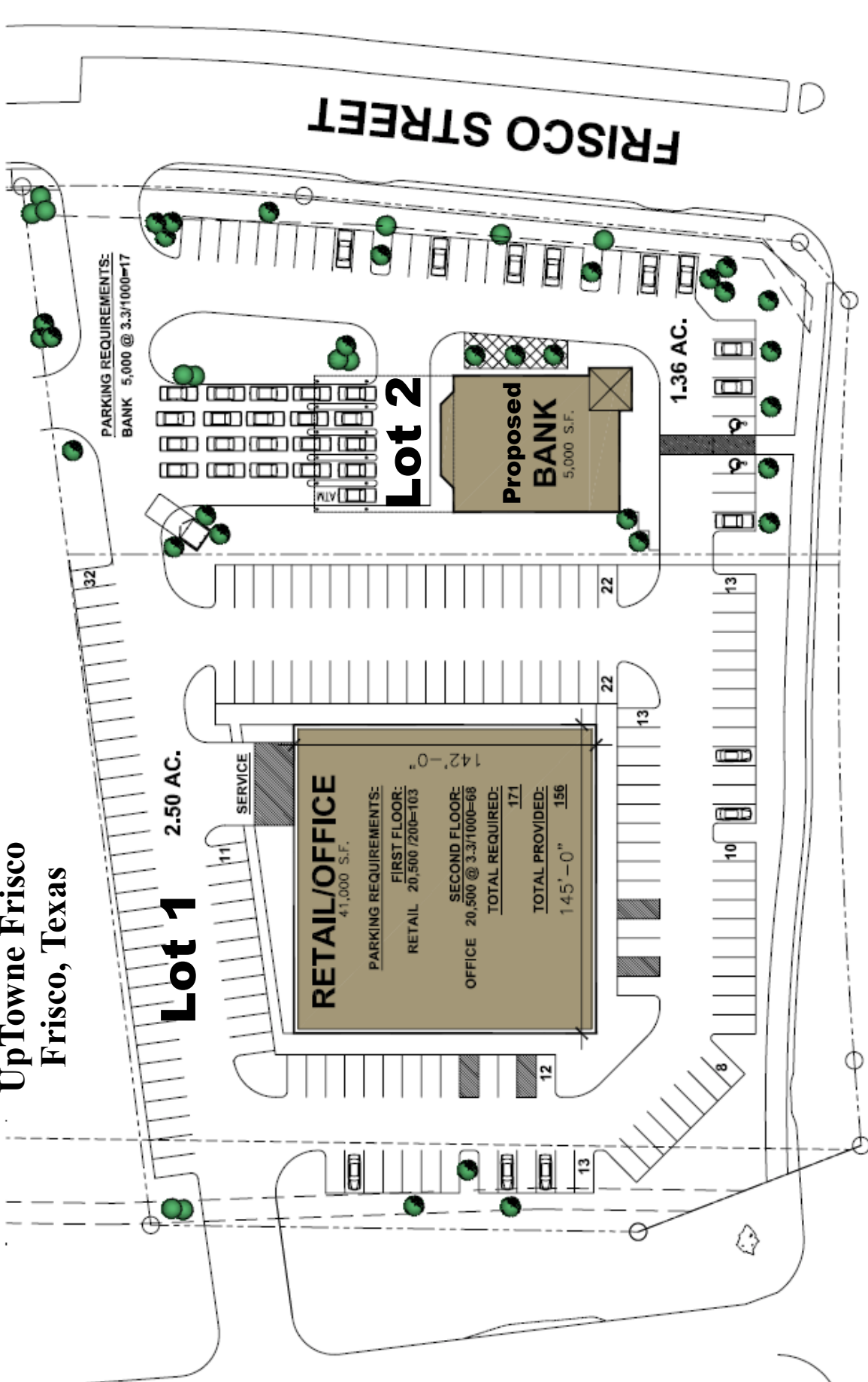
Proposed  
BANK  
5,000 S.F.

1.36 AC.



**UpTowne Frisco  
Frisco, Texas**

**Pizza Hut Park**



**Lot 1**

2.50 AC.

**Lot 2**

1.36 AC.

**MAIN STREET**

**FRISCO STREET**

### EXTRA INFO

- ▼ **Planning & Development**
  - Home
- ▶ **Animal Control**
  - Animal Control
- ▶ **Building Inspections**
  - Building Inspection Home
  - Adopted Codes
  - Homebuilder Compliant Policy
  - Inspections
  - Monthly Reports
  - Plan Review
  - FAQ
- ▶ **Code Enforcements**
  - Code Enforcements Home
  - Common Violations
  - FAQ
  - Ordinances
  - Reporting Code Violations
- ▶ **Future Planning**
  - Comprehensive Plan
  - **Demographics**
  - FAQ
  - Resources
  - What's New
- ▶ **Environmental Planning**
  - Environmental Planning Home
  - Ecology
  - Green Building Program
- ▶ **Health & Food Safety**
  - Home
  - Food Establishments
  - Food Safety
  - Mobile & Temp. Vendors
  - Pools
  - Restaurant Inspections
  - Smoking Ordinances
  - West Nile Virus
  - FAQ
- ▶ **Zoning & Subdivision**
  - Zoning & Subdivision Home
  - Annexations
  - Comprehensive Zoning Ordinance

### Demographics

Historic & Projected Population, 1910-2030, City of Frisco, Texas

Year	City of Frisco	Collin County	Denton County
1910	332	49,021	31,258
1920	733	46,609	35,355
1930	618	46,180	32,822
1940	670	47,190	33,658
1950	736	41,692	41,365
1960	1,184	41,247	47,432
1970	1,845	66,920	75,633
1980	3,420	144,576	143,126
1990	6,138	264,036	273,525
2000	33,714	492,276	432,976
2010	120,000	749,343	643,572
2020	275,000	938,681	862,332
2030	280,132	1,166,645	1,085,343

Source: Planning & Development Services, 2006 Zoning & Development Report posted under "What's New".

Annual Residential Population Projections, 2005-2025, City of Frisco

Year	January 1st Residential Population
2005	73,900
2006	83,127
2007	92,345
2008	101,563
2009	110,781
2010	120,000
2011	132,000
2012	144,000
2013	156,000
2014	168,000
2015	180,000
2016	199,000
2017	218,000
2018	237,000
2019	256,000
2020	275,000
2021	280,132
2022	280,132*
2023	280,132*
2024	280,132*
2025	280,132*

Source: Planning & Development Services, based on 13.4% average annual compounded growth rate since 1980, consistent with scenario C outlined within the Comprehensive Plan *Land Use Strategy*, Chapter 4, p. 4.19.

- Developing in Frisco
- Downtown Development Standards
- Homeowners' Associations
- Planning & Zoning Commission
- Recent Submittals
- Subdivision Ordinance
- Variances

\*Build-out is expected between 2020 and 2025 provided there is no significant downturn in the regional or national economy. The type of housing that is built, determined at the time of zoning, determines the ultimate population capacity. After build out, the residential population is expected to fluctuate modestly, plus or minus about 5% of the total.

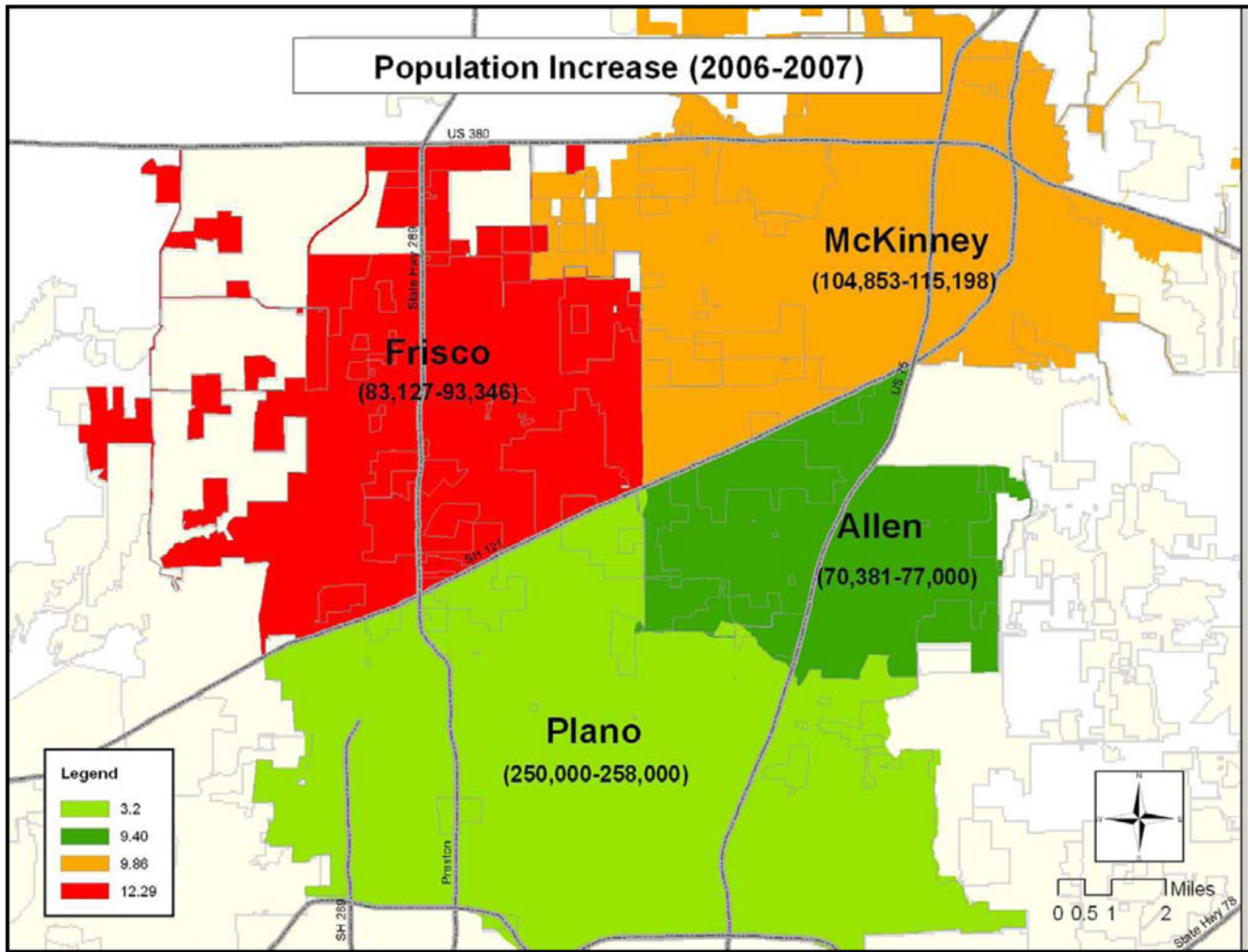
Dicennial Historic & Projected Residential Population, 1910-2030, City of Frisco, Collin County, Denton County, Texas

Year	City of Frisco	Collin County	Denton County
1910	332	49,021	31,258
1920	733	46,609	35,355
1930	618	46,180	32,822
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Sources: City of Frisco Planning & Development Services and the North Central Texas Council of Governments (NCTCOG). City of Frisco figures based on 2006 estimate and projections, Collin County and Denton County estimates and projections based on 2005 data from NCTCOG.

[Click here for Census Data from the US Census Bureau managed by NCTCOG](#)





Note: Population estimates are for January of the calendar year

**POPULATION SUMMARY**

The map indicates population estimates for McKinney, Plano, Allen and Frisco. In 2006, McKinney added more new residents(10,345) than Plano(8,000), Allen(6,619) and Frisco(10,219). However, Frisco’s population grew at a higher rate (12.29%) than McKinney(9.86%), Allen (9.4%) and Plano(3.2%) compared to the previous year.

City	2006	2007	Increase	% Increase
Plano	250,000	258,000	8,000	3.2%
Allen	70,831	77,000	6,619	9.40%
McKinney	104,853	115,198	10,345	9.86%
Frisco	83,127	93,346	10,219	12.29%

Source: City of Allen, City of Frisco, City of Plano and City of McKinney