



16750 HOLLYHOCK RD • FRISCO, TX 75033

MEDICAL / RETAIL / OFFICE • ±20,507 SF • ACROSS FROM COOK CHILDREN'S

# The Heights at Hollyhock.

LEASE RATE

## Call Agent

FOR PRICING & DETAILS

±20,507 SF of brand-new shell space at the hard corner of US-380 & Hollyhock Rd in far-west Frisco — ±19,000 SF on the second floor flexible for medical, retail or office use directly across from the new Cook Children's campus, plus a ±1,507 SF first-floor end-cap restaurant space with a 500 SF patio.

<p>AVAILABLE <b>±20,507</b> SF</p>	<p>1ST FLR END CAP <b>±1,507</b> SF RESTAURANT • +500 SF PATIO</p>	<p>2ND FLOOR <b>±19,000</b> SF</p>	<p>FRONTAGE <b>US-380</b></p>
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THE HEIGHTS AT HOLLYHOCK · FRISCO, TX

# Property Details.

## PROPERTY OVERVIEW

The Heights at Hollyhock offers ±20,507 SF of brand-new shell space for lease in a two-story building at the signalized hard corner of US-380 (University Dr) & Hollyhock Rd in far-west Frisco. Space delivers in shell condition, ready to be built out upon lease execution — a ±1,507 SF first-floor end-cap restaurant space with a 500 SF patio, plus ±19,000 SF on the second floor that is flexible for medical, retail or office use. With the new 23-acre Cook Children's hospital campus directly across US-380, the property is positioned to capture strong medical office and retail demand.

The site also sits directly across from the main entrance to Windsong Ranch — a 2,030-acre master-planned community with 3,800+ homes. It adjoins a 100%-leased Phase I (Dunkin', T-Mobile, Frisco Diner and more) and is minutes from the 600-acre PGA District anchored by the PGA of America HQ and the Omni PGA Frisco Resort.

## PROPERTY HIGHLIGHTS

- ±20,507 SF available · ±1,507 SF (1st flr) + ±19,000 SF (2nd flr)
- ±19,000 SF 2nd floor — flexible MEDICAL · RETAIL · OFFICE
- Across from new 23-AC Cook Children's campus — medical synergy
- 1st-floor end-cap restaurant space · ±1,507 SF + 500 SF patio
- Brand-new shell · delivered upon lease execution
- Signalized hard corner · US-380 & Hollyhock frontage
- Across from Windsong Ranch (2,030 AC · 3,800+ homes)
- Adjoins 100%-leased Phase I retail · strong cotenancy
- Minutes to 600-AC PGA District & Omni PGA Frisco Resort
- Affluent trade area · ±\$141K avg HH income (1-mi)



## PROPERTY SPECS

PROPERTY TYPE	Medical / Retail / Office
AVAILABLE SF	±20,507 SF
1ST FLOOR	±1,507 SF End Cap
1ST FLR PATIO	±500 SF
1ST FLR USE	Restaurant
2ND FLOOR	±19,000 SF
2ND FLR USE	Medical / Retail / Office
CONDITION	Shell
FRONTAGE	US-380
COUNTY	Denton
MARKET	Frisco
LEASE RATE	Call Agent

## 2024 DEMOGRAPHICS

POPULATION (5-MI)	196,546
DAYTIME POP (5-MI)	160,360
AVG HH INCOME (1-MI)	\$141,482



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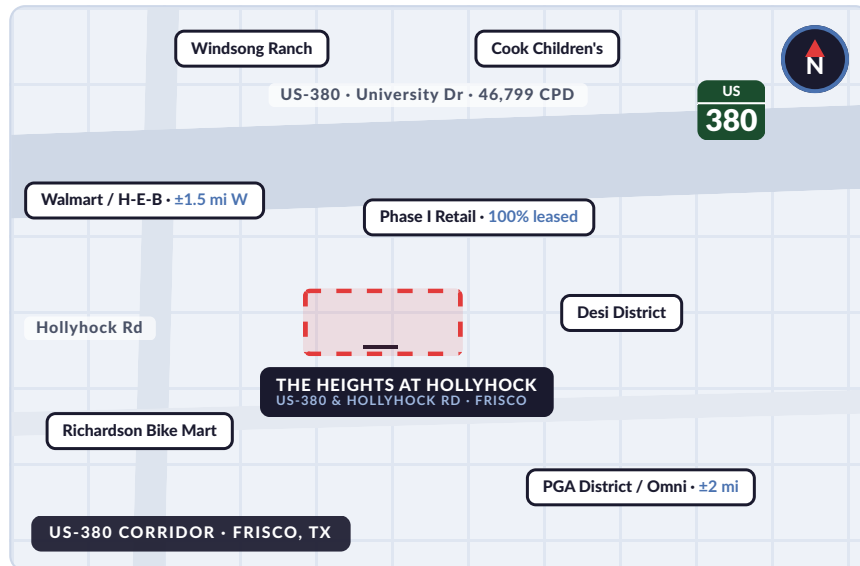
# Photos • Location

THE PROPERTY

INTERIOR SHELL • MEDICAL / RETAIL / OFFICE • RESTAURANT END-CAP



## LOCATION & TRADE AREA



## LOCATION

ADDRESS  
**SEC US-380 & Hollyhock Rd**  
**Frisco, TX 75078**

US-380 / University Dr	Frontage
Windsong Ranch entrance	Across US-380
Cook Children's campus	Across US-380
PGA District / Omni Frisco	±2 mi
Dallas North Tollway	±7 mi

Directly across from the new Cook Children's campus — a natural fit for medical, retail or office. Affluent, fast-growing far-west Frisco: ±196,500 residents and ±\$132K average HH income within 5 miles.

The information contained herein has been obtained from sources believed reliable (including third-party marketing materials). While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, condition, zoning, demographics and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

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# Aerial • Trade Area

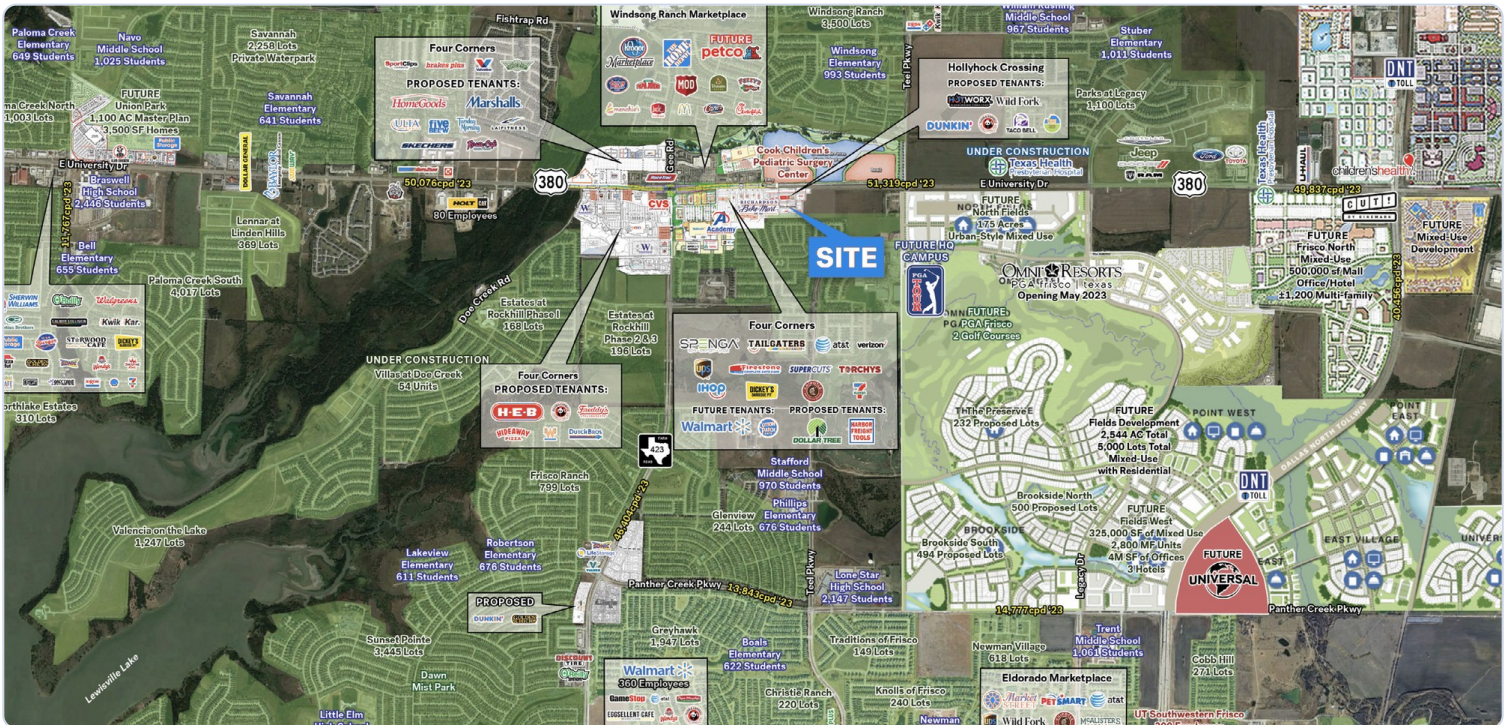
LOCAL TRADE AREA

US-380 & HOLLYHOCK • WINDSONG RANCH • COOK CHILDREN'S • PGA DISTRICT



REGIONAL CONTEXT

FAR-WEST FRISCO • OMNI PGA FRISCO RESORT • UNIVERSAL • MAJOR RETAIL



Aerials are for illustrative purposes only. Tenant names, future developments and distances are approximate and subject to change; independently verify. © 2026 Capstone Commercial Real Estate Group.

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## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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<i>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<b>David Martin</b> <i>Name of Sales Agent/Associate</i>	<b>476787</b> <i>License No.</i>	<b>dmartin@capstonecommercial.com</b> <i>Email</i>	<b>(817) 271-2757</b> <i>Phone</i>
<i>Buyer/Tenant/Seller/Landlord Initials</i>	<i>Date</i>		