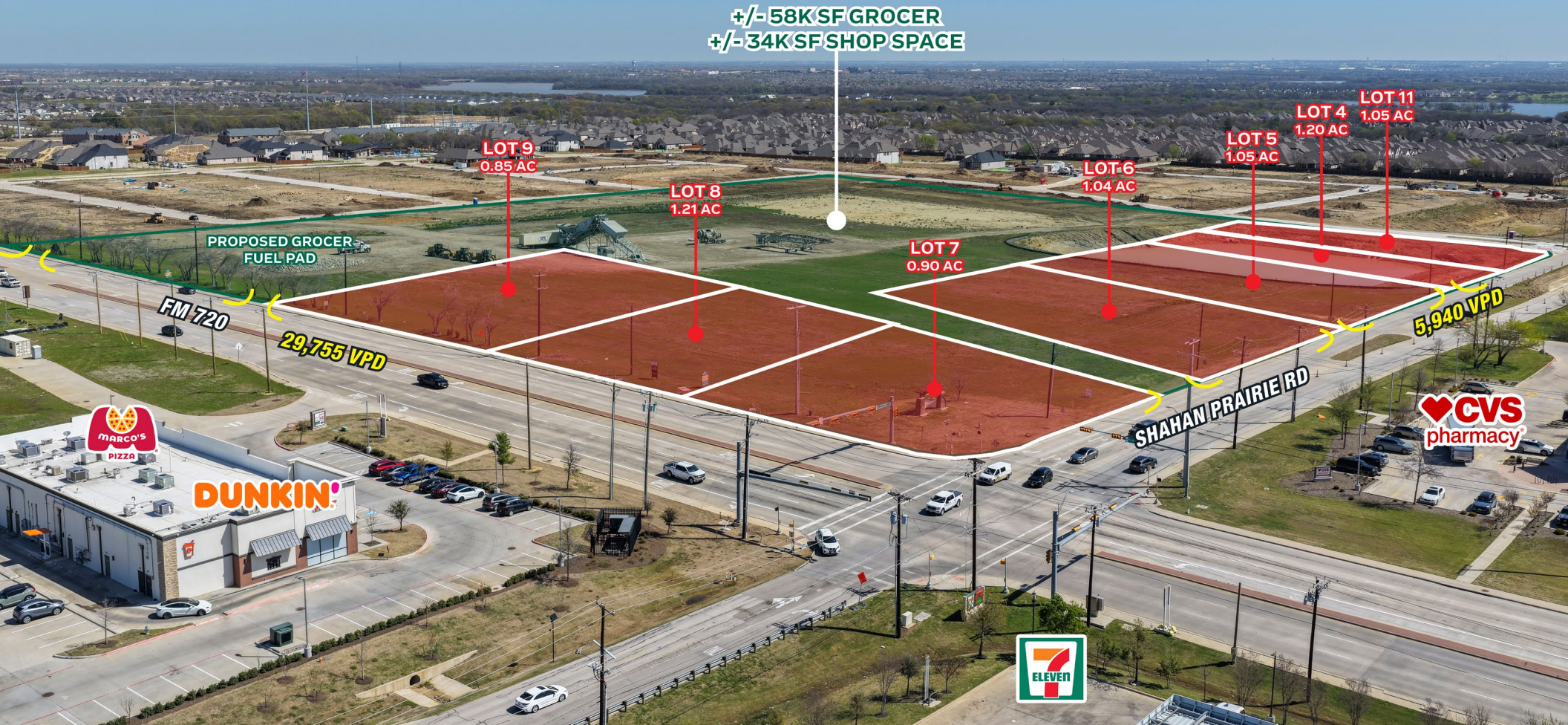




For Lease: Grocery Anchored Pad Sites

NEC FM 720 & SHAHAN PRAIRIE RD | OAK POINT, TX 75068

weitzman®

PROPERTY SUMMARY

LOCATION

NEC FM 720 & Shahan Prairie Rd
SEC FM 720 & Martop Rd

PADS

Lot 4: 1.20 AC
Lot 5: 1.05 AC
Lot 6: 1.04 AC
Lot 7: 0.90 AC
Lot 8: 1.21 AC
Lot 9: 0.85 AC
Lot 11: 1.05 AC

TRAFFIC COUNTS

FM 720: 29,755 VPD (2025)
Shahan Prairie Rd: 5,940 VPD (2025)

POPULATION (3-MILE)

+/- 40,000

150K

AVERAGE HOUSEHOLD INCOME
(5-MILE RADIUS)

20+

SCHOOLS
(5-MILE RADIUS)

34.4%

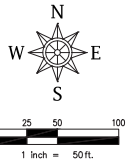
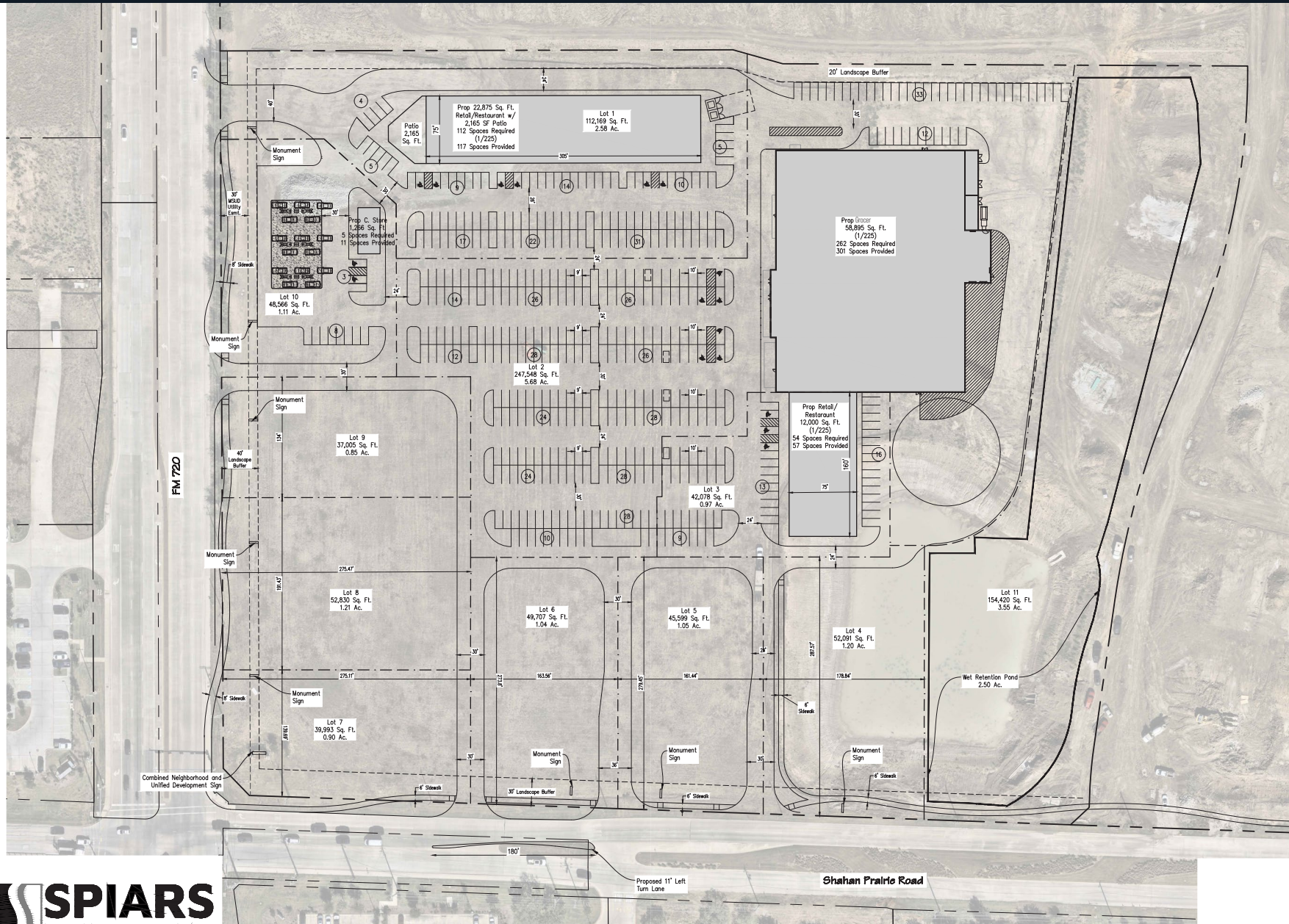
GROWTH
SINCE 2020

5K+

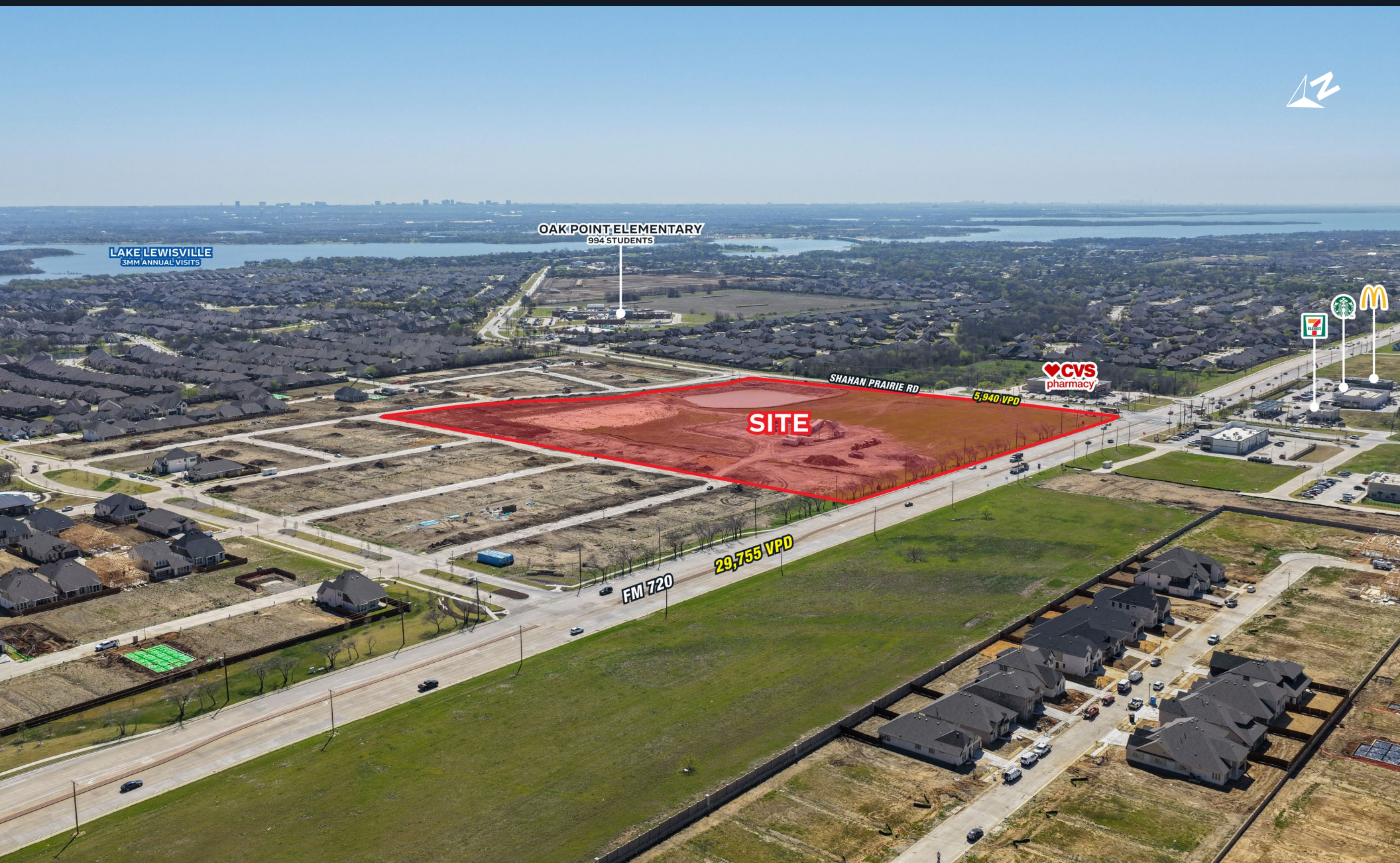
PLANNED/ACTIVE LOTS
UNDER DEVELOPMENT
(3-MILE RADIUS)



SITE PLAN (SUBJECT TO CHANGE)



OBLIQUE AERIAL



OBLIQUE AERIAL



PROPERTY AERIAL



WILDRIDGE MASTERPLAN



WILDRIDGE™

Maps or plans of Wildridge may indicate the location of homes, lots, and commercial parcels and/or describe plans for future development and other terms of interest. Such facilities and uses are based on current plans, which are subject to change without notice. There is no assurance that any such proposed or future facilities or uses will be developed. The information shown is based on the best information available and is subject to change without notice.

AREA OVERVIEW

Oak Point is emerging as a high-growth residential corridor along the US-380 and FM 720/Lake Lewisville spine in northern Denton County, strategically positioned between Little Elm, Frisco, Prosper, and Denton. As North DFW continues its northward expansion, Oak Point has become a natural extension of the region's path of progress capturing significant residential momentum and the retail demand that follows.

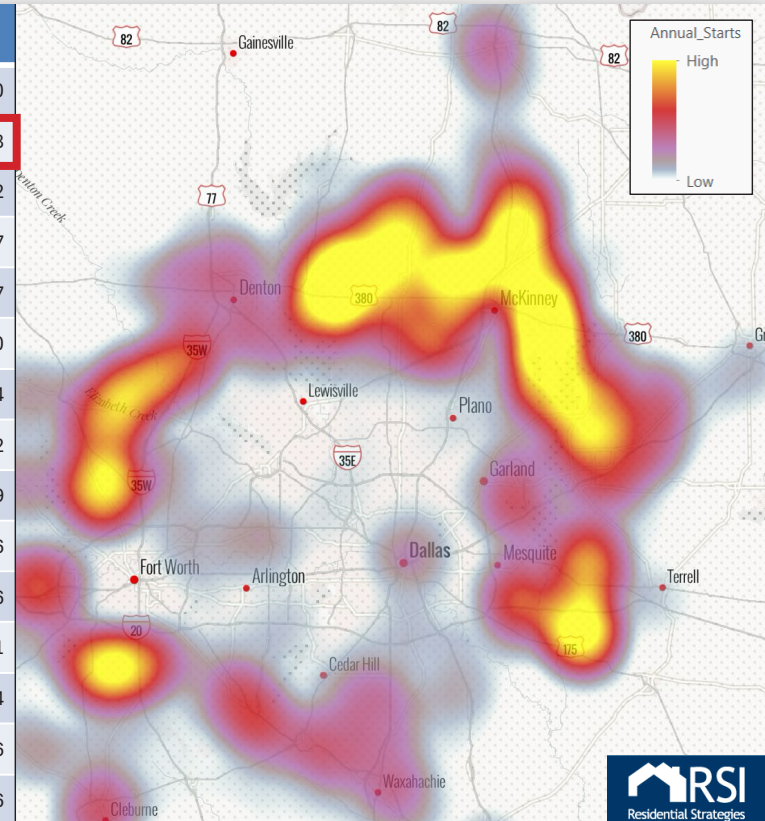
A major catalyst is the continued expansion of nearby master-planned communities such as Wildridge, Union Park, and Silverado, collectively delivering thousands of new single-family homes within minutes of Oak Point. Combined with ongoing development across the 380 corridor, the area is experiencing sustained household formation, rising income demographics, and increasing consumer demand. Residential density is accelerating, creating a clear opportunity for new commercial and retail entrants to serve this rapidly growing population base.

National grocers and retailers are already validating the corridor's strength. The continued expansion of retail nodes in nearby Little Elm, Prosper, and along US-380 including H-E-B, Kroger, Walmart, and other daily-needs anchors is reinforcing long-term confidence in the trade area. These retailers are not only serving their immediate communities but also capturing demand from Oak Point's expanding residential base, signaling unmet retail demand within Oak Point itself.

With strong traffic counts along US-380 and FM 720, proximity to Lake Lewisville amenities, and convenient access to major employment hubs in Frisco and Denton, Oak Point offers a compelling blend of lifestyle appeal and growth fundamentals. As rooftops continue delivering at scale, the area is transitioning from a bedroom community into a viable commercial node positioning Oak Point as one of the most attractive emerging retail submarkets in North DFW.

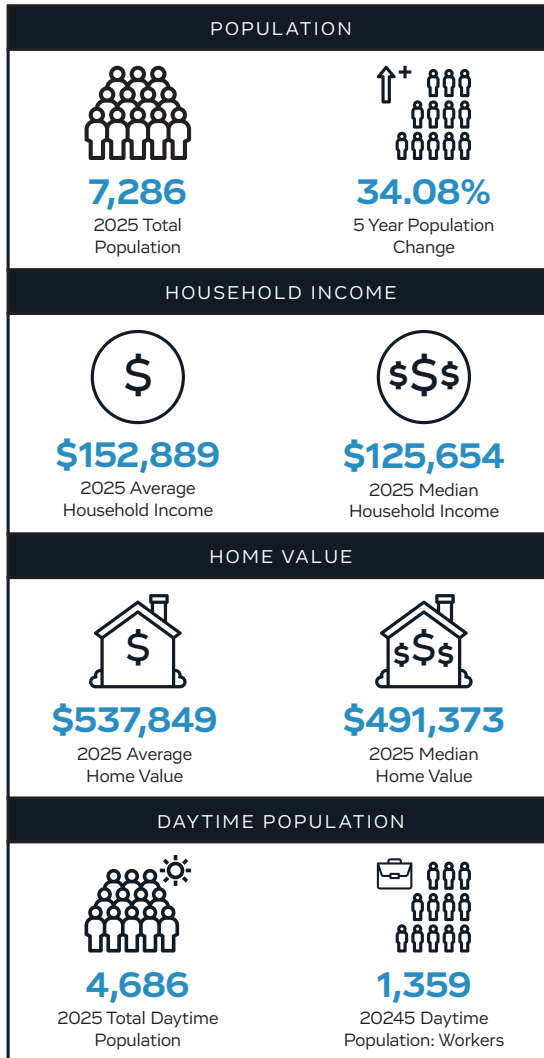
D-FW MOST ACTIVE SUBMARKETS (FOR SALE ACTIVITY)

	Last Year Rank	Submarket	Annual Starts	YoY Change	Median Price	YDL MOS
1	2	Princeton ISD-Farmersville	3,186	-5%	\$326,459	24.0
2	3	380 Corridor, Oak Point	2,608	-10%	\$375,365	25.8
3	1	Kaufman County	2,514	-34%	\$322,851	37.2
4	4	North & East McKinney	2,077	-5%	\$456,364	20.7
5	9	CofFW-SW & Crowley ISD	1,479	2%	\$367,499	27.7
6	12	CofFW-114, Justin & Trophy Club/Roanoke	1,457	33%	\$427,498	21.0
7	5	Prosper ISD (North of US 380)	1,406	-34%	\$771,426	31.4
8	7	CofFW 287-Northeast & Haslet	1,373	-19%	\$386,033	27.2
9	6	Anna & Van Alstyne	1,116	-35%	\$422,360	40.9
10	10	Wylie, Lavon, St. Paul	1,083	-22%	\$376,950	31.6
11	11	Fate, Royse City, Hunt	970	-27%	\$380,944	34.6
12	8	West Denton, Northlake & Argyle ISD	950	-40%	\$524,523	31.1
13	13	Midlothian-Ellis Co-Ovilla	894	-17%	\$484,006	37.4
14	16	Cleburne/Keene ISD & Granbury Area	876	-3%	\$335,618	40.6
15	15	Mansfield ISD	803	-14%	\$563,955	16.6

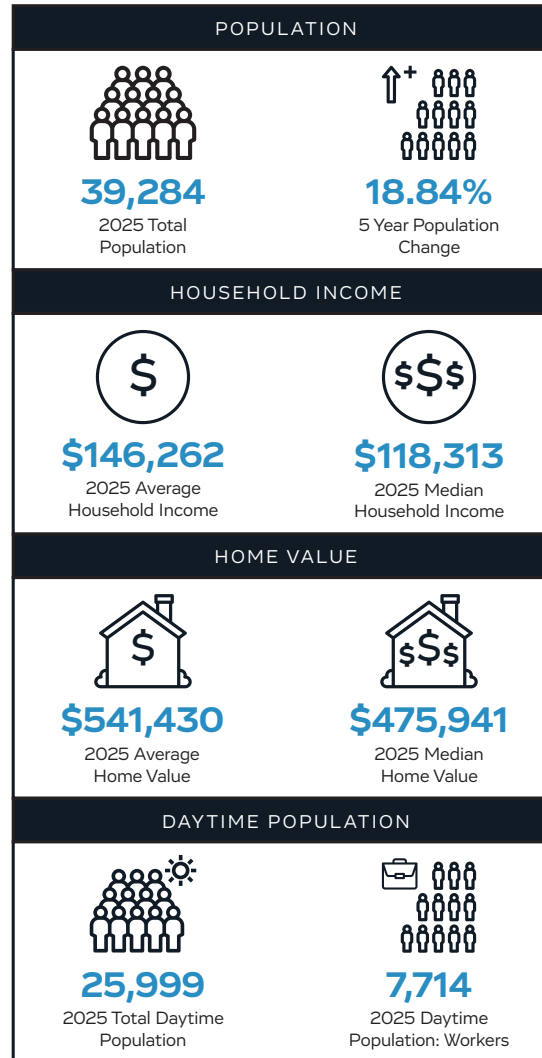


DEMOGRAPHICS

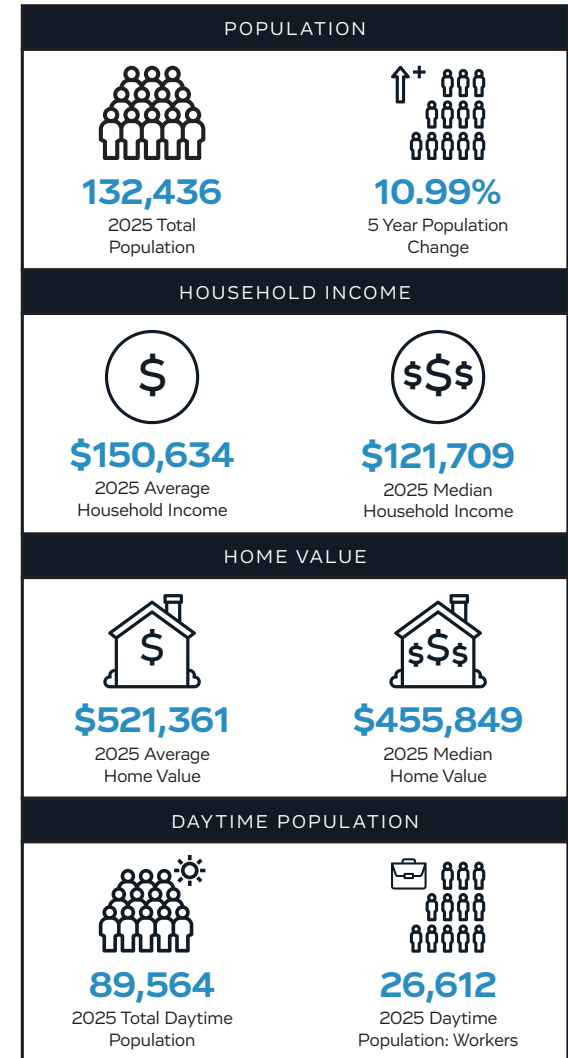
1 MILE



3 MILE

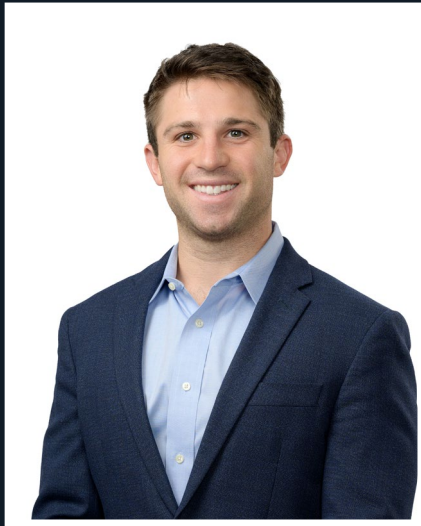


5 MILE





PRESENTED BY:



SCOTT SMITH

SENIOR VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663



CORBIN TANENBAUM

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes 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. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

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A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

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- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
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- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr.

Licensed Supervisor of Sales Agent/ Associate

Scott Smith

Sales Agent/Associate's Name

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License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Corbin Tanenbaum

Sales Agent/Associate's Name

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Date