

# FOR SALE PRIME DEVELOPMENT SITE

## 5.469 ACRES

4600 PRESTON ROAD  
FRISCO, TX 75034



- Prime location with Preston Road frontage near the Tom Thumb shopping center
- 48,000 to 52,000 vehicles per day within 0.22 miles of site (Preston Road/Preston Circle NW – 2022)
- Zoned C-1 Preston Road Overlay District; Ideal site for retail, office, entertainment or hotel
- Convenient access to DFW International Airport and Love Field Airport
- Centralizing top-tier education resources concentrates over 643,000 workforce-ready employees within 30 minutes



4099 McEwen, Suite 770 | Dallas, TX 75244  
[www.cgreen.com](http://www.cgreen.com)

CHUCK GREEN  
214 796 3799 | [chuck@cgreen.com](mailto:chuck@cgreen.com)

## FRISCO, TEXAS

Frisco is a northern suburb of the Dallas-Fort Worth (DFW) Metroplex, which is the fourth largest metropolitan area in the U.S. It is strategically located in the North Platinum Corridor and is “the place to be” for corporate relocation and business expansion opportunities.

It is the hottest entertainment city in DFW and home to the Dallas Cowboys headquarters, Dallas Stars headquarters, PGA, FC Dallas, National Soccer Hall of Fame, and Disney’s Universal Kids Park.

Ranked as the safest place to live in the U.S. by SmartAsset, Frisco’s population is projected to exceed 300,000 by 2030. The city’s workforce numbers more than 102,400 with 67% of residents holding a Bachelor’s Degree or higher. There are more than 2.25 million potential employees within 30 minutes of Frisco and over 150,000 students enrolled in regional universities.

Some of the leading companies that call Frisco home include:

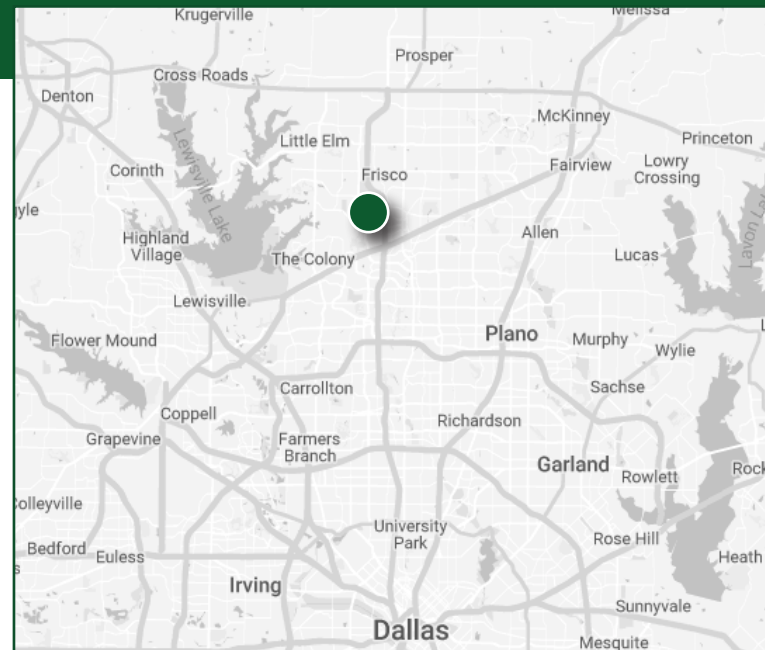
4WEB Medical  
Accolite Digital Inc.  
Addus HomeCare  
Altair Global  
Boingo Wireless, Inc.  
Brierley+Partners  
Cardtronics  
Careington International  
Complexity  
Comstock Resources  
Conifer Health Solutions  
Cornerstone Automation  
Systems, Inc.  
Dairy.com

Dallas Cowboys  
Merchandising  
Distribution and Sales  
Center  
Equinix  
ExteNet Systems  
FA Peinado  
Federal Express  
Fiserv  
FM Global  
GEA Food Solutions  
Gearbox Software  
HCL America  
Healthcare Highways

Home Depot Inc.  
HRchitect  
JW Logistics  
Keurig Dr Pepper  
KidZania USA  
Level 3 Communications  
Lexipol  
McAfee, LLC  
Magellan Health, Inc.  
Magnus Chemicals  
National Breast Cancer  
Foundation Inc.  
Northwest Hardwoods  
PGA of America

Quality Custom Distribution  
Ruiz Mexican Foods, Inc.  
Schlumberger Technology  
Corporation  
Schneider Optical  
Machines Inc.  
Scoreboard Ventures  
Sentient Energy  
Shield AI  
Social Finance (SoFi)  
SunteckTTS  
Teachers Insurance and  
Annuity Association of  
America

The Hartford  
ThyssenKrupp Elevator  
Corporation  
Toshiba Global Commerce  
Solutions USA  
Transplace Texas  
T-Mobile USA  
Valify  
Walgreens Specialty  
Pharmacy  
WileyX, Inc.  
Wintrust Commercial  
Finance  
WorldLink



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# 5.469 ACRES 4600 PRESTON ROAD

- 85C Bakery Café
- Applebee's Grill + Bar
- Beard Papa's Frisco
- Best Buy
- Big Lots
- Blaze Pizza
- Buffalo Wild Wings
- Celebrity Café & Bakery
- Chennai Café
- Chipotle Mexican Grill
- Corner Bakery Café
- Cotton Patch Café
- Firehouse Subs
- Five Below
- Genghis Grill
- Half Price Books
- Krispy Krunchy Chicken
- Kura Revolving Sushi Bar
- Marble Slab Creamery
- Marshall's
- Mash'D
- Nordstorm Rack
- Norma's Café
- Old Navy
- Piada
- Pizza Hut Express
- Purple Kiwi
- Romano's Macaroni Grill
- Ross Dress for Less
- Saks OFF 5th
- Salata
- Sigree Grill & Bar
- Spring Creek Barbeque
- Staples
- Starbucks
- Steak 'n Shake
- Sushi Damu
- Sushi Zen
- Target
- Tasty Garden
- T-Swirl Crepe
- Tuesday Morning
- Twin Peaks
- Ulta Beauty
- Vivi Bubble Tea
- Wendy's
- Zoë's Kitchen

- AMC
- Barnes & Noble Booksellers
- Breakers Korean BBQ & Grill
- Buca di Beppo Italian
- Burger IM
- Cheesecake Factory
- Chili's Grill & Bar
- CVS Pharmacy
- Dave
- Dick Sporting Goods
- Dillard's
- EG Steak
- Fuddruckers
- iFly Indoor Skydiving
- Jason's Deli
- JCPenny
- Jimmy John's
- Jinbeh
- Macy's
- Nordstrom
- Sears
- Smoothie King
- Sun & Ski Sports



- Andy's Frozen Custard
- Arby's
- Aw Shucks Oyster Bar
- Bank of America
- Bubba's Cooks County
- Chase Bank
- Cici's Pizza
- Einstein Bros. Bagels
- Firestone
- Hobby Lobby
- Honey Baked Ham Company
- Kolache Factory
- Luigi's Pizza
- MOOYAH
- Nothing Bundt Cakes
- Shell
- Sprouts Farmers Market
- Starbucks
- Subway
- Taco Cabana
- The UPS Store
- Tom Thumb
- Tomo Sushi
- Walgreens
- Whataburger

- 7-Eleven
- Burning Rice
- Dillas Quesadillas
- Exxon
- Goodyear
- Hooters
- Jack in the Box
- La Hacienda Ranch
- Meso Asia
- Raising Cane's
- Schlotzsky's

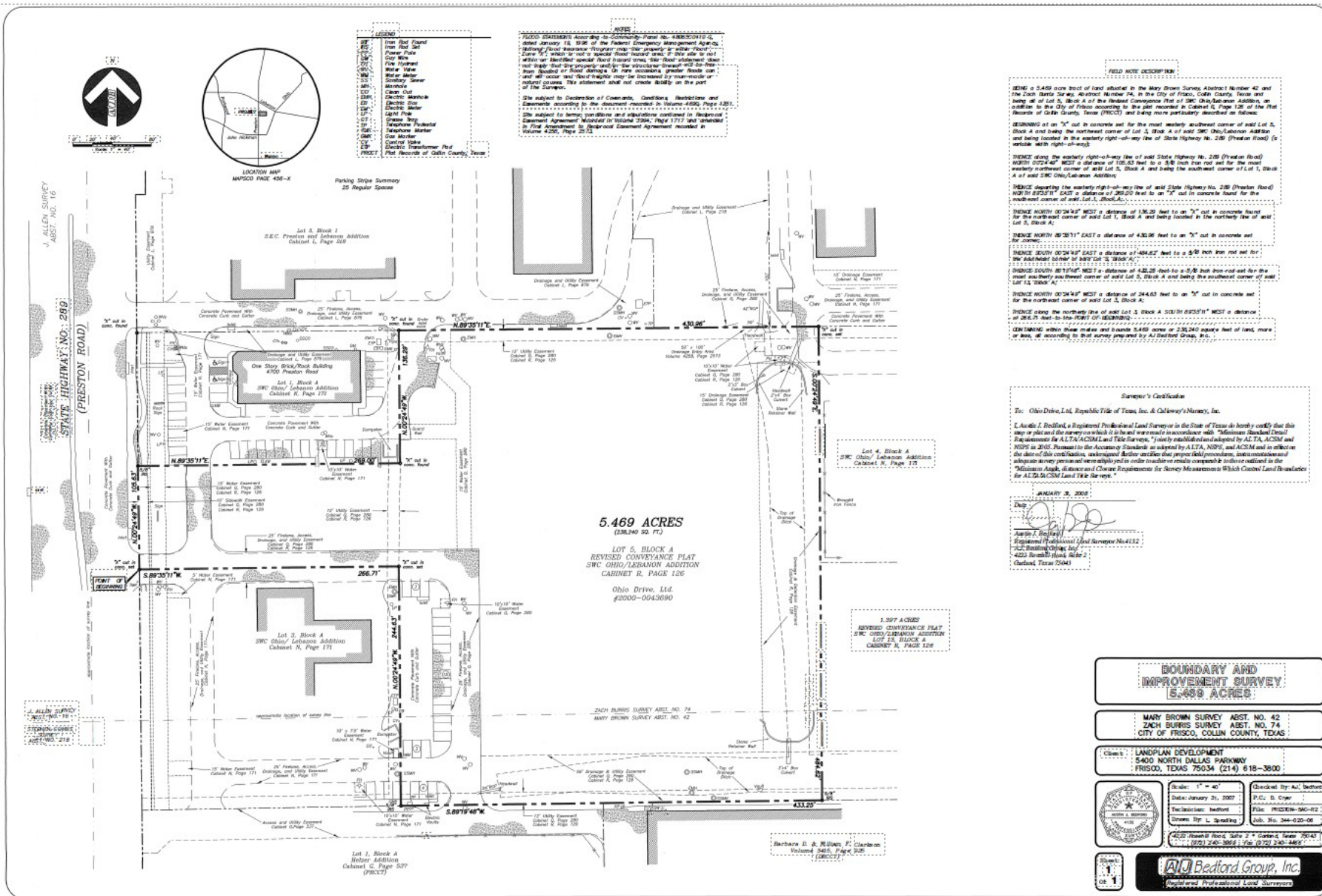
- Fuzzy's Taco Shop
- In-N-Out Burger
- Joann Fabrics
- LA Fitness
- Office Depot
- Olive Garden
- Outback Steakhouse
- Petland
- Red Lobster
- Sally Beauty
- Wells Fargo
- Wingstop



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## Demographic and Income Profile

4600 Preston Rd, Frisco, Texas, 75034  
Drive time: 5 minute radius

Prepared by Esri  
Latitude: 33.11682  
Longitude: -96.80543

Summary	Census 2010	Census 2020	2023	2028
Population	29,388	41,707	46,046	48,114
Households	12,539	18,337	20,615	21,869
Families	7,465	10,645	11,104	11,665
Average Household Size	2.34	2.26	2.22	2.19
Owner Occupied Housing Units	5,578	5,398	6,322	6,448
Renter Occupied Housing Units	6,961	12,939	14,293	15,421
Median Age	32.5	34.1	34.2	33.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.88%	0.97%	0.30%
Households	1.19%	1.15%	0.49%
Families	0.99%	1.16%	0.44%
Owner HHs	0.40%	1.38%	0.66%
Median Household Income	1.94%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	878	4.3%	781	3.6%
\$15,000 - \$24,999	805	3.9%	683	3.1%
\$25,000 - \$34,999	924	4.5%	806	3.7%
\$35,000 - \$49,999	2,333	11.3%	2,107	9.6%
\$50,000 - \$74,999	3,230	15.7%	3,198	14.6%
\$75,000 - \$99,999	3,157	15.3%	3,425	15.7%
\$100,000 - \$149,999	4,313	20.9%	4,887	22.4%
\$150,000 - \$199,999	2,208	10.7%	2,818	12.9%
\$200,000+	2,763	13.4%	3,160	14.5%

Median Household Income	\$90,249	\$99,352
Average Household Income	\$123,435	\$135,916
Per Capita Income	\$55,046	\$61,521

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,209	7.5%	2,464	5.9%	2,807	6.1%	3,055	6.3%
5 - 9	2,378	8.1%	2,676	6.4%	2,913	6.3%	2,899	6.0%
10 - 14	2,166	7.4%	2,614	6.3%	2,820	6.1%	2,721	5.7%
15 - 19	1,604	5.5%	2,581	6.2%	2,726	5.9%	2,469	5.1%
20 - 24	1,861	6.3%	2,915	7.0%	3,676	8.0%	4,112	8.5%
25 - 34	5,925	20.2%	8,383	20.1%	8,781	19.1%	9,932	20.6%
35 - 44	5,976	20.3%	7,051	16.9%	8,020	17.4%	8,136	16.9%
45 - 54	3,935	13.4%	5,928	14.2%	6,291	13.7%	6,181	12.8%
55 - 64	1,977	6.7%	3,640	8.7%	4,205	9.1%	4,362	9.1%
65 - 74	891	3.0%	2,054	4.9%	2,425	5.3%	2,555	5.3%
75 - 84	362	1.2%	1,014	2.4%	1,043	2.3%	1,294	2.7%
85+	103	0.4%	386	0.9%	339	0.7%	397	0.8%

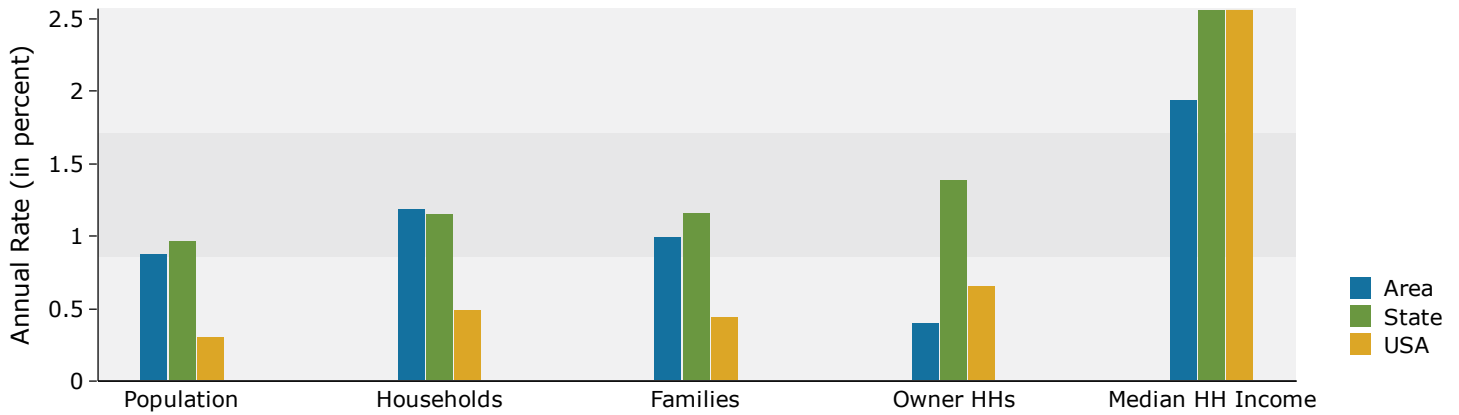
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	20,954	71.3%	19,589	47.0%	21,211	46.1%	21,257	44.2%
Black Alone	2,692	9.2%	4,500	10.8%	4,846	10.5%	4,938	10.3%
American Indian Alone	182	0.6%	273	0.7%	296	0.6%	313	0.7%
Asian Alone	3,586	12.2%	10,512	25.2%	11,729	25.5%	12,797	26.6%
Pacific Islander Alone	15	0.1%	25	0.1%	27	0.1%	28	0.1%
Some Other Race Alone	1,070	3.6%	2,352	5.6%	2,711	5.9%	2,986	6.2%
Two or More Races	889	3.0%	4,456	10.7%	5,226	11.3%	5,795	12.0%
Hispanic Origin (Any	4,023	13.7%	5,965	14.3%	6,850	14.9%	7,424	15.4%

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

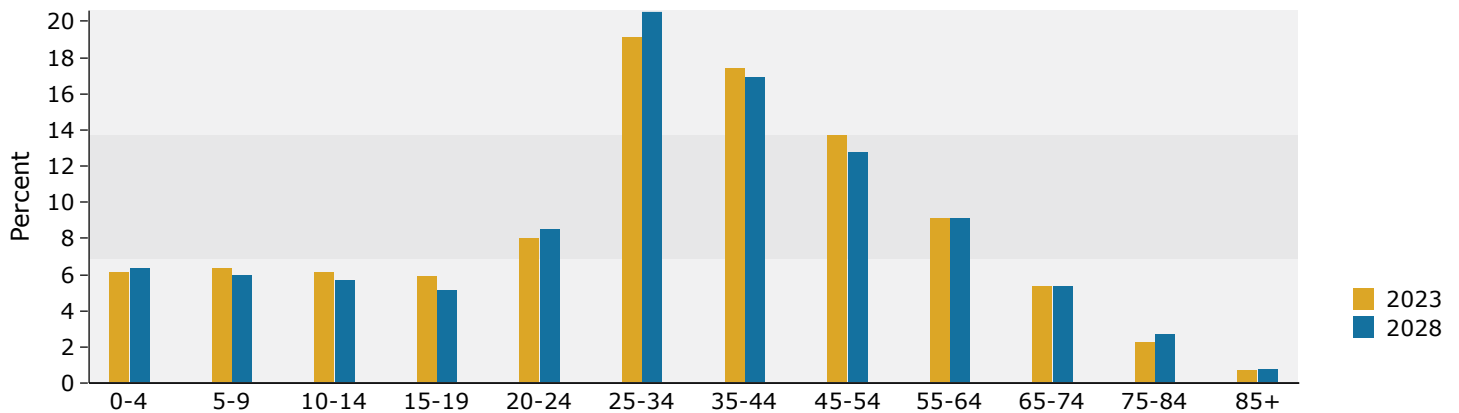
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 05, 2024

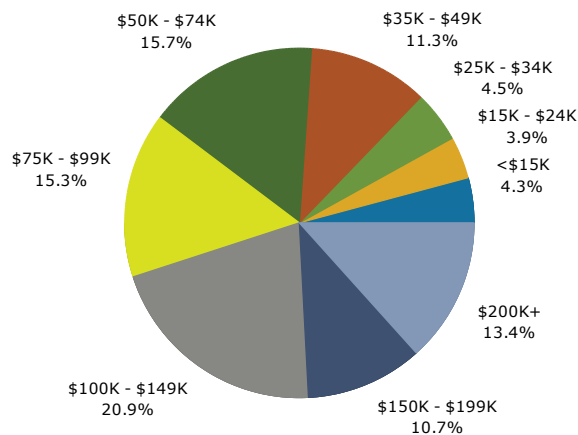
## Trends 2023-2028



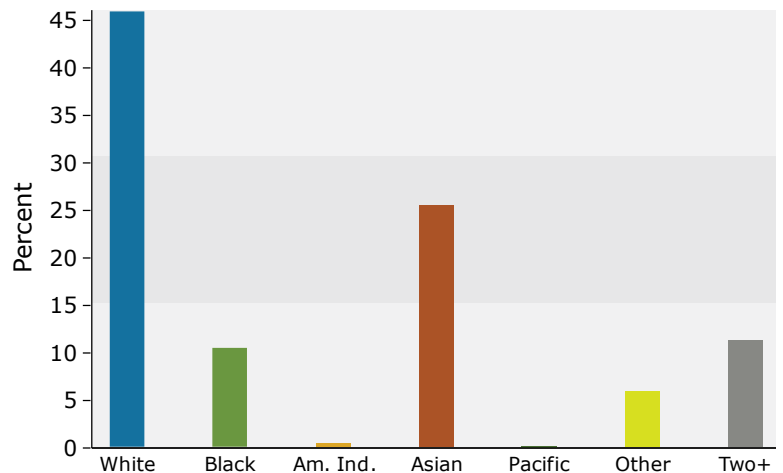
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 14.9%



# FRISCO AT A GLANCE 2023

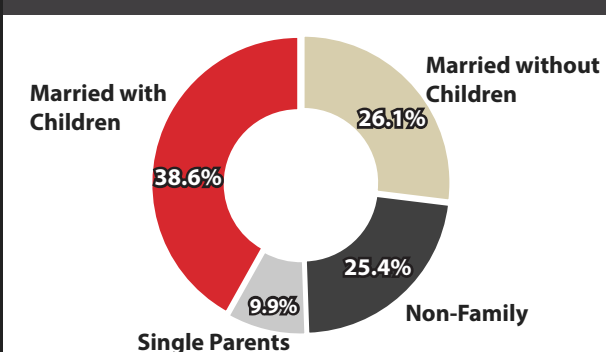
## PEOPLE

POPULATION*	230,794
MEDIAN AGE	38.3 yrs
UNDER 5 YRS	7.7%
SCHOOL-AGE (5-17 YRS)	20.3%
ADULTS (18-64 YRS)	62.9%
OVER 65 YRS	9.1%
WITH DISABILITY	6.7%
<b>RACE &amp; ETHNICITY</b>	
	<b>%</b>
WHITE	48.1%
ASIAN	26.7%
TWO OR MORE RACES	12.4%
BLACK OR AFRICAN AMERICAN	9.3%
OTHER RACE	3.3%
AMERICAN INDIAN	0.2%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.1%
HISPANIC (ANY RACE) <sup>2</sup>	14.1%

## HOUSING & FAMILY

TOTAL HOUSEHOLDS*	81,781
HOUSING UNITS*	85,242
SINGLE FAMILY UNITS*	59,641
MULTI-UNIT*	25,409
OTHER* <sup>1</sup>	1,738
VACANCY	3.5%
OWNER-OCCUPIED	65.7%
RENTER-OCCUPIED	34.3%

### PERCENT BREAKDOWN OF FAMILY TYPE



## ECONOMICS

MEDIAN HOUSEHOLD INCOME	\$145,914	LABOR FORCE PARTICIPATION	73.1%
MEDIAN FAMILY INCOME	\$175,969	UNEMPLOYMENT RATE	2.4%
PER CAPITA INCOME	\$66,784	POVERTY RATE	2.9%
AVG ASSESSED HOME VALUE*	\$634,272	AVG COMMUTE (MIN)	27.6
MEDIAN HOME VALUE*	\$571,204	WORK FROM HOME	39.7%
MEDIAN MONTHLY OWNER COSTS	\$2,686	SELF-EMPLOYED (UNINCORPORATED)	5.0%
MEDIAN MONTHLY RENTER COSTS	\$1,851	<b>EDUCATIONAL ATTAINMENT (25 YRS+)</b>	
<b>HOUSING BURDEN (&gt;30% OF HOUSEHOLD INCOME)</b>		> HIGH SCHOOL DIPLOMA	98.0%
OWNER-OCCUPIED	19.7%	BACHELORS DEGREE	38.4%
RENTER-OCCUPIED	44.5%	GRADUATE DEGREE	28.3%

### Source:

2022 American Community Survey 1-Year Estimates. Items with an asterisk(\*) are City estimates as of November 1, 2023.

### Notes:

<sup>1</sup> Other includes senior living and mobile home units.

<sup>2</sup> Hispanic origin is considered as an ethnicity; therefore, it is not included in the total race percentage.



FOR MORE INFORMATION ON THIS OR ANY DEMOGRAPHIC DATA, CALL (972) 292-5357.



# 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.*

2-10-2025



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date