

FOR LEASE



# WALMART ANCHORED CENTER

NWC PRESTON RD & HICKORY

FRISCO, TEXAS

# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

**DOYLE MCALPIN** Senior Associate  
doyle@duwestrealty.com | 214.720.0004

**TURNER HOSCH** Associate  
turner@duwestrealty.com | 214.720.0004

**TRAVIS BELL** Vice President  
tbell@duwestrealty.com | 214.720.0004

Join   & 

***In-Line Space and Pad Sites Available***

4403 North Central Expressway, #200, Dallas Texas 75205

**duwestrealty.com**

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# WALMART ANCHORED CENTER | NWC Preston Rd & Hickory, Frisco, Texas 75034

## OVERVIEW

- Building 1:
  - 1,201 SF 2nd Gen Retail Space Available
- Building 2:
  - 1,869 SF Space Available
- LOT 7 Outparcel:
  - 957 SF & 1,589 SF Spaces Available (Can Combine to 2,546 SF)
- LOT 2 & LOT 9 Ground Lease:
  - Hard Corner Ground Lease Available with Frontage on Preston Rd
  - Ground Lease Available Fronting Gary Burns Dr
- \$100M+ Walmart
- Preston Rd frontage, just south of Main St
- Chick-fila-A is a top 10% performer of the 200 stores in DFW metroplex
- Call for Pricing

## TRAFFIC COUNTS

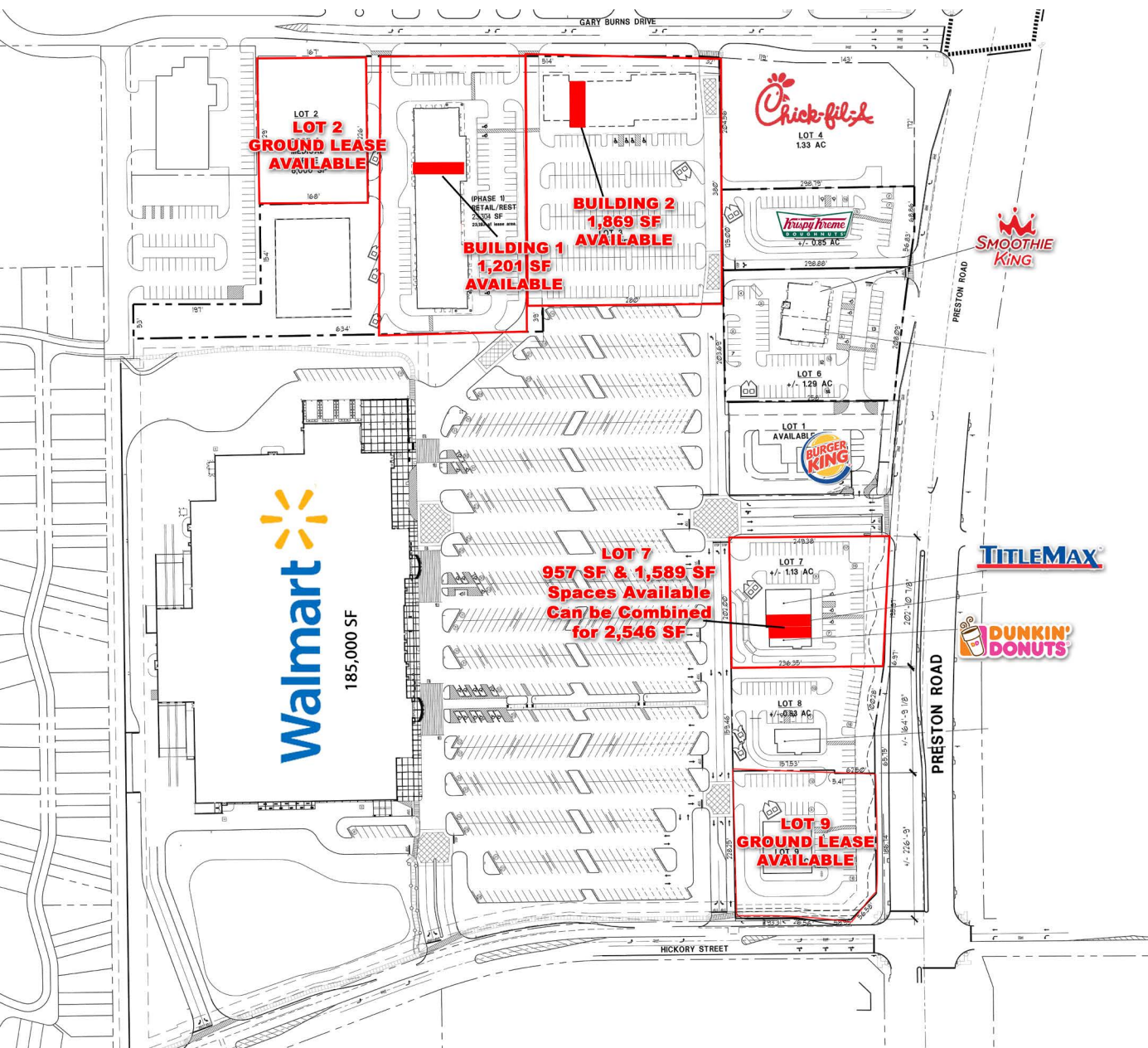
Preston Rd: 61,315 VPD (City of Frisco, 2023)  
 Gary Burns Dr: 6,191 VPD (City of Frisco, 2022)  
 Hickory St: 5,617 VPD (City of Frisco, 2022)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	12,525	105,009	301,391
2029 Proj. Pop.	12,520	114,830	318,724
Daytime Pop.	11,359	111,968	334,486
Avg HH Income	\$117,336	\$157,142	\$182,169

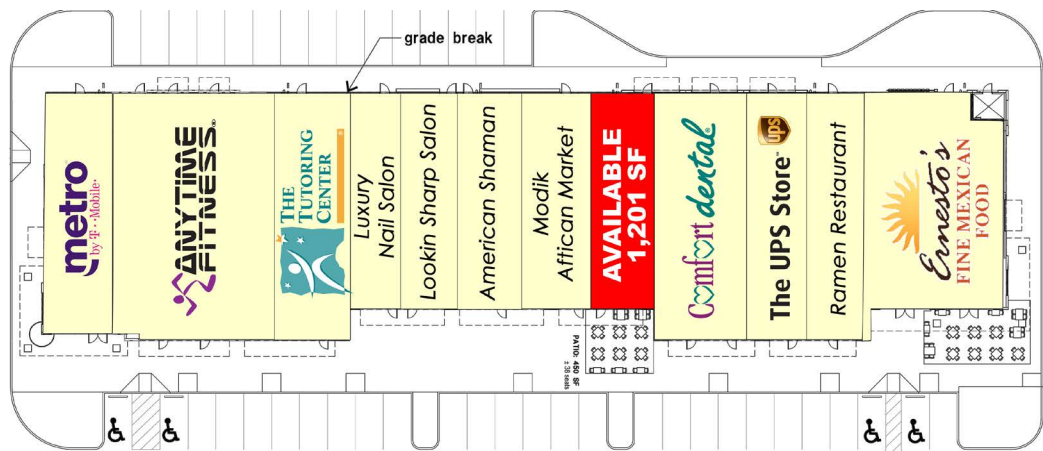


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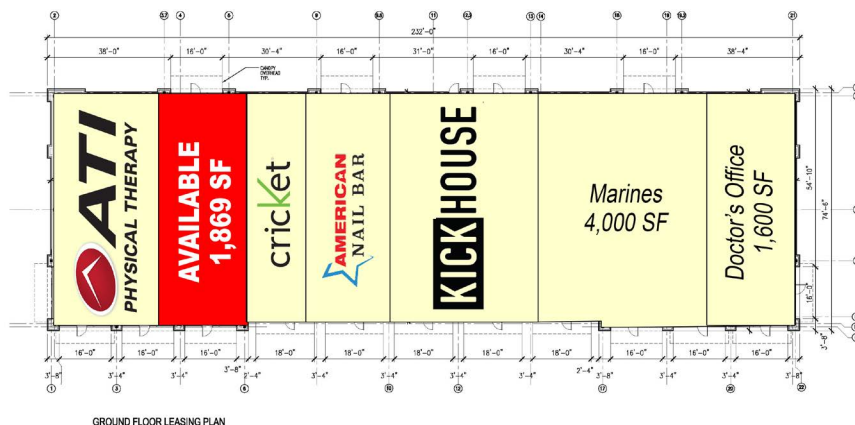
**Building 1**



TOTAL LEASE AREA:  
23,196 S.F.

01 FLOOR PLAN  
1/32" = 1'-0" NORTH

TENANT LEASING DOCUMENT 2018



GROUND FLOOR LEASING PLAN

**Building 2**



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