



10 Acre Corner with 7-11 & McDonalds  
 new 10,875 sf Starbucks anchored  
 shopping center,  
 12,200 sf phase II coming soon

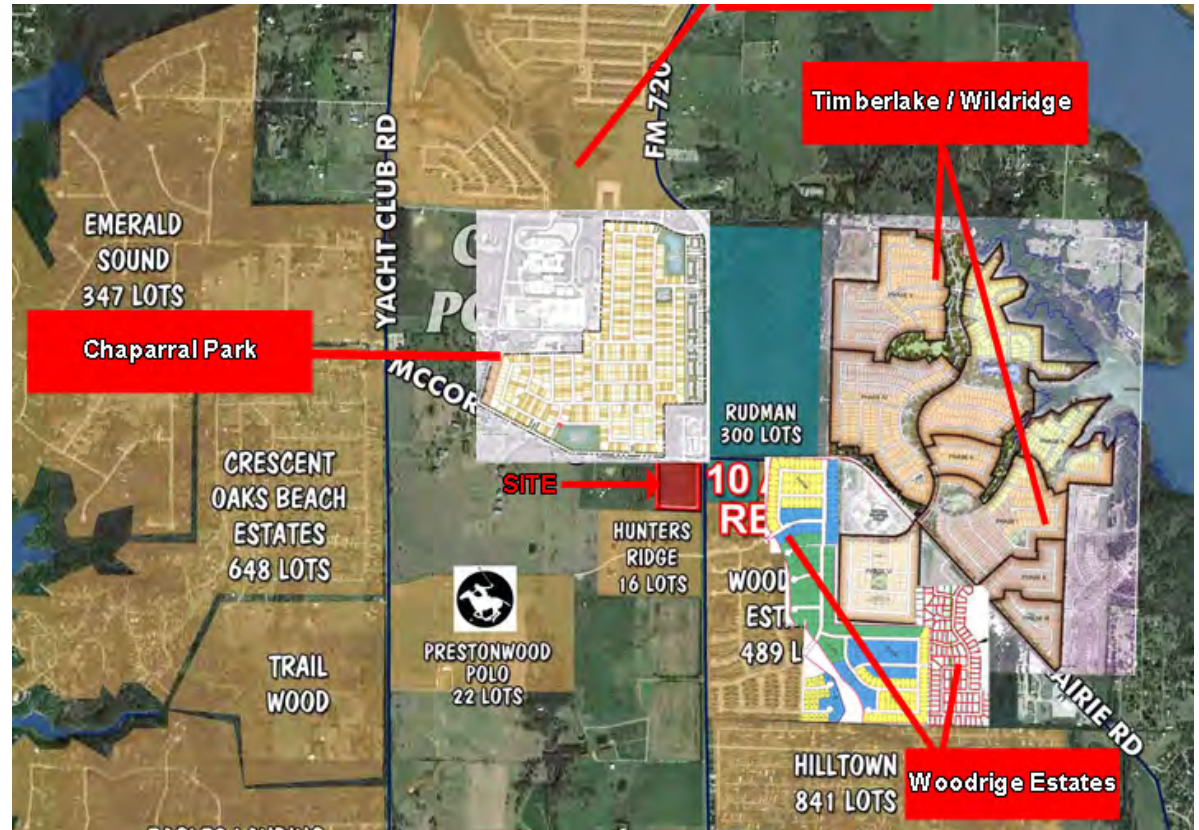
Montessori school (coming soon)

McDonald's & Starbucks (now open)

Great retail corner on FM 720 in super  
 high-growth area.

Traffic count: 34,456 cars per day

<https://www.loopnet.com/Listing/FM-720-Oak-Point-TX/9637200/>

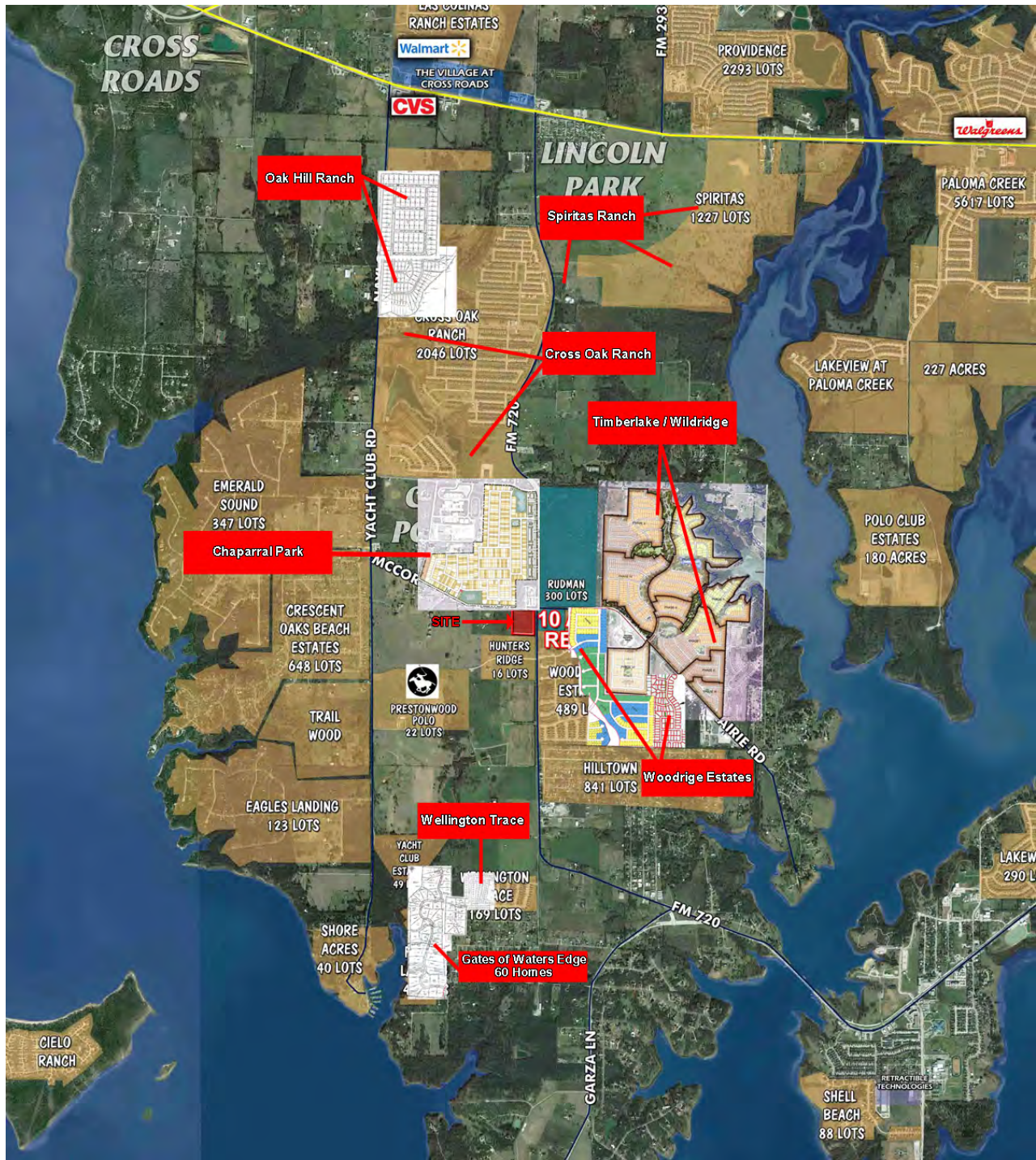


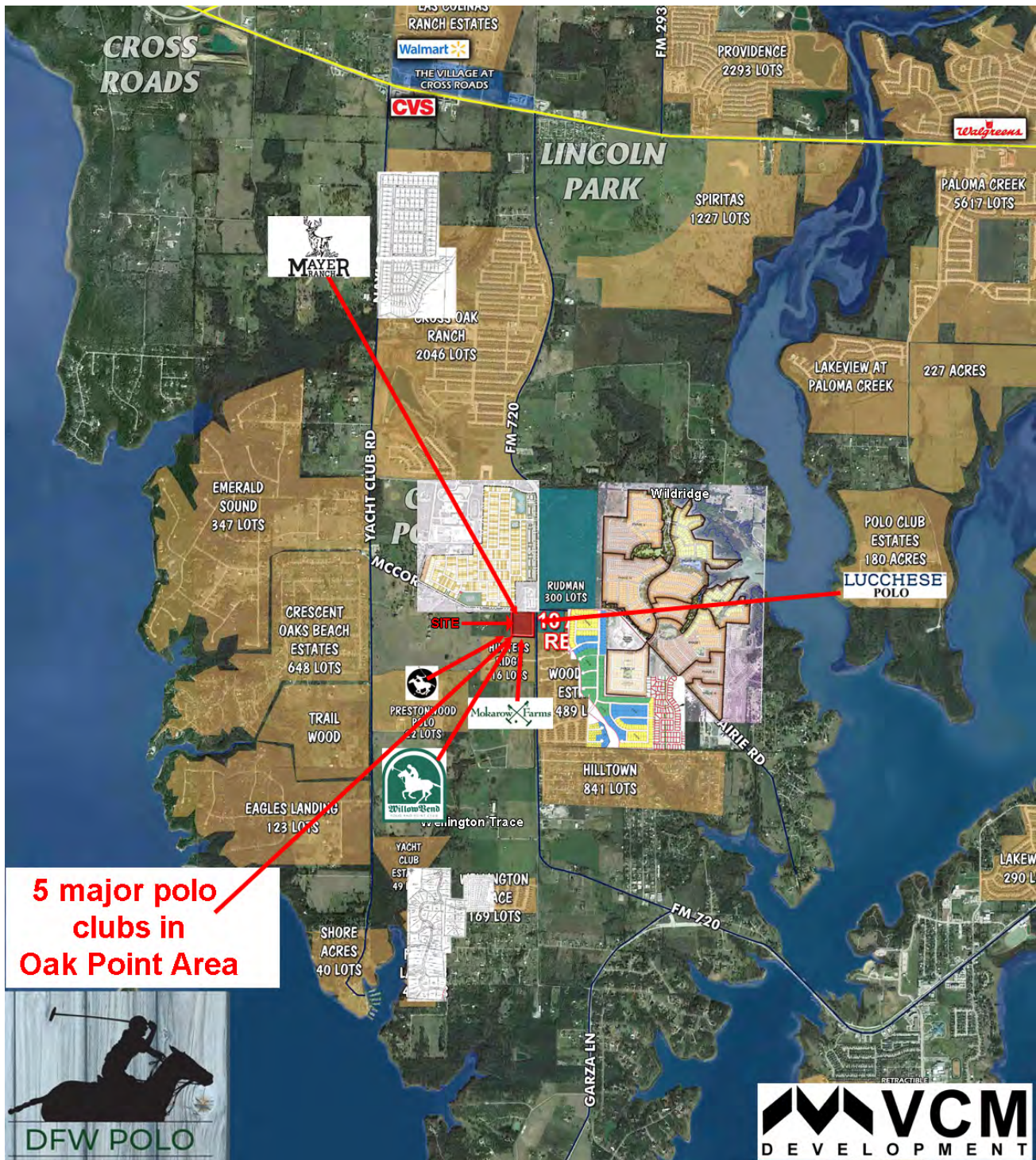
**PRESTONWOOD POLO CROSSING  
 SEC FM 720 & MCCORMICK  
 OAK POINT, TX**

Contact:  
 Vaughn Miller Sr  
 214-390-3444  
 Vance C. Miller III  
 469-834-2148  
 vc3@prestonwoodpolo.com  
 vaughn@vcmdevelopment.com



25 Highland Park Village  
 Suite 100  
 Dallas, TX 75205  
 www.VCMRE.com





**5 major polo clubs in Oak Point Area**



# PRESTONWOOD POLO CROSSING



CVS

RETAIL

Yacht Club Rd.

Mc Cormick Rd.

Martingale Trail

FM 720

A

C

B

D

E

Polo Field 3

Polo Field 2

Polo Field 1

S.F.

S.F.

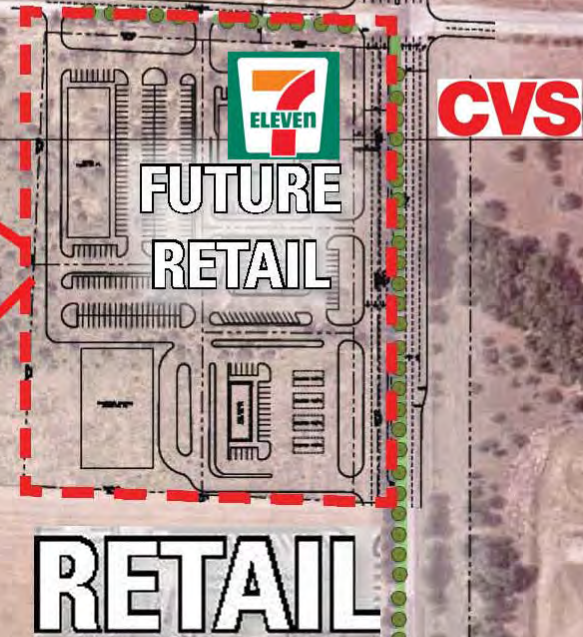
### LEGEND

- A** Main Entry
- B** Secondary Project Monumentation
- C** Street Approach
- D** Polo Field Promenade
- E** Future Country Club / Resort



**PRESTONWOOD  
POLO  
CROSSING** FM 720

**Mc Cormick Rd.**



**Martingale Trail**

**C**

**B**



# COMMERCIAL CORRIDOR

This intersection of FM 720 and Shahan Prairie/McCormick Roads is the heart of our growing commercial corridor. With a curated mixed-use development and more retail spaces to come, we envision this space to be a thriving location for businesses both big and small.



\*Data from June 2022 Traffic Counts



McCormick Road

3R  
1

N 87° 37' 33" W 256.58'

Lot 1  
1.835 acres  
3,162 SF

Retail  
Lot 4  
2.03 acres  
12,200 SF  
Phase II  
12,200 sq ft

retention pond



retention pond

N 89° 46' 36" E 304.87'

retention pond

Prestonwood  
Polo  
Crossing

Phase I  
Lot 2  
1.69 acres  
10,875 SF



Daycare  
Playground

PARKING ESMT. FOR LOT 2

N 00° 13' 24" W 397.60'

S 00° 13' 24" E 411.94'

S 00° 07' 07" W 300.00'

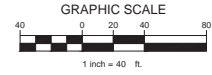
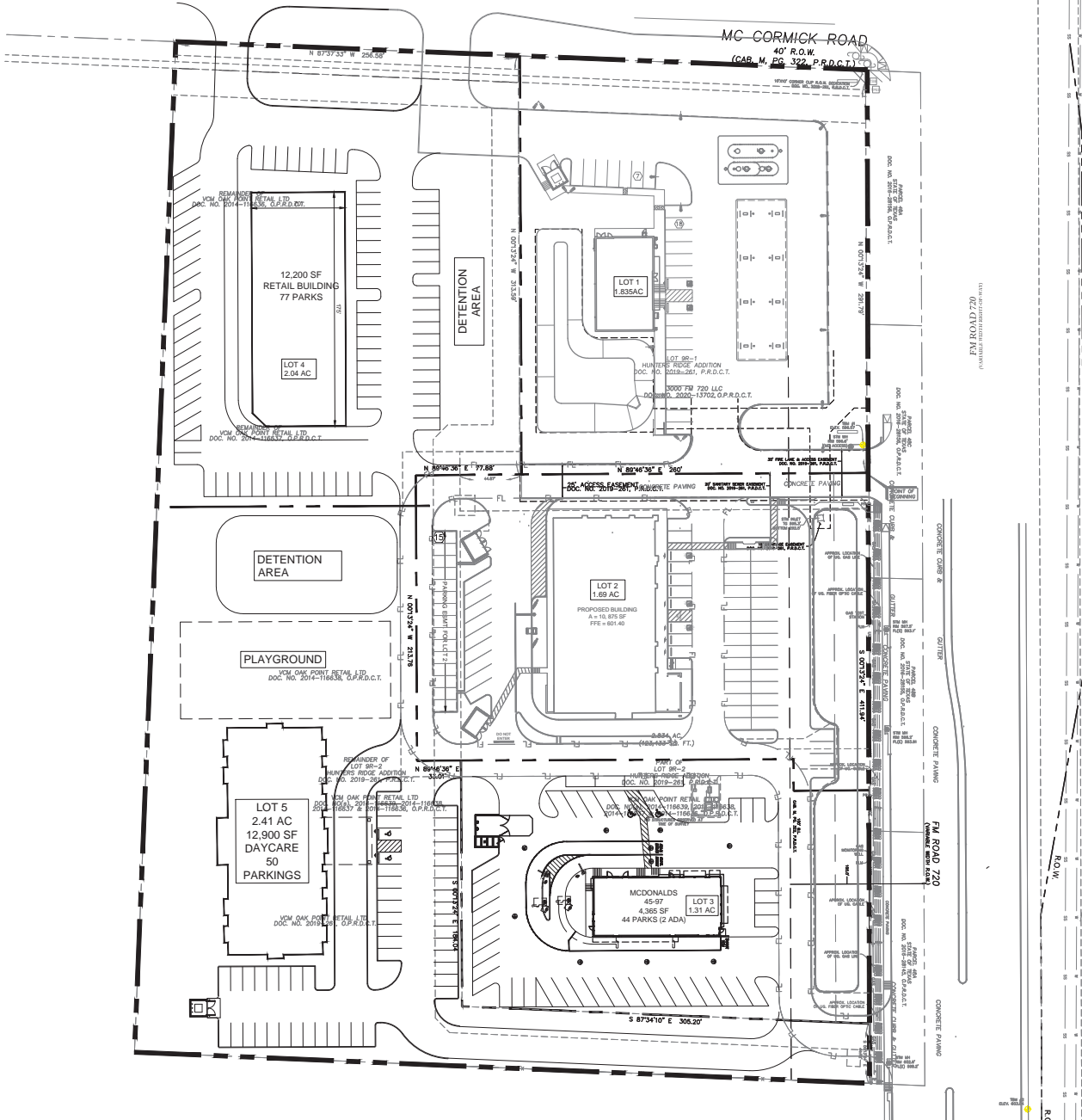
N 40° 00' 00" S  
055.511'

N 40° 00' 00" S  
055.511'

FM 7



PLOTTED BY: DEW CONKEY  
 PLOT DATE: 10/25/2022 1:20 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2021-171 VOM OAKPOINT\CAD\BASE\XSITE\_OVERALL\_CONCEPT.DWG  
 LAST SAVED: 8/27/2022 8:11 PM



SITE DATA TABLE				
LOT	USE	AC.	BLDG SF.	PARKING SPACES
1	7-11	1.835	3,010	25
2	MULTI-TENANT RETAIL	1.69	10,875	72
3	FASTFOOD REST.	1.31	4,365	44
4	MULTI-TENANT RETAIL	2.04	12,200	77
5	DAYCARE	2.41	18,705	66



**PRESTONWOOD POLO  
 CROSSING  
 OAK POINT, TX**

NO.	DATE	REVISION

CONCEPTUAL SITE PLAN

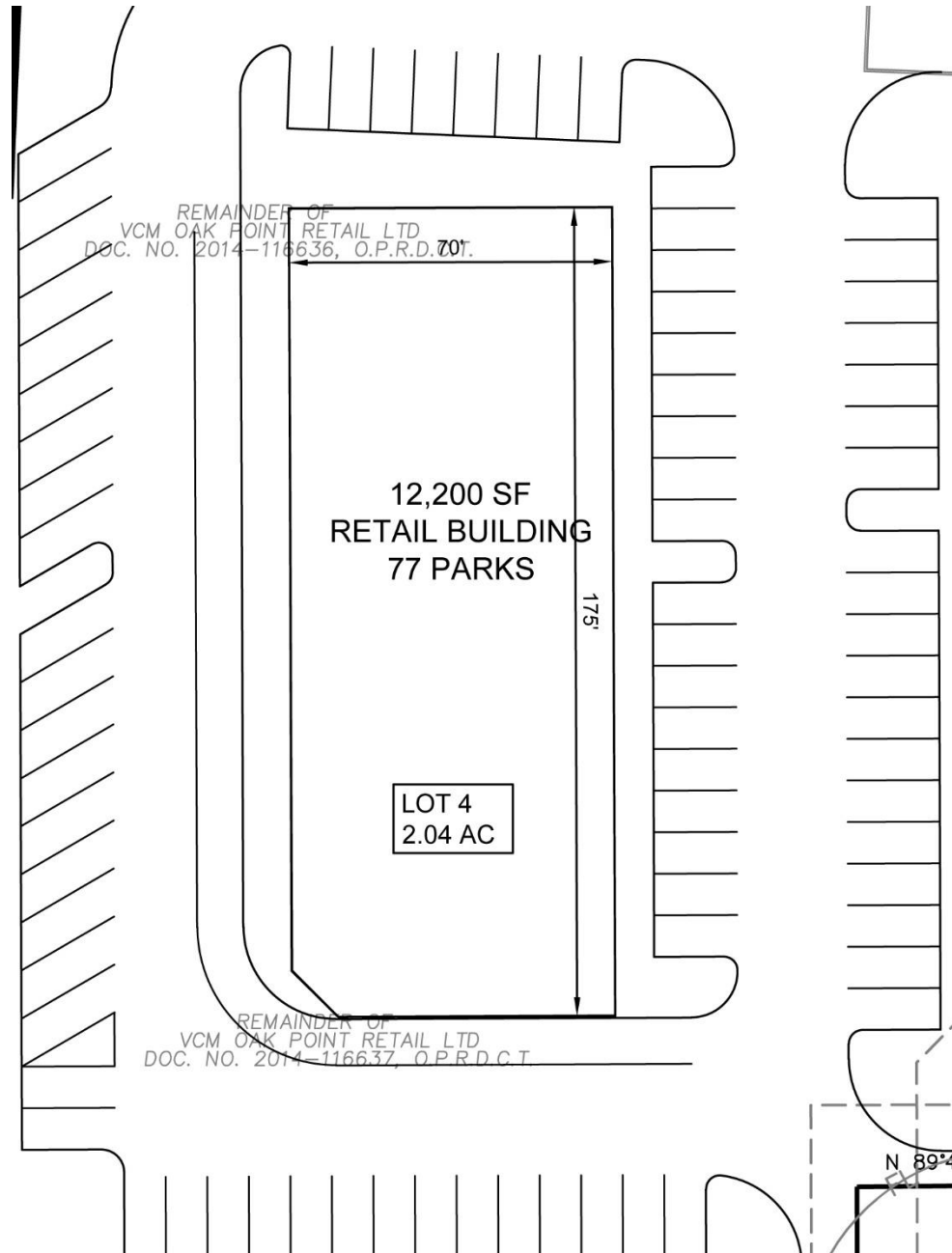
DESIGN	JET
DRAWING	BM
CHECKED	MM
DATE	12/20/20

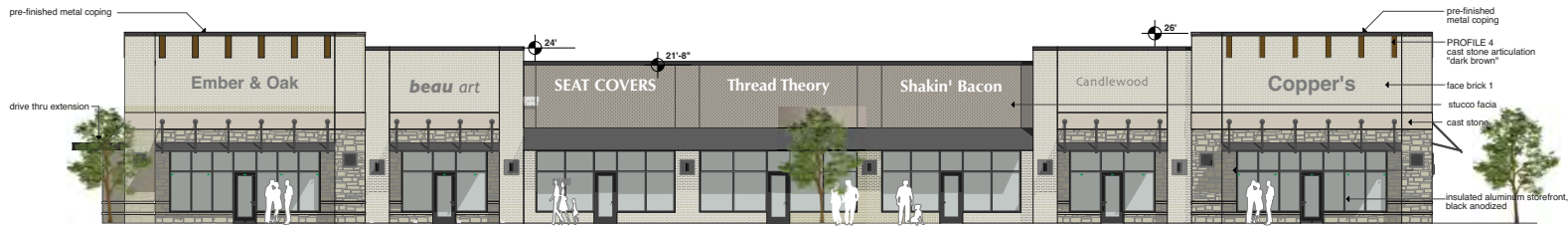
SHEET  
**SP-1**

File No.

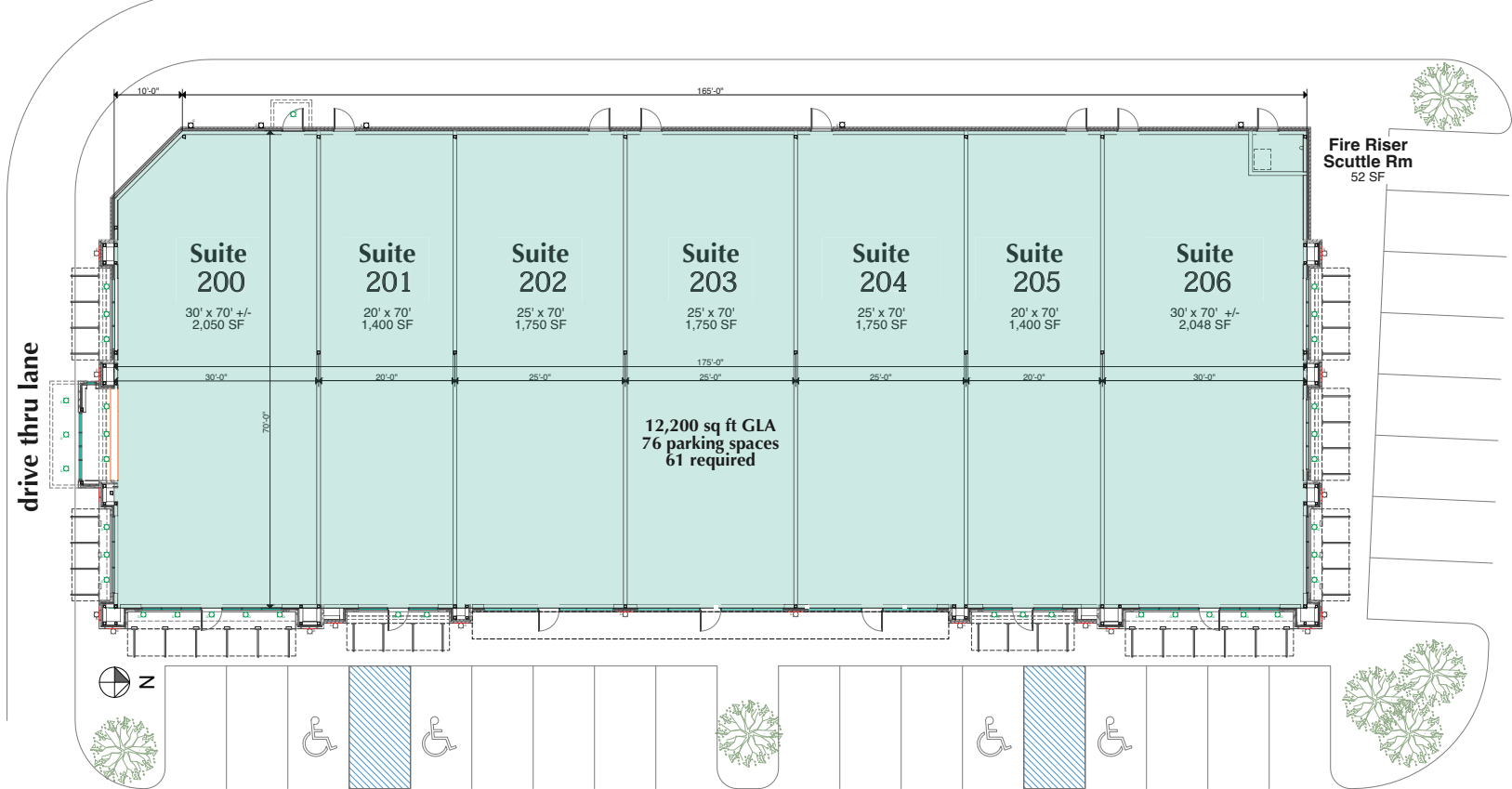
# Prestonwood Polo Crossing Phase II

## SWC FM 720 & McCormick, Oak Point, TX





East Elevation



Lease Plan



Duane Meyers  
 540 PR 2432  
 Uncertain, TX 75601  
 drmeyers@dmak.com

**Prestonwood Polo Crossing Phase 2**  
 Oak Point, TX McCormick @ FM 720



12 May 2025

# Phase I



# PRESTONWOOD POLO CROSSING PHASE II HERE



PRIVATE  
PROPERTY  
NO  
STUMPING  
ALLOWED  
BY PERMITS

FOR INFO  
214-390-3444  
**VCM**  
DEVELOPMENT  
vcmfb.com

FIRE LANE NO PARKING



Phase II



**Phase II**



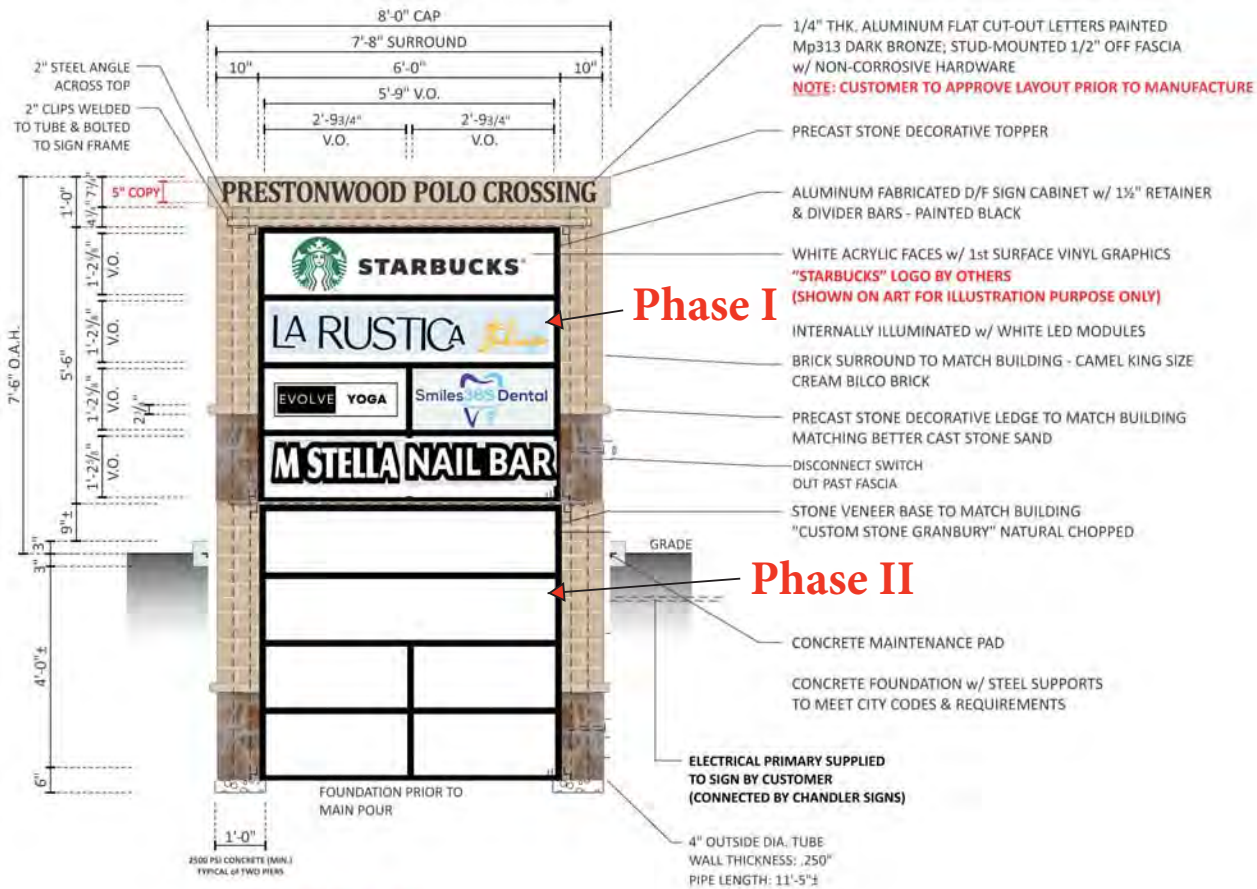
**Phase II**





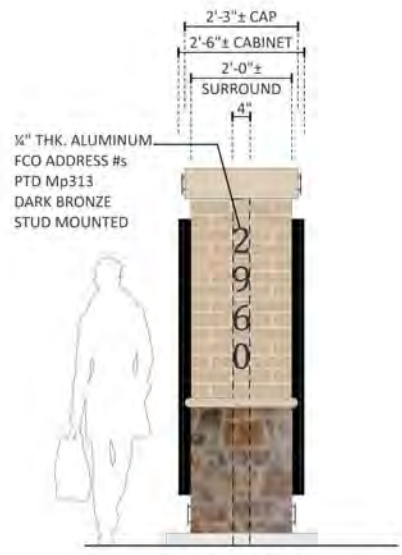
**Phase II**

\*EXACT LAYOUT for BOTH SIDES OF MONUMENT\*



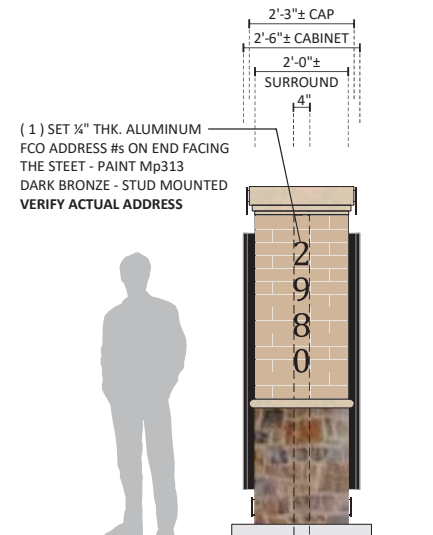
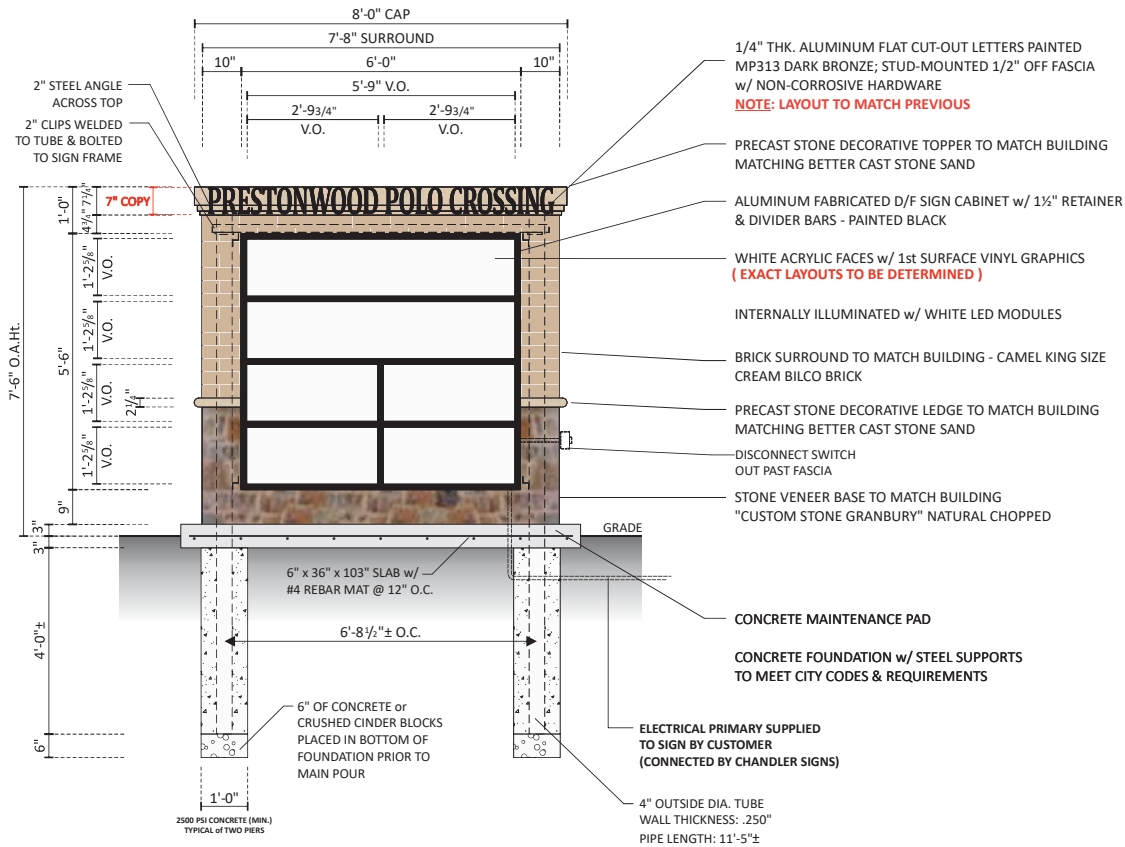
Phase I

Phase II

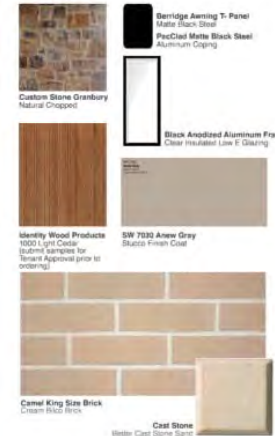


LAYOUT OPTION 2  
D/F MONUMENT SIGN SCALE: 3/8" = 1' - 0"  
ONE [1] REQUIRED - MANUFACTURE & INSTALL

Design #		0414985Ar8
Sheet	2 of 3	
Client		
Prestonwood Polo Crossing		
Address		
2960 FM 720 OAK POINT, TX		
Account Rep.	WF/IR	
Designer	BR	
Date	10-27-21	
Approval / Date		
Client		
Sales		
Estimating		
Art		
Engineering		
Landlord		
Revision / Date		
R1	BR 10/29/21: add details	
R2	ES 11/1delTxPolo,add adrs#	
R3	BR 11/21/21:rev'sd address	
R4	SDM 3/7/22 rev. address	
R5	DF 07.19.22 few changes for city code	
R6	JMC 7/20/22: REVISED SIGN A	
R7	BR 5/22/23: add fco letters	
R8	REF 06.06.23 did 2 options	
APV KMC: 11/28/22		
<a href="http://chandler signs.com">chandler signs.com</a>		
<b>National Headquarters</b> 14201 Sovereign Road #101 Fort Worth, TX 76155 (817) 464-8804 Fax (817) 464-8804		
<b>San Antonio</b> 17310 San Pedro Avenue Suite 200 San Antonio, TX 78232 (214) 443-8804 Fax (214) 349-8124		
<b>Northeast US</b> 2301 River Road, Suite 201 Louisville, KY 40229 (502) 891-9800 Fax (502) 554-2375		
<b>Georgia</b> 111 Woodstone Place Marietta, GA 30064 (770) 725-8822 Fax (214) 349-8124		
<b>South Texas</b> PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 343-3188 Fax (361) 443-6333		
This drawing is the property of Chandler Signs, LLC All rights to its use for reproduction are reserved by Chandler Signs, LLC		
<b>ELECTRICAL CONDUIT TO SIGN BY CUSTOMER</b>		
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SEE NEC, NFPA 70, ETC.		



**SIDE VIEW  
STREET SIDE**



**B D/F MONUMENT SIGN** SCALE: 3/8" = 1'-0"  
ONE [1] REQUIRED - MANUFACTURE & INSTALL  
**( REFER TO ORIGINAL W.O. 414985 )**

**Project ID**  
**0428080Ar6**

**PRESTONWOOD POLO CROSSING**  
2960 FM 720  
OAK POINT, TEXAS 75068

Date: 12/5/24  
Contact: WLF/JMR  
Designer: GD

**Sign Item**

**B: D/F MONUMENT**  
Scale: 3/8" = 1'-0"

**Revision Notes**

- r1-GD-12/9/24: Update tenant panels
- r2-JMC-12/11/24: Add Site Plan
- r3-SDM-1/27/25: Revise Sign A - Add B
- r4-SDM-2/11/25: Remove some of the tenant names - Revise address numerals on Sign B
- r5-JMC-3/12/25: Revise Signs A, B
- r6-MAB-5/29/25: Add site plan detail page

**Information Required for Production**

**Customer Approval**

Signature \_\_\_\_\_  
MM/DD/YYYY

All rights reserved. The artwork depicted herein are copyrighted and are the exclusive property of Pattison ID, and as such cannot be reproduced and/or distributed, in whole or in part, without written permission of Pattison ID.

It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.



# Demographic and Income Profile

Oak Point 10-Min Drive Time Polygon  
Area: 56.88 square miles

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	49,756	79,609	88,695	101,124
Households	16,405	26,189	29,367	33,712
Families	13,015	-	22,272	25,444
Average Household Size	3.03	3.04	3.02	3.00
Owner Occupied Housing Units	13,422	-	24,691	28,387
Renter Occupied Housing Units	2,985	-	4,675	5,325
Median Age	31.5	-	33.7	33.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	2.66%	0.88%	0.25%
Households	2.80%	0.92%	0.31%
Families	2.70%	0.96%	0.28%
Owner HHs	2.83%	1.19%	0.53%
Median Household Income	1.92%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	946	3.2%	715	2.1%
\$15,000 - \$24,999	777	2.6%	605	1.8%
\$25,000 - \$34,999	958	3.3%	816	2.4%
\$35,000 - \$49,999	1,617	5.5%	1,275	3.8%
\$50,000 - \$74,999	4,623	15.7%	4,306	12.8%
\$75,000 - \$99,999	4,767	16.2%	5,205	15.4%
\$100,000 - \$149,999	7,987	27.2%	9,866	29.3%
\$150,000 - \$199,999	4,159	14.2%	6,082	18.0%
\$200,000+	3,533	12.0%	4,844	14.4%
Median Household Income	\$103,806		\$114,135	
Average Household Income	\$128,294		\$147,087	
Per Capita Income	\$42,571		\$49,130	

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,966	10.0%	7,344	8.3%	8,454	8.4%
5 - 9	4,920	9.9%	7,625	8.6%	8,449	8.4%
10 - 14	4,313	8.7%	7,434	8.4%	8,503	8.4%
15 - 19	3,233	6.5%	6,068	6.8%	6,938	6.9%
20 - 24	2,105	4.2%	4,866	5.5%	5,229	5.2%
25 - 34	8,945	18.0%	12,709	14.3%	16,029	15.9%
35 - 44	9,273	18.6%	15,047	17.0%	16,117	15.9%
45 - 54	5,741	11.5%	11,483	12.9%	12,377	12.2%
55 - 64	3,645	7.3%	8,313	9.4%	9,099	9.0%
65 - 74	1,802	3.6%	5,275	5.9%	6,348	6.3%
75 - 84	657	1.3%	2,089	2.4%	2,977	2.9%
85+	157	0.3%	441	0.5%	603	0.6%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	37,990	76.4%	43,099	54.1%	47,782	53.9%	53,037	52.4%
Black Alone	5,184	10.4%	13,596	17.1%	14,859	16.8%	16,648	16.5%
American Indian Alone	407	0.8%	714	0.9%	842	0.9%	1,048	1.0%
Asian Alone	1,070	2.2%	3,281	4.1%	3,597	4.1%	4,121	4.1%
Pacific Islander Alone	36	0.1%	78	0.1%	98	0.1%	119	0.1%
Some Other Race Alone	3,506	7.0%	7,007	8.8%	8,200	9.2%	10,324	10.2%
Two or More Races	1,563	3.1%	11,834	14.9%	13,318	15.0%	15,827	15.7%
Hispanic Origin (Any Race)	10,848	21.8%	19,409	24.4%	21,865	24.7%	25,663	25.4%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.