

MAIN MARKETPLACE

FRISCO, TEXAS



1690 FM 423
Frisco, TX 75034

Baylor Worman
DIR: (214) 600-5525
baylor.worman@matthews.com
License No. 784561 (TX)

Grayson Duyck
DIR: (214) 295-4247
grayson.duyck@matthews.com
License No. 725363 (TX)

William Carr
DIR: (214) 692-2152
william.carr@matthews.com
License No. 706457 (TX)

MATTHEWS™

Investment Highlights



Available:

Approx. ±2,367 SF (Building G – Endcap)

Approx. ±1,754 SF (Building C - Shell)

- Northwest Quadrant of FM 423 & Main Street with multiple access points along both FM 423 & Main St



Main Marketplace has a diverse and synergistic tenant line-up featuring 8 different award-winning brands as well as local retailers which cater to the surrounding area



Main Marketplace is strategically located with frontage & visibility along both FM 423 & Main Street

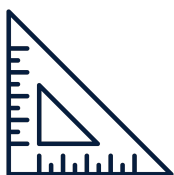


The Shopping Center accommodates 5.77 parking spaces per ±1,000 SF & features 5 points of ingress/egress along FM 423 & Main St



The Shopping Center is surrounded by 1,550 MF units and approx. 17,000 residential units in the immediate area





Available

Approx. ±2,367 SF (Building G – Endcap)

Approx. ±1,754 SF (Building C - Shell)



±50,120 VPD (FM 423)

±106,835 VPD (Dallas N Tollway)

±39,531 VPD (Main Street)

Population	2-Mile	3-Mile	5-Mile
Five-Year Projection	72,251	120,657	251,558
Current Year Estimate	60,193	118,197	234,391
2020 Census	55,594	112,776	210,059
Growth Current Year-Five-Year	4.00%	2.08%	7.32%
Growth 2020-Current Year	2.10%	4.81%	11.58%
Households	2-Mile	3-Mile	5-Mile
Five-Year Projection	20,091	42,452	93,181
Current Year Estimate	24,239	40,233	83,527
2020 Census	18,442	36,689	71,043
Growth Current Year-Five-Year	4.10%	5.52%	11.56%
Growth 2020-Current Year	1.80%	9.66%	17.57%
Income	2-Mile	3-Mile	5-Mile
Average Household Income	\$150,193	\$204,589	\$190,049

Available 

Occupied 

NAP 



Main St ± 39,431 VPD

423 ± 50,120 VPD



Building	Suite	Tenant	SF	Building	Suite	Tenant	SF
Building K	1660-100	Flix Brewhouse	34,950	Building F	1654-100	Scooters	1,400
Building J	NAP-1630	Desi District	23,000	Building F	1654-200	Diesel Barbershop	1,323
Building I	1644	Big Blue Swim School	8,900	Building F	1654-300	Wing Snob	1,700
Building H	1648-100	Brusters	1,350	Building E	1612-100	Capriotti's Sandwich Shop	1,800
Building H	1648-200	Kumon Math and Reading	1,200	Building E	1612-200	R&B Tea	1,270
Building H	1648-300	Flour Power Kids Cooking	1,850	Building E	1612-300	Poached Brunch House	3,123
Building H	1648-400	iCode	1,635	Building D	1618-100	Happy Kids Pediatric Dentistry	2,600
Building H	1648-500	Kidstrong	4,000	Building D	1618-200	Hollywood Feed	6,558
Building G	1606-100	TX Martial Arts	2,884	Building C	1624-100	The Angry Elephant	4,000
Building G	1606-120	Parklane Dentistry	1,957	Building C	1624-200	Vacant Shell	1,754
Building G	1606-140	Glo Nail Bar	2,575	Building C	1624-300	UPS	1,532
Building G	1606-160	Vacant	2,367	Building C	1624-400	Kebab To Go	1,489
				Building B	1642	Planet Fitness	23,000
				Building A	NAP-1640	India Bazaar	13,079

MAIN MARKETPLACE

Main Marketplace is a premier retail destination strategically located at 1690 FM 423 in the thriving city of Frisco, Texas. Anchored by a dynamic mix of national and regional tenants, this center serves as a key shopping and dining hub for the rapidly growing communities of Frisco, Little Elm, and The Colony. The property offers excellent visibility along FM 423, a heavily trafficked corridor, and offers convenient access for surrounding neighborhoods, making it a natural gathering place for residents and visitors. With a curated blend of restaurants, specialty retailers, and essential services, Main Marketplace offers something for every shopper—from quick errands to leisurely outings. Situated in one of the fastest-growing regions in North Texas, Main Marketplace benefits from attractive demographics and strong economic drivers. The immediate trade area offers high household incomes, expanding residential developments, and proximity to top-rated schools, all contributing to steady consumer demand. Its location near key thoroughfares ensures a strong daytime population fueled by nearby office, healthcare, and educational facilities.



NEARBY RETAILERS:



MATTHEWS™

🏠 4 Corners
±390 Units

 **FLIX**
BREWHOUSE

 **KUMON**

 **WINGSJOB**

 **iCode**
SUPPORTING AG FUTURE INNOVATORS

 **BRU'STERS**
real ice cream

 **flour power**
COOKING STUDIOS

 **TX MARTIAL ARTS**

 **GLOW NAIL BAR**

423

± 50,120 VPD

 **BigBlue**
SWIM SCHOOL

 **planet fitness**

 **INDIA BAZAAR**
nobody gives you India like we do!

 **Capriotti's**
SANDWICH SHOP

 **Poached**
BRUNCH HOUSE

Hollywood Feed

 **ups**

 **Kebabs to go!**

 **DESI DISTRICT**
MARKET & EATERY

New Power Station

Main St ± 39,437 VPD



423

± 50.120 VPD

Main St ± 39.431 VPD

FLIX
BREWHOUSE

WINGS OOB
SCOOTERS COFFEE

BRU-STER'S
real ice cream
iCode
KUMON
flour power

BigBlue
SWIM SCHOOL

planet fitness

INDIA BAZAAR

Capriotti's
SANDWICH SHOP

Poached
BRUNCH HOUSE

Hollywood Feed

ups

Kebabs
to go!

DESI DISTRICT
MARKET & SALES

TX MARTIAL ARTS

GLOW
NAIL BAR

New Power
Station

4 Corners
±390 Units



Subject Property

 **4 Corners**
±390 Units

Main St ± 39,431 VPD



 **Meadowcreek**

FOODSTAN

PAPA JOHN'S

Exxon

ETHOS GOLF

Public Storage

Shell

CarNow Urgent Care

SONIC

BANK OF AMERICA

CORE DENTISTRY

PNC

HAWAIIAN BROS

dogtopia

± 50,120 VPD

423

 **Stonewater Crossing**

SunAuto Tire & Service

ITALIAN ICE

BLACK ROCK COFFEE BAR

FRISCO SELF STORAGE

 **Oakmont at Frisco**

CALIBER COLLISION



Shahan Lakeview
379 Lots

Sunset Pointe
3,445 Lots

Grayhawk
1,947 Lots

LOWE'S
Eldorado Estates West
715 Lots
Kroger

Walmart
Supercenter

SPROUTS

Subject Property

Riverdale
705 Lots

Main St ± 39,431 VPD

Dallas North Tollway ± 106,835 VPD

289

± 42,093 VPD

± 50,120 VPD

423

BEST BUY OLD NAVY
ROSS KIRKLAND'S
ULTA DSW
★macy's target rack

289

Office DEPOT
Petland
IN-N-OUT BURGER
LOWE'S

Stonebriar Centre

★macy's NORDSTROM

121

± 138,074 VPD

IKEA

Walmart
Supercenter

sam's club

Frisco Market Overview



FRISCO ACCOLADES & RANKINGS

**FASTEST-GROWING
COMMUNITY IN AMERICA
(CITIES 100,000+)**

- *U.S. Census Bureau*

**MOST AFFORDABLE,
FASTEST-GROWING CITY IN THE U.S.
(~27% GROWTH OVER 5 YEARS)**

- *GOBanking Rates / Southern Living*

**TOP GROWTH METRO
IN U.S. 2010-2020**

- *U.S. Census Bureau*

**#1 IN TEXAS - ECONOMIC
GROWTH & JOB CREATION**

- *Business Facilities Magazine
via BestPlaces*

**RANKED ONE OF THE BEST
PLACES TO LIVE IN THE U.S.**

- *BestPlaces*

**HOME TO MAJOR HQS:
T-MOBILE, THOMSON
REUTERS, PGA OF AMERICA,
TIAA, BOINGO, PAYCOR, ETC.**

- *Frisco EDC*

**FORTUNE 500 R&D CENTERS IN
CITY**

- *Frisco EDC*

**AMONG THE FASTEST-RISING
CITIES NATIONWIDE**

- *Frisco EDC*

**MEDIAN HOUSEHOLD INCOME
(CITYWIDE) OF \$146,158**

- *Data USA*

**MEDIAN PROPERTY VALUE OF
\$595,400**

- *Data USA*

FRISCO, TEXAS, is recognized as one of the fastest-growing cities in the United States, combining rapid economic expansion with a forward-thinking approach to community development. The city's focus on innovation is evident in its thriving business environment, strong investment in infrastructure, and commitment to technology-driven solutions.

Frisco offers a high quality of life, supported by excellent schools, modern healthcare facilities, abundant parks, and a variety of recreational opportunities. Its strategic location within the Dallas–Fort Worth metroplex, along with a supportive local government and a well-educated workforce, makes it a magnet for corporations, entrepreneurs, and families alike. This combination of growth, innovation, and livability positions Frisco as a model for sustainable urban success in the 21st century.



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.

11-2-2015



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

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **1690 FM 423, Frisco, TX 75034** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.