DUWEST
CREATING, ENHANCING & PROTECTING VALUE

SCOTT RODGERS Partner
scottrodgers@duwestrealty.com | 214.720.0004

DOYLE MCALPIN Associate
doyle@duwestrealty.com | 214.720.0004

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

±20.4 ACRES FOR SALE | 15700 TX-121, Frisco, Texas 75035

OVERVIEW

- ±20 acres available at the "Four Corners" intersection
- Highway commercial zoning with mixed use flexibility
- Core Frisco, Texas land tract
- Excellent visibility and access from Highway 121
- Surrounded by affluent residential, existing as well as new developments
- Excellent demographics with large daytime population and high incomes
- Call for pricing

TRAFFIC COUNTS

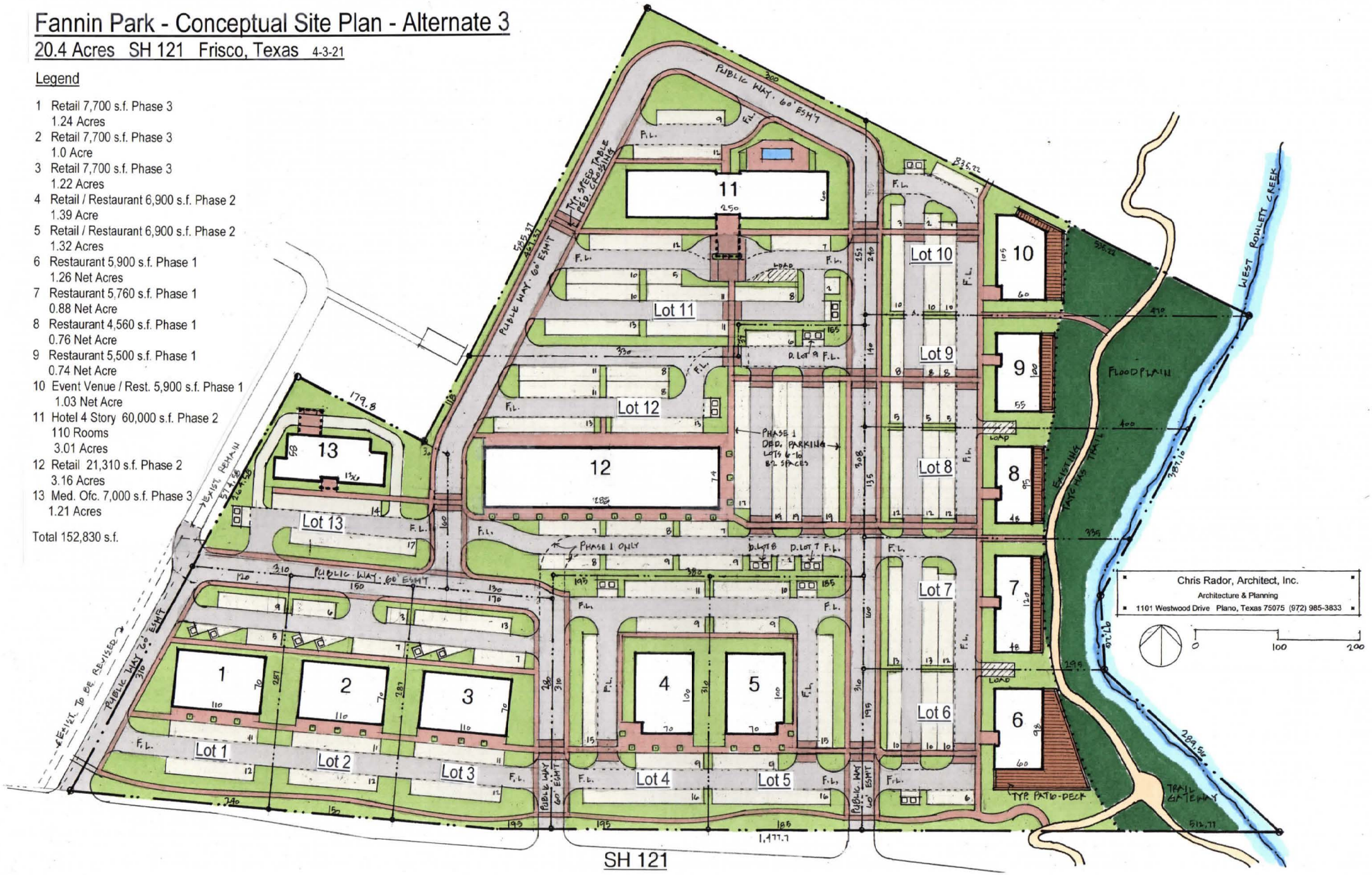
Highway 121: 134,467 VPD (TXDOT 2019)
Custer Rd: 20,336 VPD (TXDOT 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2020 Population	10,749	117,891	340,102
Households	3,794	40,432	120,964
Daytime Pop.	10,356	104,203	322,062
Avg HH Income	$152,194	$162,388	$140,700

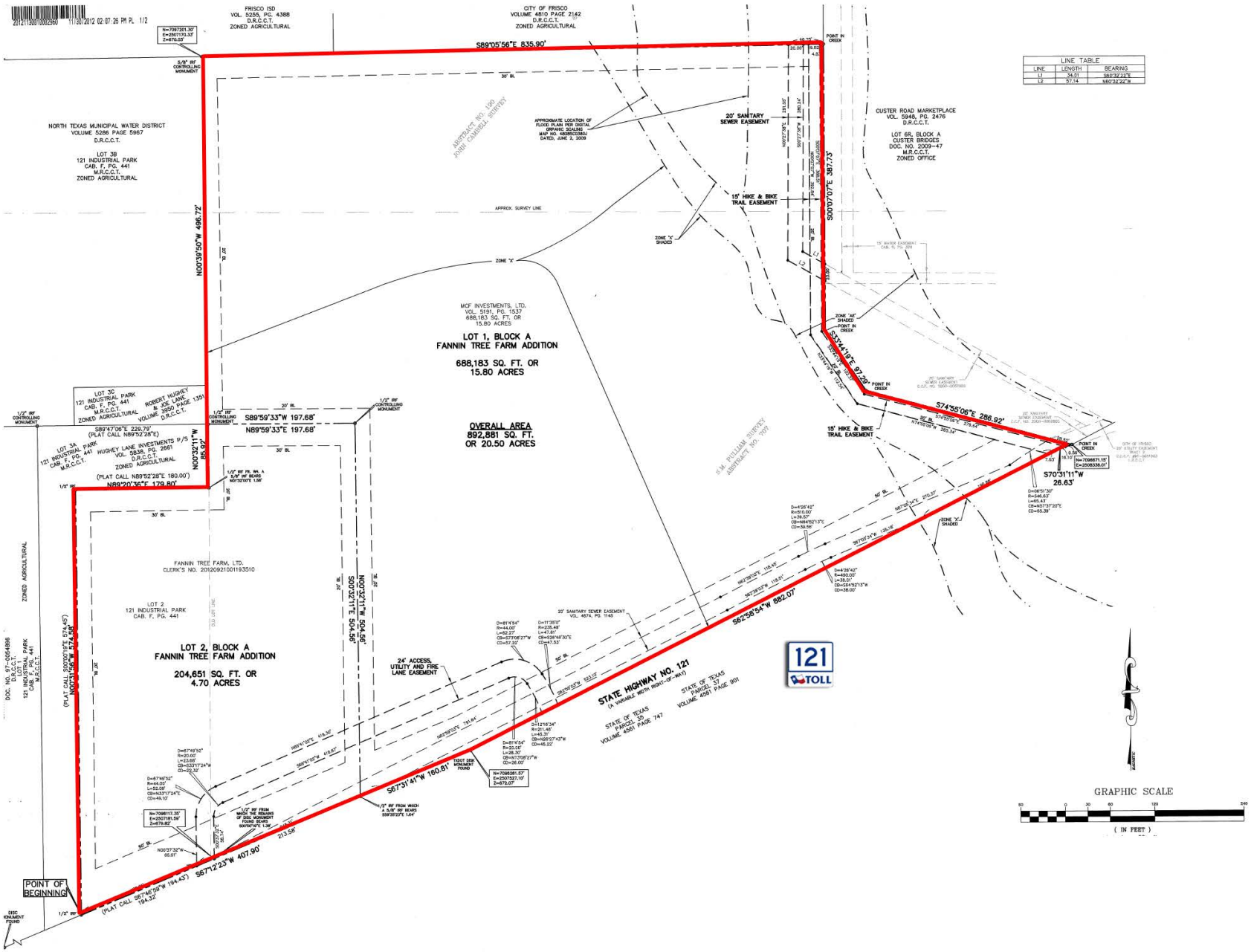
DUWEST
CREATING, ENHANCING & PROTECTING VALUE

±20.4 ACRES FOR SALE | 15700 TX-121, Frisco, Texas 75035



DUWEST
CREATING, ENHANCING & PROTECTING VALUE

±20.4 ACRES FOR SALE | 15700 TX-121, Frisco, Texas 75035

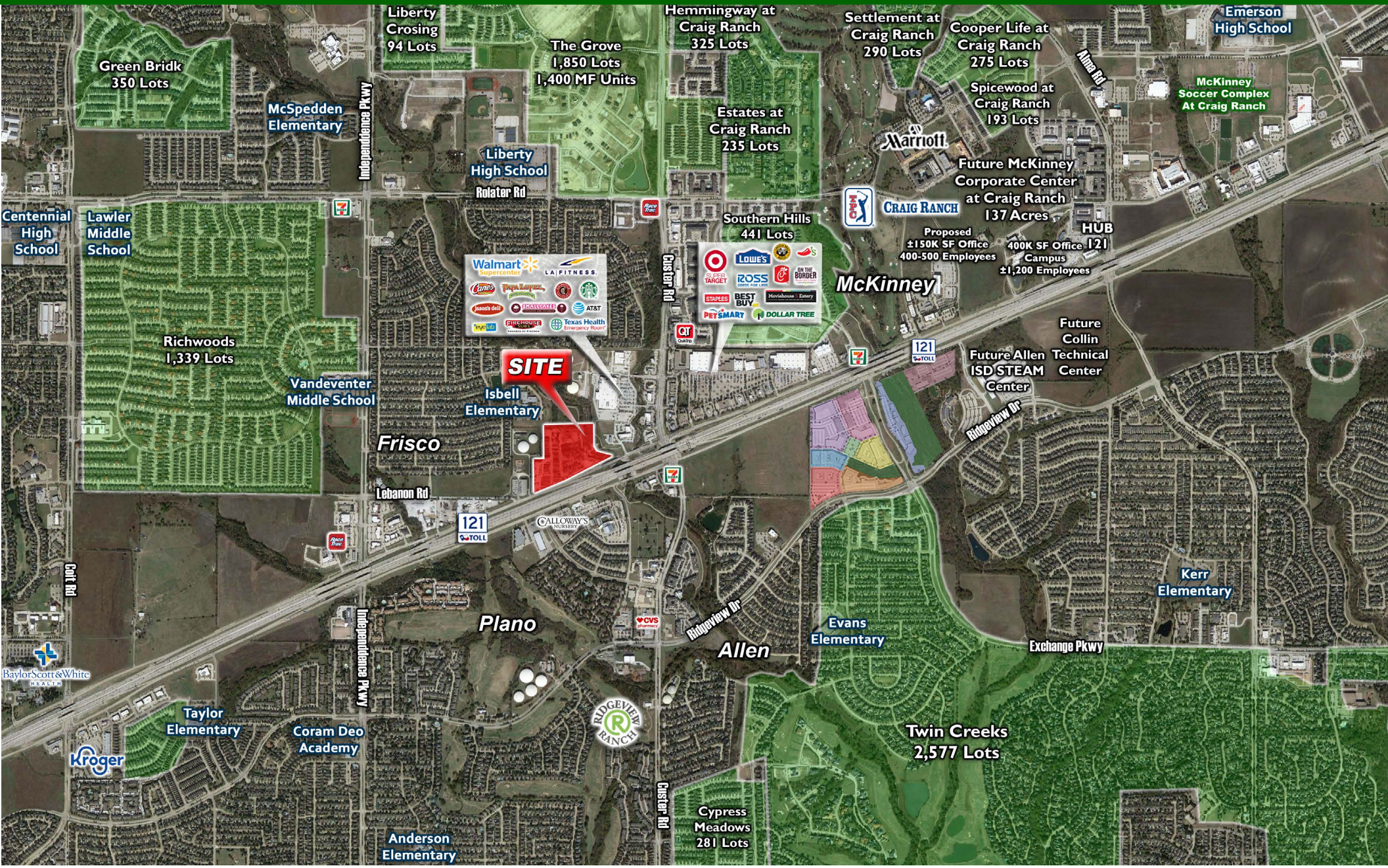


DUWEST
CREATING, ENHANCING & PROTECTING VALUE

±20.4 ACRES FOR SALE | 15700 TX-121, Frisco, Texas 75035

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

±20.4 ACRES FOR SALE | 15700 TX-121, Frisco, Texas 75035



DUWEST
CREATING, ENHANCING & PROTECTING VALUE

Subsection 3.02. Use Chart

The use of land or buildings shall be in accordance with those liste
which it is located. *(Amended by Ordinances 11 08 29, 12 12 81, 13 xx*

Base Zoning District Legend	reside
P Indicates Permitted Use	
Indicates Prohibited Use	
S Indicates Specific Use Permit Required	
# Indicates Conditional Use (See Section 3.02.01.)	
Special Zoning District Legend	
Indicates Use subject to Base Zoning District	
X Indicates Prohibited Use in Overlay District	
Indicates Regulation by District (See Individual Section)	
USE TYPE	H Highway District
Residential Uses (Use Chart Section 1 of 2)	
Caretaker's/Guard's Residence	P
Garage Apartment	
Guest House	
Manufactured Home	
Model Home	
Multifamily Residence	
Private Street Development	
Retirement Housing	
Single Family Residence, Detached	
Studio Residence	
Townhome	
Two Family Residence (Duplex)	
Nonresidential Uses (Use Chart Section 2 of 2)	
Accessory Structure	P
Airport/Heliport	
Alcoholic Beverage Establishment	[2]
Alcoholic Beverage Sales *(Ord. 12-12-81; 12/18/02)*	[24]
Amenity Center	P
Antenna and/or Antenna Support Structure, Commercial	[3]
Antenna and/or Antenna Support Structure, Non-Commercial	P
Antenna, Stealth	[5]
Antique Shop and Used Furniture	P
Artisan's Workshop	P
Assisted Living Facility	S

Base Zoning District Legend	reside
P Indicates Permitted Use	
Indicates Prohibited Use	
S Indicates Specific Use Permit Required	
# Indicates Conditional Use (See Section 3.02.01.)	
Special Zoning District Legend	
Indicates Use subject to Base Zoning District	
X Indicates Prohibited Use in Overlay District	
Indicates Regulation by District (See Individual Section)	
USE TYPE	H Highway District
Athletic Stadium or Field, Private	S
Athletic Stadium or Field, Public	P
Auto Parts Sales, Outside	
Automobile Paid Parking Lot/Garage	P
Automobile Parking Lot/Garage	P
Automobile Repair, Major	S
Automobile Repair, Minor	P
Automobile Sales, Used	S
Automobile Sales/Leasing, New	S
Automobile Storage	
Bank, Savings and Loan, or Credit Union	P
Beauty Salon/Barber Shop	P
Bed and Breakfast Inn	
Big Box Retail Development	[7]
Boarding or Rooming House	P
Body Art Studio	
Building Material and Hardware Sales, Major	S
Building Material and Hardware Sales, Minor	P
Bus Terminal	[8]
Business Service	P
Cabinet/Upholstery Shop	P
Campground or Recreational Vehicle Park	
Car Wash, Full Service	P
Car Wash, Self Service	
Cemetery or Mausoleum	S
Child-Care: Foster Family Home (Independent)	
Child-Care: Foster Group Home (Independent)	
Child-Care: Licensed Child-Care Center	[11]
Child-Care: Licensed Child-Care Home	
Child-Care: Listed Family Home	
Child Care: Registered Child-Care Home	
Church, Temple, Synagogue, Mosque, or Other Place of	P

Base Zoning District Legend	eside
P Indicates Permitted Use	
Indicates Prohibited Use	
S Indicates Specific Use Permit Required	
# Indicates Conditional Use (See Section 3.02.01.)	
Special Zoning District Legend	
Indicates Use subject to Base Zoning District	
X Indicates Prohibited Use in Overlay District	
Indicates Regulation by District (See Individual Section)	
USE TYPE	H Highway District
Worship	
Civic/Convention Center	P
College, University, Trade, or Private Boarding School	P
Commercial Amusement, Indoor	P
Commercial Amusement, Outdoor	S
Community Center	P
Concrete/Asphalt Batching Plant, Permanent	
Concrete/Asphalt Batching Plant, Temporary	[13]
Construction Yard and Field Office, Temporary	P
Contractor's Shop and/or Storage Yard	
Convenience Store with Gas Pumps *(Ord. 11-08-27; 8/01/11)*	[14]
Convenience Store without Gas Pumps	P
Day Services, Adult	P
Dry Cleaning, Major	
Dry Cleaning, Minor	P
Electrical Power Generating Plant	
Equipment and Machinery Sales and Rental, Major	S
Equipment and Machinery Sales and Rental, Minor	P
Fairgrounds/Exhibition Area	S
Farm, Ranch, Stable, Garden, or Orchard	P
Farmer's Market	P
Feed Store	P
Flea Market, Inside	P
Flea Market, Outside	
Fortune Teller/Psychic	
Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority	P
Furniture Restoration	P
Gas Pumps (Accessory Use)	[16]
General Manufacturing/Industrial Use Complying with	

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

Base Zoning District Legend	Reside
P Indicates Permitted Use	
Indicates Prohibited Use	
S Indicates Specific Use Permit Required	
# Indicates Conditional Use (See Section 3.02.01.)	
Special Zoning District Legend	
Indicates Use subject to Base Zoning District	
X Indicates Prohibited Use in Overlay District	
Indicates Regulation by District (See Individual Section)	

USE TYPE	H Highway District
Governmental Office	P
Gymnastics/Dance Studio	P
Hall, Dance	S
Hall, Reception/Banquet/Meeting	[17]
Health/Fitness Center	P
Helistop (Accessory Use)	
Home Occupation	
Homebuilder Marketing Center	P
Hospital	P
Hotel	P
Household Care Facility *(Ord. 13-06-36; 06/18/13)*	
Indoor Gun or Archery Range	
Landfill	
Laundromat	P
Limited Assembly and Manufacturing Use Complying with Performance Standards	
Locksmith/Security System Company	P
Machine Shop	
Massage Therapy, Licensed	P
Massage Therapy, Unlicensed	
Mini-Warehouse/Self-Storage	
Miscellaneous Hazardous Industrial Use	
Mobile Food Vendor	[20]
Mortuary/Funeral Parlor *(Ord. 11-08-29; 08/01/11)*	P
Motel	[21]
Motorcycle Sales/Service	S
Municipal Uses Operated by the City	P
Museum/Art Gallery	P
Nursery, Major	P
Nursery, Minor	P
Nursing/Convalescent Home	S
Office and Storage Area for Public/Private Utility	

Base Zoning District Legend	Reside
P Indicates Permitted Use	
Indicates Prohibited Use	
S Indicates Specific Use Permit Required	
# Indicates Conditional Use (See Section 3.02.01.)	
Special Zoning District Legend	
Indicates Use subject to Base Zoning District	
X Indicates Prohibited Use in Overlay District	
Indicates Regulation by District (See Individual Section)	

USE TYPE	H Highway District
Office, Administrative, Medical, or Professional	P
Office/Showroom	P
Office/Warehouse/Distribution Center	S
Oil Well/Gas Well and Mineral Extraction	[23]
Outside Storage and Display (Incidental Use)	P
Outside Storage and Display (Primary Use)	
Park or Playground	P
Pawn Shop	
Portable Building Sales	
Print Shop, Major	P
Print Shop, Minor	P
Private Club	[25]
Private Utility (other than listed)	P
Recreational Vehicle Sales and Service, New/Used	S
Recreational Vehicle/Truck Parking Lot or Garage	
Recycling Center	
Recycling Collection Point	P
Recycling Plant	
Rehabilitation Care Facility *(Ord. 13-06-36; 06/18/13)*	
Rehabilitation Care Institution	S
Research and Development Center	[28]
Residence Hotel (Extended Stay Hotel)	[29]
Restaurant	[30]
Restaurant, Drive-In	P
Retail Stores and Shops	P
Retail/Service, Incidental	P
Salvage Yard	
School District Bus Yard	[31]
School, Private	P
School, Public	P
Sewage Treatment Plant/Pumping Station	S
Sexually Oriented Uses	

City of Frisco, Texas

Base Zoning District Legend	Reside
P Indicates Permitted Use	
Indicates Prohibited Use	
S Indicates Specific Use Permit Required	
# Indicates Conditional Use (See Section 3.02.01.)	
Special Zoning District Legend	
Indicates Use subject to Base Zoning District	
X Indicates Prohibited Use in Overlay District	
Indicates Regulation by District (See Individual Section)	

USE TYPE	H Highway District
Small Engine Repair Shop	P
Stable, Commercial	
Storage or Wholesale Warehouse	
Taxidermist	
Telephone Exchange	P
Temporary Building	[32]
Theater, Drive-In	S
Theater, Neighborhood	P
Theater, Regional	P
Trailer Rental	S
Trailer/Manufactured Home Display and Sales	
Transit Center	P
Truck Sales, Heavy Trucks	S
Truck Terminal	
Truck/Bus Repair	
Utility Distribution/Transmission Line	S
Veterinarian Clinic and/or Kennel, Indoor	P
Veterinarian Clinic and/or Kennel, Outdoor	P
Water Treatment Plant	S

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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.

EQUAL HOUSING OPPORTUNITY

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____