

FAIRWAY AT NORTH FIELDS

FRISCO, TX



FIELDS



SHOP COS.

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ABOUT

PROJECT SCOPE

Fairway at North Fields is located on the NEC of Valleyfield Way and PGA Parkway and is part of the larger Fields development in Frisco, TX.

Fields is also home to PGA of America’s new headquarters and two 18-hole championship golf courses with over 26 championship tournaments planned from 2023-2035 (including the PGA Championship in ’27 and ’34), a 550 room Omni Resort, 115,000 sq. ft. of convention meeting rooms, 7 planned Marriott-branded hotels, 25 miles of biking and hiking trails and 250 acres of open space parks.

DETAILS

- 11,979 SF of retail at the base of 257 multifamily apartments
- 325 parking spaces, with first floor open to retail parking
- Deliverable today
- Spaces delivered with HVAC and electrical

2025 DEMOS

	3 Miles	5 Miles	7 Miles
Total Population	63,646	224,397	417,831
Daytime Population	50,728	184,481	329,462
Avg. Household Income	\$215,993	\$192,039	\$187,892
% Bach Degree or Greater	65%	60%	60%

FIELDS AERIAL

This aerial map illustrates the Fields area in Frisco, Texas, highlighting several key developments and infrastructure. The map is bounded by US Hwy 380 to the north, Panther Creek Pkwy to the south, Teel Pkwy to the west, and Preston Rd to the east. Major roads shown include PGA Pkwy, Legacy Dr, Fields Pkwy, and Frisco St. The map features several labeled developments: North Fields, The Preserve Phase I (233 lots) and Phase II (90 lots), Brookside North (363 lots) and South (494 lots), Point West, Point East, Midtown East, East Village (845 lots), and University Village (245 lots). Other notable landmarks include the Championship PGA East and West Courses, the PGA Frisco Headquarters, Omni Hotels, Baylor Scott & White Medical Center, and the UNT Frisco campus. A blue line representing the Dallas North Tollway runs through the center of the map. A callout box in the upper right corner states: "DNT is adding lanes to accommodate incredible growth taking place on Northern suburbs. Completion eta late 2025." The map also shows various schools, including Wilkerson MS, Panther Creek HS, Stafford MS, Phillips ES, Lone Star HS, and Trent MS. The UNT logo is visible in the bottom right corner.

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SITE AERIAL



This detailed site plan illustrates a multi-story commercial building layout. The plan includes the following features:

- Retail Units (Yellow):** A vertical strip of retail units on the left side, labeled RETAIL A through RETAIL I, with varying square footages (e.g., RETAIL A: 1,516 SF, RETAIL I: 1,529 SF).
- Frenchies Retail H:** A unit labeled RETAIL H with 1,275 SF.
- Other Retail Units:** RETAIL G (1,089 SF), RETAIL F (1,203 SF), RETAIL E (1,342 SF), RETAIL D (1,062 SF), RETAIL C (1,252 SF), and RETAIL B (1,288 SF).
- Interior Spaces:** Numerous numbered rooms (e.g., A1, B1, C1, D1, E1, F1, G1, H1, I1, J1, K1, L1, M1, N1, O1, P1, Q1, R1, S1, T1, U1, V1, W1, X1, Y1, Z1, AA1, AB1, AC1, AD1, AE1, AF1, AG1, AH1, AI1, AJ1, AK1, AL1, AM1, AN1, AO1, AP1, AQ1, AR1, AS1, AT1, AU1, AV1, AW1, AX1, AY1, AZ1, BA1, BB1, BC1, BD1, BE1, BF1, BG1, BH1, BI1, BJ1, BK1, BL1, BM1, BN1, BO1, BP1, BQ1, BR1, BS1, BT1, BU1, BV1, BW1, BX1, BY1, BZ1, CA1, CB1, CC1, CD1, CE1, CF1, CG1, CH1, CI1, CJ1, CK1, CL1, CM1, CN1, CO1, CP1, CQ1, CR1, CS1, CT1, CU1, CV1, CW1, CX1, CY1, CZ1, DA1, DB1, DC1, DD1, DE1, DF1, DG1, DH1, DI1, DJ1, DK1, DL1, DM1, DN1, DO1, DP1, DQ1, DR1, DS1, DT1, DU1, DV1, DW1, DX1, DY1, DZ1, EA1, EB1, EC1, ED1, EE1, EF1, EG1, EH1, EI1, EJ1, EK1, EL1, EM1, EN1, EO1, EP1, EQ1, ER1, ES1, ET1, EU1, EV1, EW1, EX1, EY1, EZ1, FA1, FB1, FC1, FD1, FE1, FF1, FG1, FH1, FI1, FJ1, FK1, FL1, FM1, FN1, FO1, FP1, FQ1, FR1, FS1, FT1, FU1, FV1, FW1, FX1, FY1, FZ1, GA1, GB1, GC1, GD1, GE1, GF1, GG1, GH1, GI1, GJ1, GK1, GL1, GM1, GN1, GO1, GP1, GQ1, GR1, GS1, GT1, GU1, GV1, GW1, GX1, GY1, GZ1, HA1, HB1, HC1, HD1, HE1, HF1, HG1, HH1, HI1, HJ1, HK1, HL1, HM1, HN1, HO1, HP1, HQ1, HR1, HS1, HT1, HU1, HV1, HW1, HX1, HY1, HZ1, IA1, IB1, IC1, ID1, IE1, IF1, IG1, IH1, II1, IJ1, IK1, IL1, IM1, IN1, IO1, IP1, IQ1, IR1, IS1, IT1, IU1, IV1, IW1, IX1, IY1, IZ1, JA1, JB1, JC1, JD1, JE1, JF1, JG1, JH1, JI1, JJ1, JK1, JL1, JM1, JN1, JO1, JP1, JQ1, JR1, JS1, JT1, JU1, JV1, JW1, JX1, JY1, JZ1, KA1, KB1, KC1, KD1, KE1, KF1, KG1, KH1, KI1, KJ1, KK1, KL1, KM1, KN1, KO1, KP1, KQ1, KR1, KS1, KT1, KU1, KV1, KW1, KX1, KY1, KZ1, LA1, LB1, LC1, LD1, LE1, LF1, LG1, LH1, LI1, LJ1, LK1, LL1, LM1, LN1, LO1, LP1, LQ1, LR1, LS1, LT1, LU1, LV1, LW1, LX1, LY1, LZ1, MA1, MB1, MC1, MD1, ME1, MF1, MG1, MH1, MI1, MJ1, MK1, ML1, MM1, MN1, MO1, MP1, MQ1, MR1, MS1, MT1, MU1, MV1, MW1, MX1, MY1, MZ1, NA1, NB1, NC1, ND1, NE1, NF1, NG1, NH1, NI1, NJ1, NK1, NL1, NM1, NN1, NO1, NP1, NQ1, NR1, NS1, NT1, NU1, NV1, NW1, NX1, NY1, NZ1, OA1, OB1, OC1, OD1, OE1, OF1, OG1, OH1, OI1, OJ1, OK1, OL1, OM1, ON1, OO1, OP1, OQ1, OR1, OS1, OT1, OU1, OV1, OW1, OX1, OY1, OZ1, PA1, PB1, PC1, PD1, PE1, PF1, PG1, PH1, PI1, PJ1, PK1, PL1, PM1, PN1, PO1, PP1, PQ1, PR1, PS1, PT1, PU1, PV1, PW1, PX1, PY1, PZ1, QA1, QB1, QC1, QD1, QE1, QF1, QG1, QH1, QI1, QJ1, QK1, QL1, QM1, QN1, QO1, QP1, QQ1, QR1, QS1, QT1, QU1, QV1, QW1, QX1, QY1, QZ1, RA1, RB1, RC1, RD1, RE1, RF1, RG1, RH1, RI1, RJ1, RK1, RL1, RM1, RN1, RO1, RP1, RQ1, RR1, RS1, RT1, RU1, RV1, RW1, RX1, RY1, RZ1, SA1, SB1, SC1, SD1, SE1, SF1, SG1, SH1, SI1, SJ1, SK1, SL1, SM1, SN1, SO1, SP1, SQ1, SR1, SS1, ST1, SU1, SV1, SW1, SX1, SY1, SZ1, TA1, TB1, TC1, TD1, TE1, TF1, TG1, TH1, TI1, TJ1, TK1, TL1, TM1, TN1, TO1, TP1, TQ1, TR1, TS1, TT1, TU1, TV1, TW1, TX1, TY1, TZ1, UA1, UB1, UC1, UD1, UE1, UF1, UG1, UH1, UI1, UJ1, UK1, UL1, UM1, UN1, UO1, UP1, UQ1, UR1, US1, UT1, UY1, UZ1, VA1, VB1, VC1, VD1, VE1, VF1, VG1, VH1, VI1, VJ1, VK1, VL1, VM1, VN1, VO1, VP1, VQ1, VR1, VS1, VT1, VU1, VV1, VW1, VX1, VY1, VZ1, WA1, WB1, WC1, WD1, WE1, WF1, WG1, WH1, WI1, WJ1, WK1, WL1, WM1, WN1, WO1, WP1, WQ1, WR1, WS1, WT1, WU1, WV1, WW1, WX1, WY1, WZ1, XA1, XB1, XC1, XD1, XE1, XF1, XG1, XH1, XI1, XJ1, XK1, XL1, XM1, XN1, XO1, XP1, XQ1, XR1, XS1, XT1, XU1, XV1, XW1, XX1, XY1, XZ1, YA1, YB1, YC1, YD1, YE1, YF1, YG1, YH1, YI1, YJ1, YK1, YL1, YM1, YN1, YO1, YP1, YQ1, YR1, YS1, YT1, YU1, YV1, YW1, YX1, YY1, YZ1, ZA1, ZB1, ZC1, ZD1, ZE1, ZF1, ZG1, ZH1, ZI1, ZJ1, ZK1, ZL1, ZM1, ZN1, ZO1, ZP1, ZQ1, ZR1, ZS1, ZT1, ZU1, ZV1, ZW1, ZX1, ZY1, ZZ1).
- Parking Spaces:** Indicated by red dashed lines and labeled "2 Parking Spaces" in three locations.
- Utility Areas:** Includes TRANSFORMER, UTILITY, and COMPACTOR areas.
- Other Features:** COURT YARD 1, COURT YARD 2, COURT YARD 3, STAIR #1, STAIR #2, STAIR #3, STAIR #4, STAIR #5, STAIR #6, STAIR #7, STAIR #8, STAIR #9, STAIR #10, STAIR #11, STAIR #12, STAIR #13, STAIR #14, STAIR #15, STAIR #16, STAIR #17, STAIR #18, STAIR #19, STAIR #20, STAIR #21, STAIR #22, STAIR #23, STAIR #24, STAIR #25, STAIR #26, STAIR #27, STAIR #28, STAIR #29, STAIR #30, STAIR #31, STAIR #32, STAIR #33, STAIR #34, STAIR #35, STAIR #36, STAIR #37, STAIR #38, STAIR #39, STAIR #40, STAIR #41, STAIR #42, STAIR #43, STAIR #44, STAIR #45, STAIR #46, STAIR #47, STAIR #48, STAIR #49, STAIR #50, STAIR #51, STAIR #52, STAIR #53, STAIR #54, STAIR #55, STAIR #56, STAIR #57, STAIR #58, STAIR #59, STAIR #60, STAIR #61, STAIR #62, STAIR #63, STAIR #64, STAIR #65, STAIR #66, STAIR #67, STAIR #68, STAIR #69, STAIR #70, STAIR #71, STAIR #72, STAIR #73, STAIR #74, STAIR #75, STAIR #76, STAIR #77, STAIR #78, STAIR #79, STAIR #80, STAIR #81, STAIR #82, STAIR #83, STAIR #84, STAIR #85, STAIR #86, STAIR #87, STAIR #88, STAIR #89, STAIR #90, STAIR #91, STAIR #92, STAIR #93, STAIR #94, STAIR #95, STAIR #96, STAIR #97, STAIR #98, STAIR #99, STAIR #100, STAIR #101, STAIR #102, STAIR #103, STAIR #104, STAIR #105, STAIR #106, STAIR #107, STAIR #108, STAIR #109, STAIR #110, STAIR #111, STAIR #112, STAIR #113, STAIR #114, STAIR #115, STAIR #116, STAIR #117, STAIR #118, STAIR #119, STAIR #120, STAIR #121, STAIR #122, STAIR #123, STAIR #124, STAIR #125, STAIR #126, STAIR #127, STAIR #128, STAIR #129, STAIR #130, STAIR #131, STAIR #132, STAIR #133, STAIR #134, STAIR #135, STAIR #136, STAIR #137, STAIR #138, STAIR #139, STAIR #140, STAIR #141, STAIR #142, STAIR #143, STAIR #144, STAIR #145, STAIR #146, STAIR #147, STAIR #148, STAIR #149, STAIR #150, STAIR #151, STAIR #152, STAIR #153, STAIR #154, STAIR #155, STAIR #156, STAIR #157, STAIR #158, STAIR #159, STAIR #160, STAIR #161, STAIR #162, STAIR #163, STAIR #164, STAIR #165, STAIR #166, STAIR #167, STAIR #168, STAIR #169, STAIR #170, STAIR #171, STAIR #172, STAIR #173, STAIR #174, STAIR #175, STAIR #176, STAIR #177, STAIR #178, STAIR #179, STAIR #180, STAIR #181, STAIR #182, STAIR #183, STAIR #184, STAIR #185, STAIR #186, STAIR #187, STAIR #188, STAIR #189, STAIR #190, STAIR #191, STAIR #192, STAIR #193, STAIR #194, STAIR #195, STAIR #196, STAIR #197, STAIR #198, STAIR #199, STAIR #200, STAIR #201, STAIR #202, STAIR #203, STAIR #204, STAIR #205, STAIR #206, STAIR #207, STAIR #208, STAIR #209, STAIR #210, STAIR #211, STAIR #212, STAIR #213, STAIR #214, STAIR #215, STAIR #216, STAIR #217, STAIR #218, STAIR #219, STAIR #220, STAIR #221, STAIR #222, STAIR #223, STAIR #224, STAIR #225, STAIR #226, STAIR #227, STAIR #228, STAIR #229, STAIR #230, STAIR #231, STAIR #232, STAIR #233, STAIR #234, STAIR #235, STAIR

FACADES



SHOP^{cos.}

Rand Horowitz

4809 COLE AVE STE 300, DALLAS, TX 75201

RAND@SHOPCOMPANIES.COM

214-242-5444 (DIRECT)

214-960-4545 (MOBILE)

Rachel Tomlinson

4809 COLE AVE STE 300, DALLAS, TX 75201

RACHEL@SHOPCOMPANIES.COM

214-960-4545 (DIRECT)

972-430-2962 (MOBILE)



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.

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. 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 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone