

the mix

FRISCO

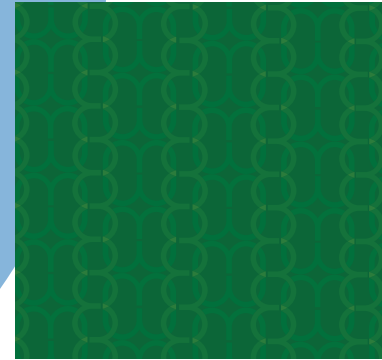
OVERVIEW

ABOUT THE DEVELOPMENT

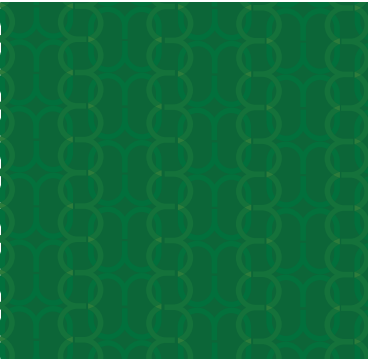


Frisco's first mixed-experience development that brings the unexpected to the North Platinum Corridor.

A blend of architectural styles and design all focused around a 9-acre central park that serves as the development's inspiration for bringing the outside in and the inside out. Allowing the residents and visitors of Frisco an abundance of adventure, encounters, and possibilities all in a single, spectacular setting – one place, infinite experiences.



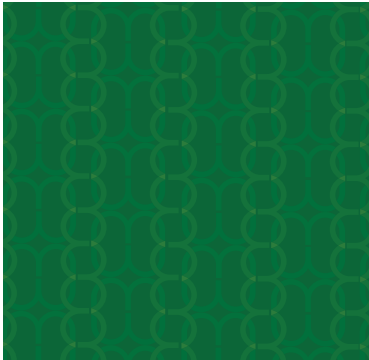
112-acre
mixed-use
development in
Frisco's North
Platinum Corridor



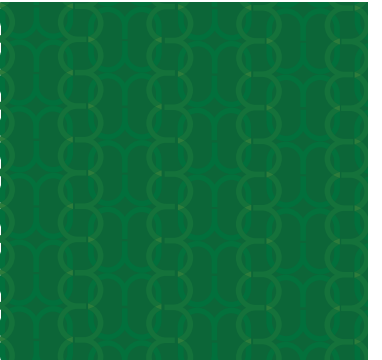
Phase I
28 Acres fronting
Lebanon to include a
40,000 sf grocer, 65,000
sf of retail, 115,000 sf
medical office building,
and 633 multifamily units



Phase I
Delivery Dates
Retail / Grocery:
Late Summer 2024
MOB: Late Summer 2025
Retail under Multi-Family:
Summer 2025



Targeted retail categories:
Restaurant,
entertainment, service,
general retail, fitness



WHY FRISCO?

ABOUT THE CITY



Median Age

37.1 years old

Population

223,979

[City estimates as of November 1, 2022]

AVG Assessed Home Value

\$635,000

[City estimates as of November 1, 2022]

Population Growth

516% since 2000

Total Households

79,228

[City estimates as of November 1, 2022]

Home to

8 Professional/Collegiate sports organizations



Experience a space to live, work, play, educate and innovate in one of the best locations in the nation to do business.

Strategically located in the development hotbed of the North Platinum Corridor, Frisco means business when it comes to space for growth and innovation. Frisco is an inclusive community, empowered by a lower cost of living, shorter commute times and an outstanding public education system.

223K

FRISCO
Population Base

8M

DFW REGION
Population Base



TRADE AREA

2021 DEMOGRAPHICS

AREA TRAFFIC GENERATORS

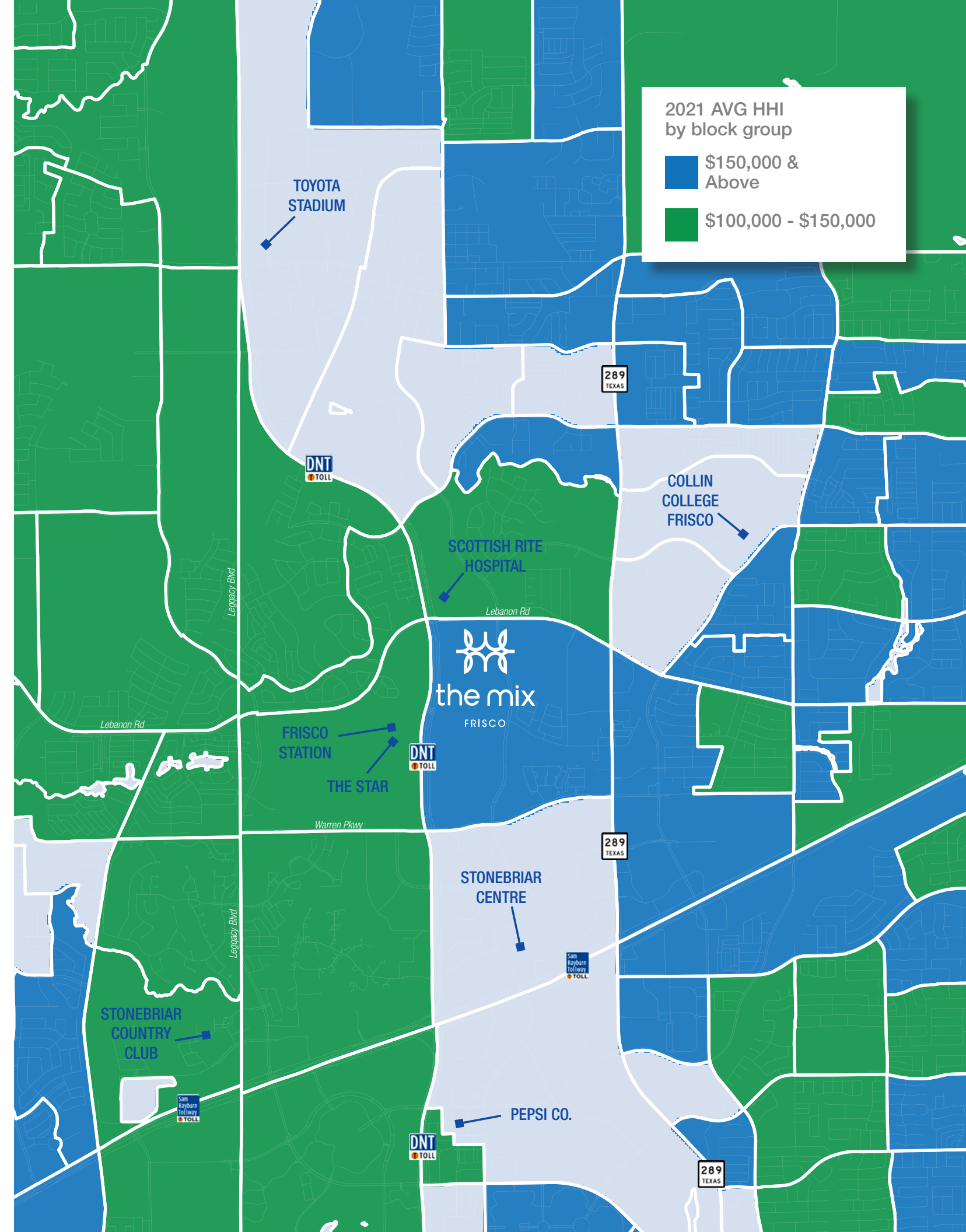
TRAFFIC COUNTS

DNT: 82,547 VPD

Lebanon Rd: 21,494 VPD

Parkwood Blvd: 14,188 VPD

	1 MILE	3 MILE	5 MILE
POPULATION	10,992	115,383	305,225
DAYTIME POP	17,250	136,669	351,268
TOTAL HOUSEHOLDS	4,217	44,618	111,131
AVG HHI	\$164,575	\$143,396	\$147,568

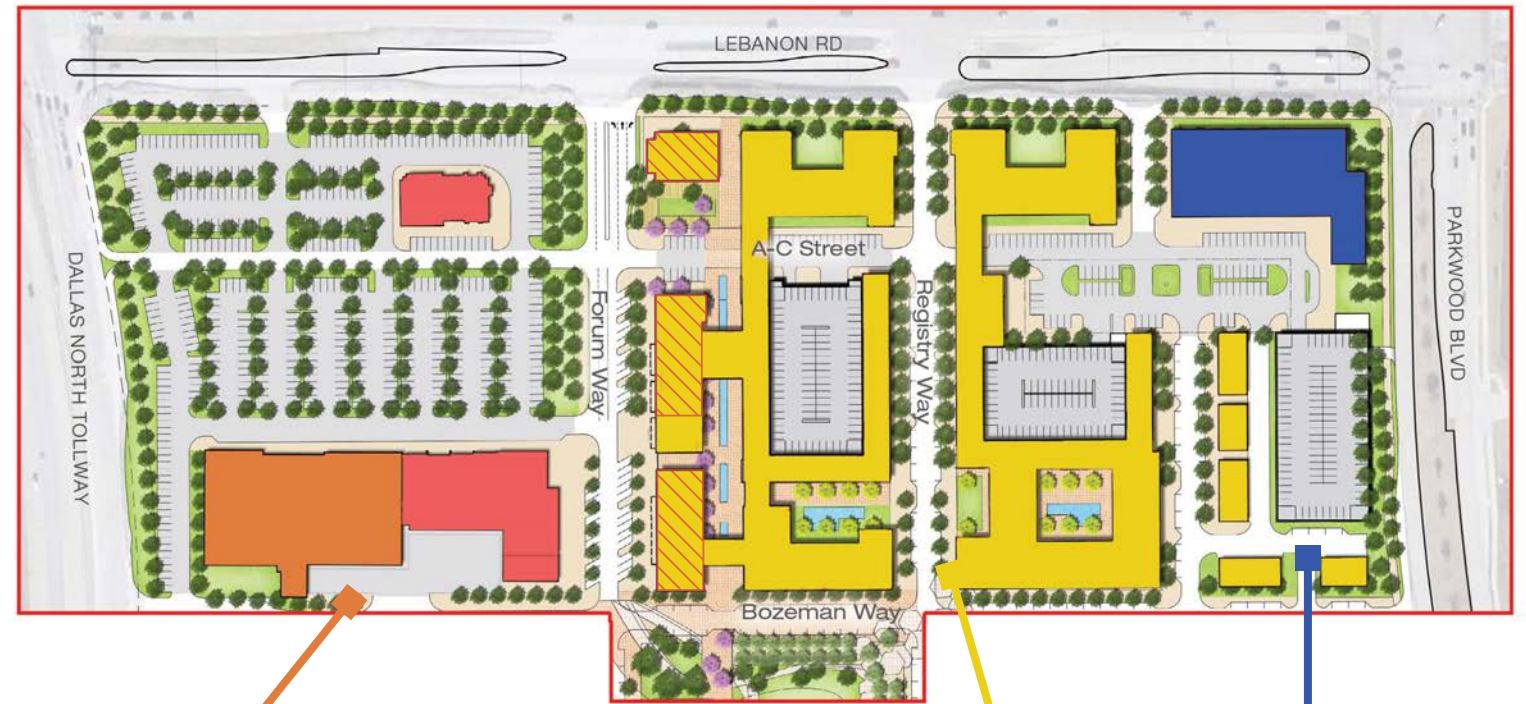


2021 AVG HHI by block group

- \$150,000 & Above
- \$100,000 - \$150,000



PHASE ONE



Grocery | Retail
 40,460 SF | Grocery
 60,000 SF | Retail

Streetlights MF | Retail
 633 total units
 22,253 SF | Retail

MOB | Parking Structure
 114, 221 SF



PHASE I

GROCERY | RETAIL
SECTION

-  Grocery
-  Retail / Restaurant





RETAIL AND RESTAURANT SPACE

Rooftop Terrace / 2nd floor
Opportunities



PHASE I

STREETLIGHTS MULTI-FAMILY | RETAIL SECTION



ESTIMATED CONSTRUCTION START DATE | PHASE I

May 2023

ESTIMATED COMPLETION DATE | PHASE I

Retail Delivery for Tenant
Finishouts - Summer 2025
First Residential Units - Fall 2025
Final Completion - Summer 2026

633 total units

Unit amenities include gas ranges,
screened in balconies/porches, all vinyl
units, smart appliances.

22,253* sf retail

“

Our team has taken great care to craft unique experiences and tastefully designed buildings that will allow residents to navigate more approachable neighborhood blocks and create moments of discovery within an urban fabric.

We're designing not only to optimize how residents will experience The Mix, but also to ensure the entire Frisco community will enjoy The Mix for its high-quality shopping, urban greenspaces, and the promotion of health and wellness as a Fitwel community.

StreetLights Vice President of Development Greg Coutant





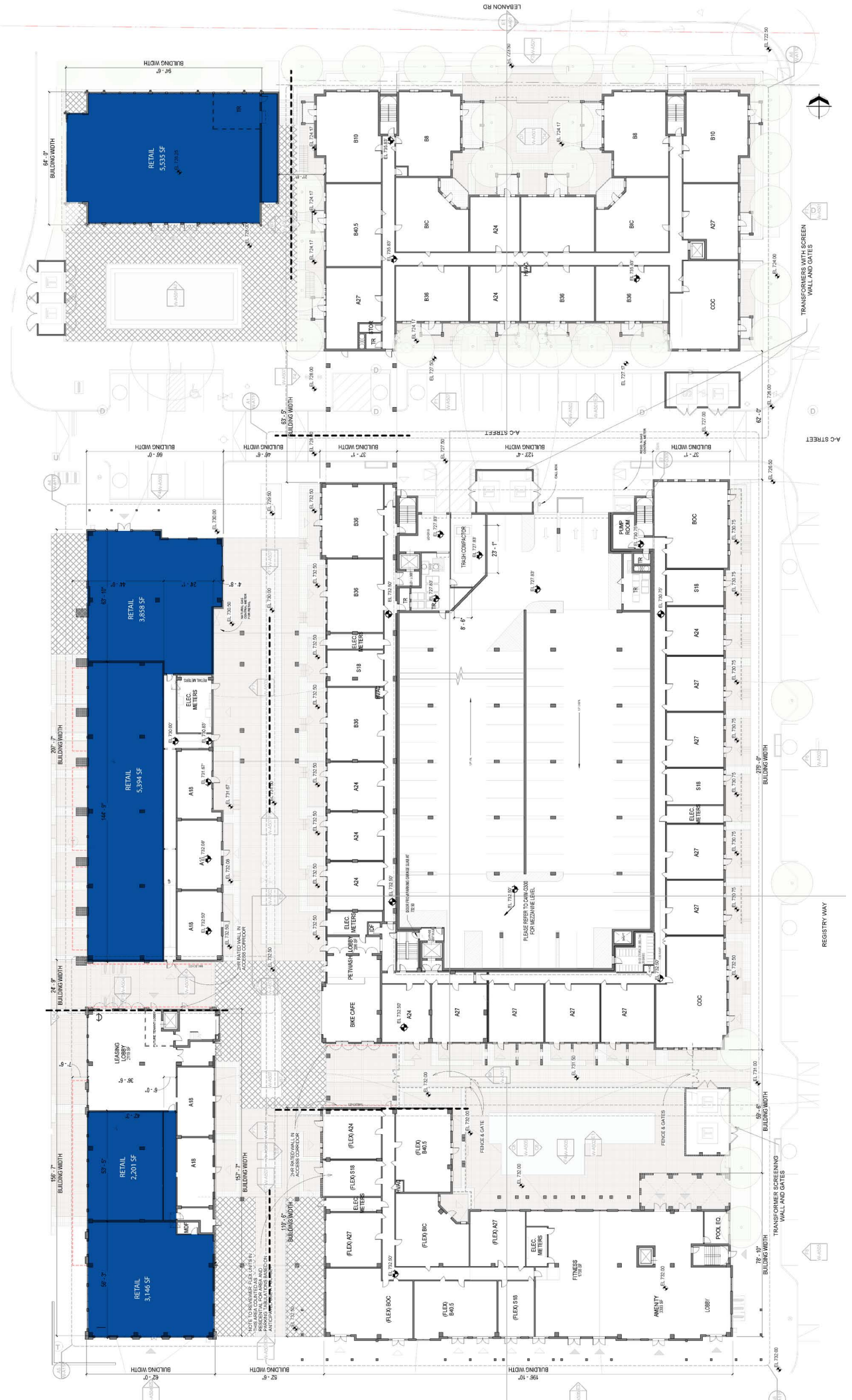
ELEVATION AT FORUM WAY



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



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