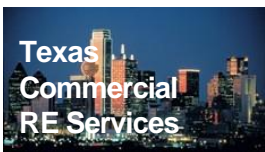


# Commercial Building for Sale in Frisco

8795 Preston Trace Blvd, Frisco, TX 75033

For Sale



*Please  
Contact*

Manju Menon  
214-882-2787  
manjumenon41@gmail.com



# Commercial Building for Sale in Frisco

8795 Preston Trace Blvd, Frisco, TX 75033

## Property Information

### Property Details:

1<sup>st</sup> Floor: 12,900 sf

Pad Size: 1.24 Ac

Parking Spots: ~50

Purchase Price: Call for pricing

Uses: veterinary hospital, pet superstore, pet daycare or indoor park. May be repurposed into a specialty hospital, children's daycare, medical office or retail

Built: 2007

Availability: Immediate

### Highlights:

- Located in the Preston Trace Center shopping complex, Preston Road and Main Street in the center of booming Frisco, Texas.
- All-brick exterior with concrete parking lot.
- Custom interior finish-out currently for dog boarding, spa and grooming facility.
- Currently occupied by a tenant on a month-to-month basis.





# Commercial Building for Sale in Frisco

8795 Preston Trace Blvd, Frisco, TX 75033

## Property Information



### Demographics >>

	1 Mi	3 Mi
Population	8,353	88,241
Households	2,958	30,365
Average Age	36.10	34.10
Median HH Income	\$89,508	\$117,263
Daytime Employees	2,308	28,486
Population Growth '20-'25	▲ 11.2%	▲ 14.7%
Household Growth '20-'25	▲ 11.1%	▲ 14.5%

### Traffic >>

Collection Street	Cross Street	Traffic Vol	Year	Distance
Santa Rosa Dr	Pasadena Dr E	845	2018	0.12 mi
Preston Rd	Preston Trace Blvd N	43,423	2018	0.15 mi
Preston Rd	Preston Trace Blvd N	26,581	2020	0.15 mi
Preston Rd	Preston Trace Blvd N	50,214	2018	0.15 mi
Preston Rd	Preston Trace Blvd N	41,230	2020	0.15 mi
Main St	Preston Rd W	14,259	2020	0.27 mi
Main St	Preston Rd W	19,209	2020	0.31 mi
Preston Rd	Main St N	34,589	2013	0.32 mi
Crestview Dr	Elm Ct S	58	2018	0.40 mi
Crestview Dr	Meadow Hill Dr N	211	2018	0.41 mi

Made with TrafficMetrix® Products

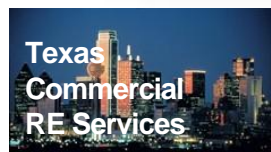
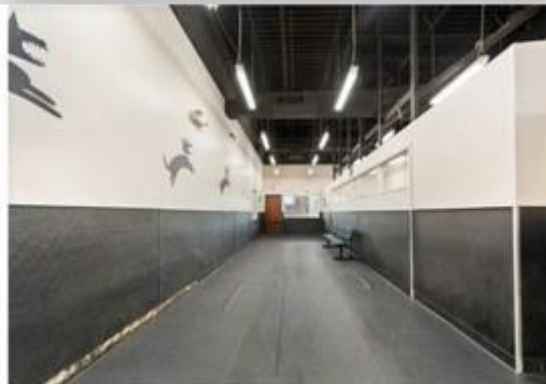




# Commercial Building for Sale in Frisco

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Interior



*Please  
Contact*

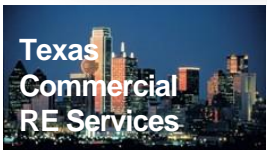
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# Commercial Building for Sale in Frisco

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Area Map



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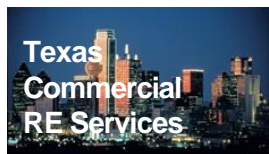
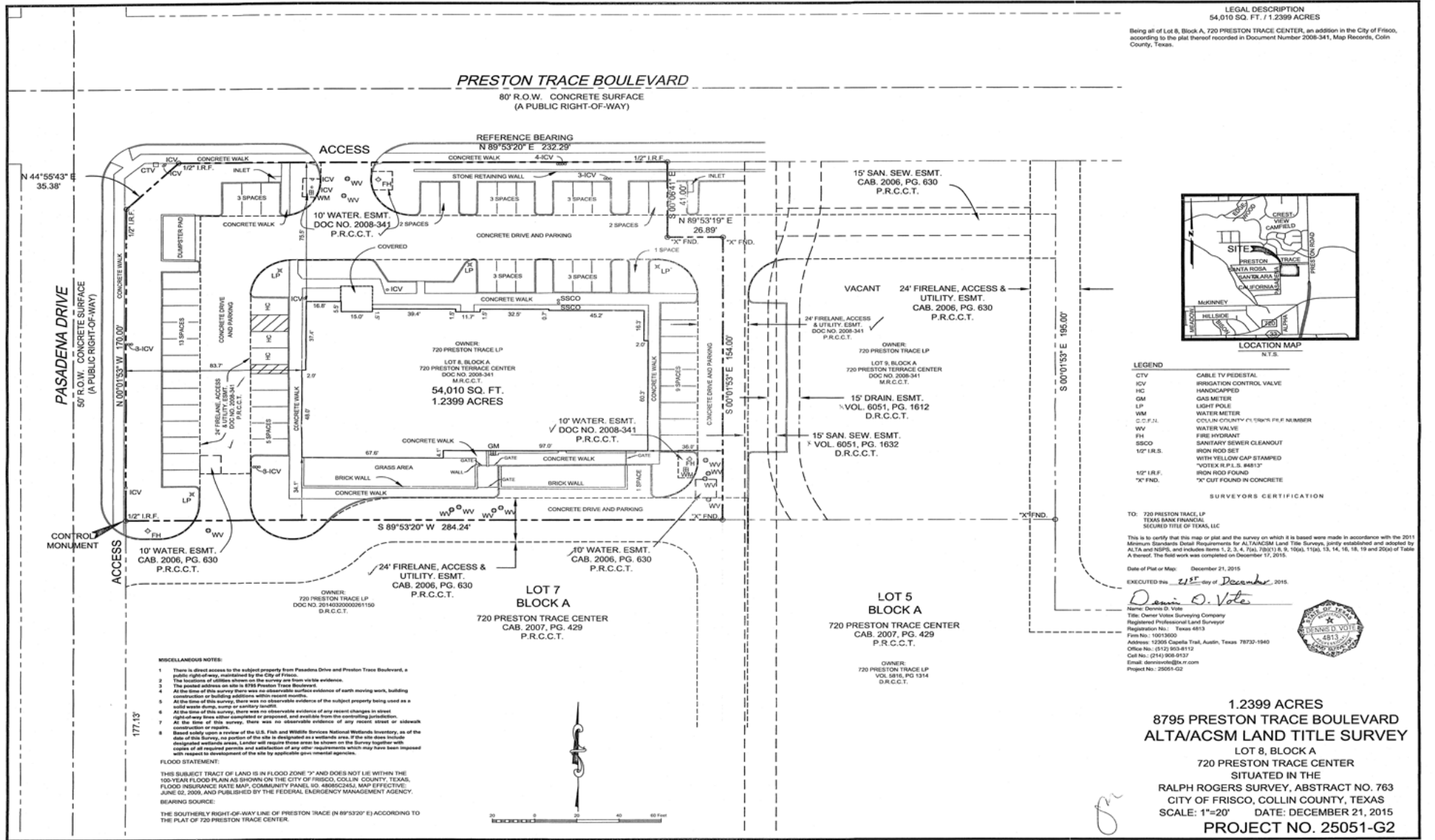


# Commercial Building for Sale in Frisco

8795 Preston Trace Blvd, Frisco, TX 75033

## Plat Map

VOTEX SURVEYING COMPANY 12305 Capella Trail Austin, Texas 78732-1940 Ph. (512) 953-8112



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# Commercial Building for Sale in Frisco

8795 Preston Trace Blvd, Frisco, TX 75033

11/2/2015

IABS



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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:
  - 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.

<b>TX Commercial RE Svcs</b>	<b>469572</b>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
<b>Rathna Reddy</b>	<b>469572</b>	<b>txrathna@gmail.com</b>	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Manju Menon - DFW Area Manager</b>	<b>0549874</b>	<b>manjumenon41@gmail.com</b>	<b>(214)882-2787</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

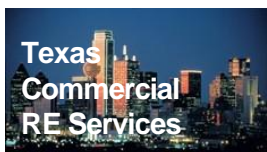
Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

Texas Commercial Real Estate SR, 14523 Wilwood Road Dallas TX 75244  
Manju Menon

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Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48226 [www.zipLogix.com](http://www.zipLogix.com)

Preston Trace Pk



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