

**FOR SALE**

5,290 VPD (25)

**SITE**

62,965 VPD (25)

**±8.16 ACRES**

**SWQ PRESTON & HICKORY, FRISCO, TEXAS**

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**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205  
[duwestrealty.com](http://duwestrealty.com)

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# ±8.16 ACRES FOR SALE | SWQ of Preston Rd & Hickory St, Frisco, Texas 75034

## OVERVIEW

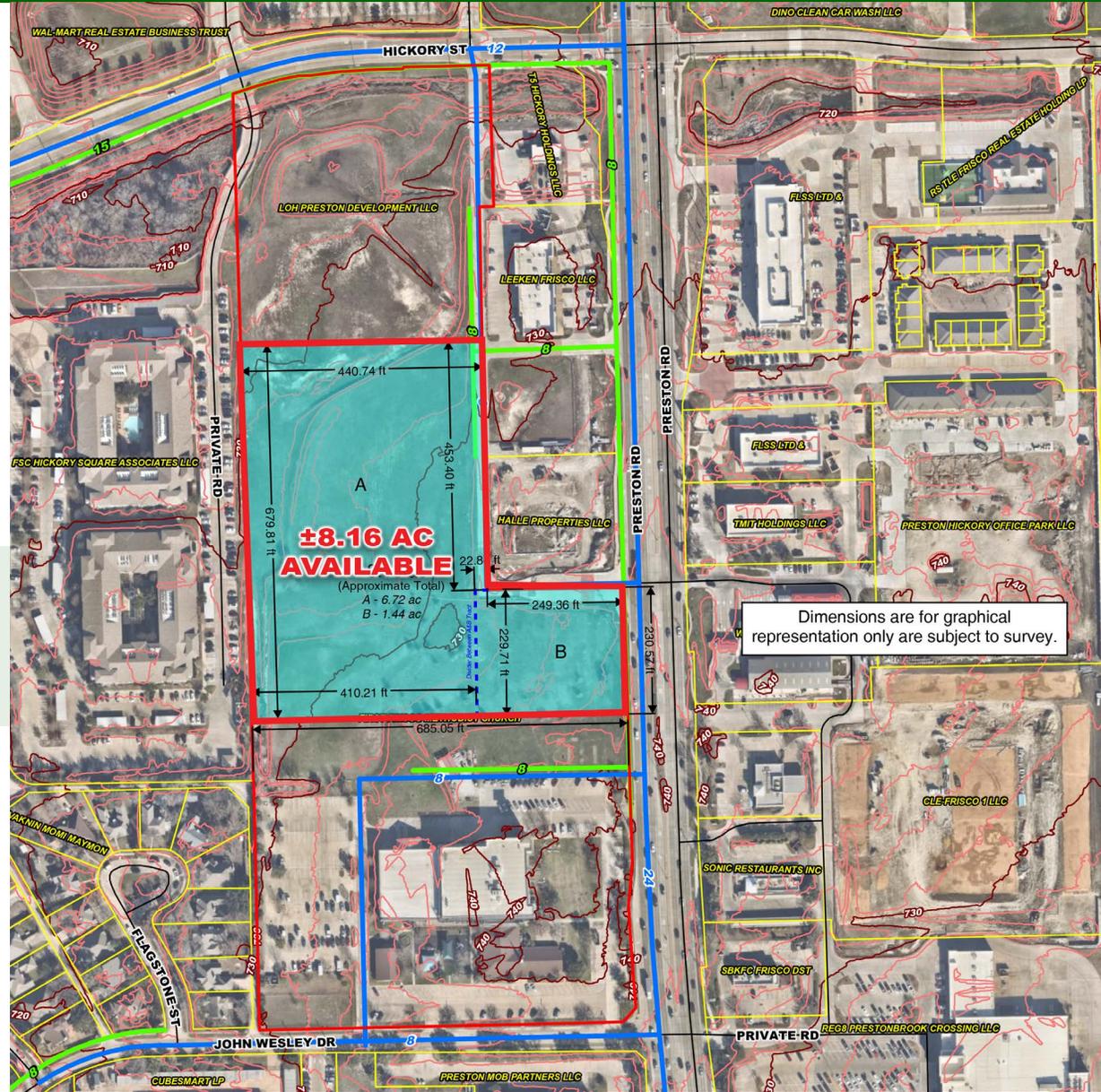
- ±8.16 Acres Available
- Zoning: PD-51 (Retail) - Preston Road Overlay District Applies
- Located just south of Main St
- Excellent visibility and easy access
- Immediately south of Walmart anchored shopping center and northeast of the Kroger anchored shopping center at Preston & Stonebrook Pkwy
- Call for Info & Price

## TRAFFIC COUNTS

Preston Rd/Hwy 289: 62,965 VPD (City of Frisco, 2025)  
 Hickory Street: 5,290 VPD (City of Frisco, 2025)  
 Stonebrook Pkwy: 21,110 VPD (City of Frisco, 2025)

## DEMOGRAPHICS

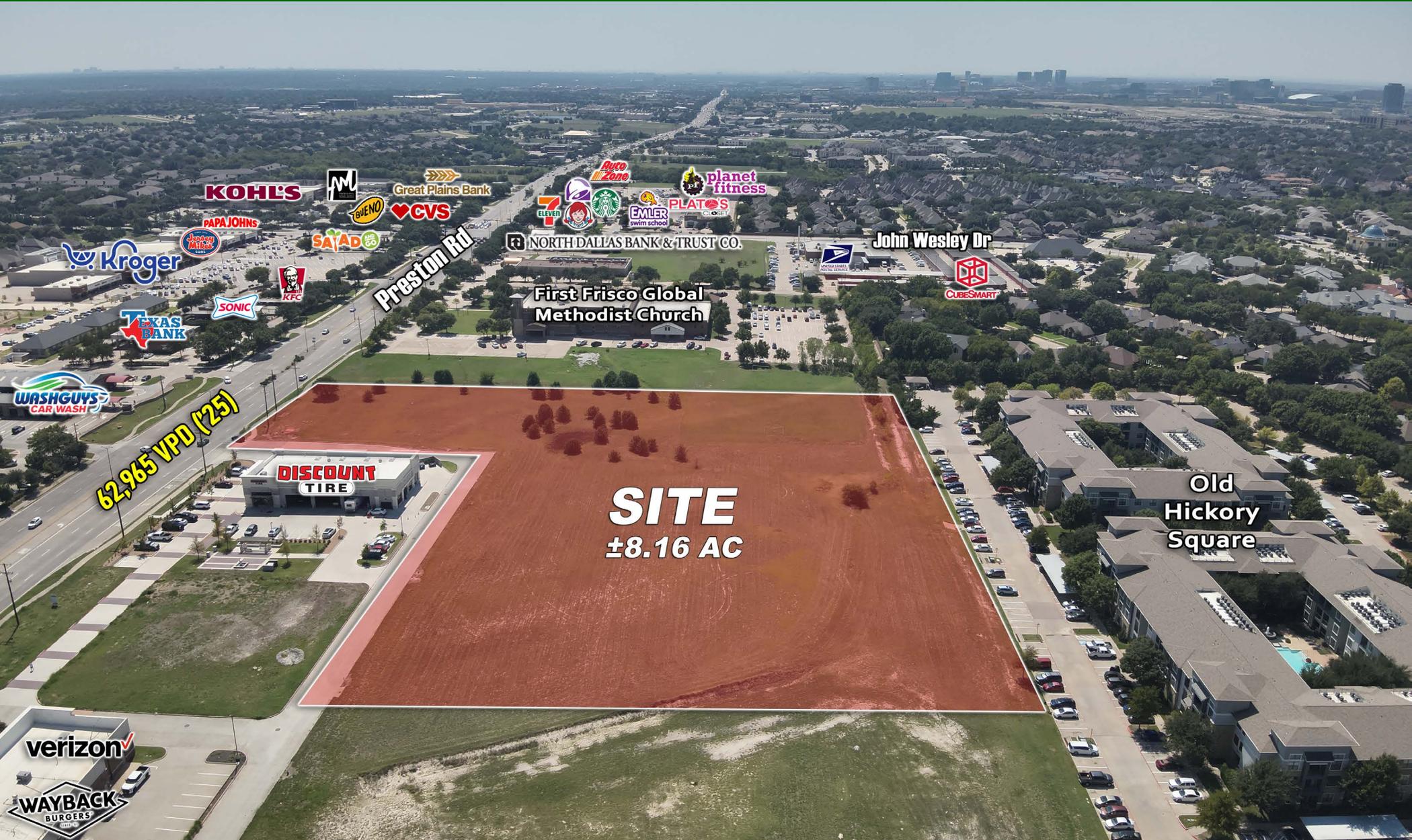
	1-mile	3-mile	5-mile
2025 Population	16,072	103,124	307,675
2030 Proj Population	16,384	113,990	330,107
Daytime Population	14,782	117,266	345,371
Average HH Income	\$123,565	\$164,816	\$192,349



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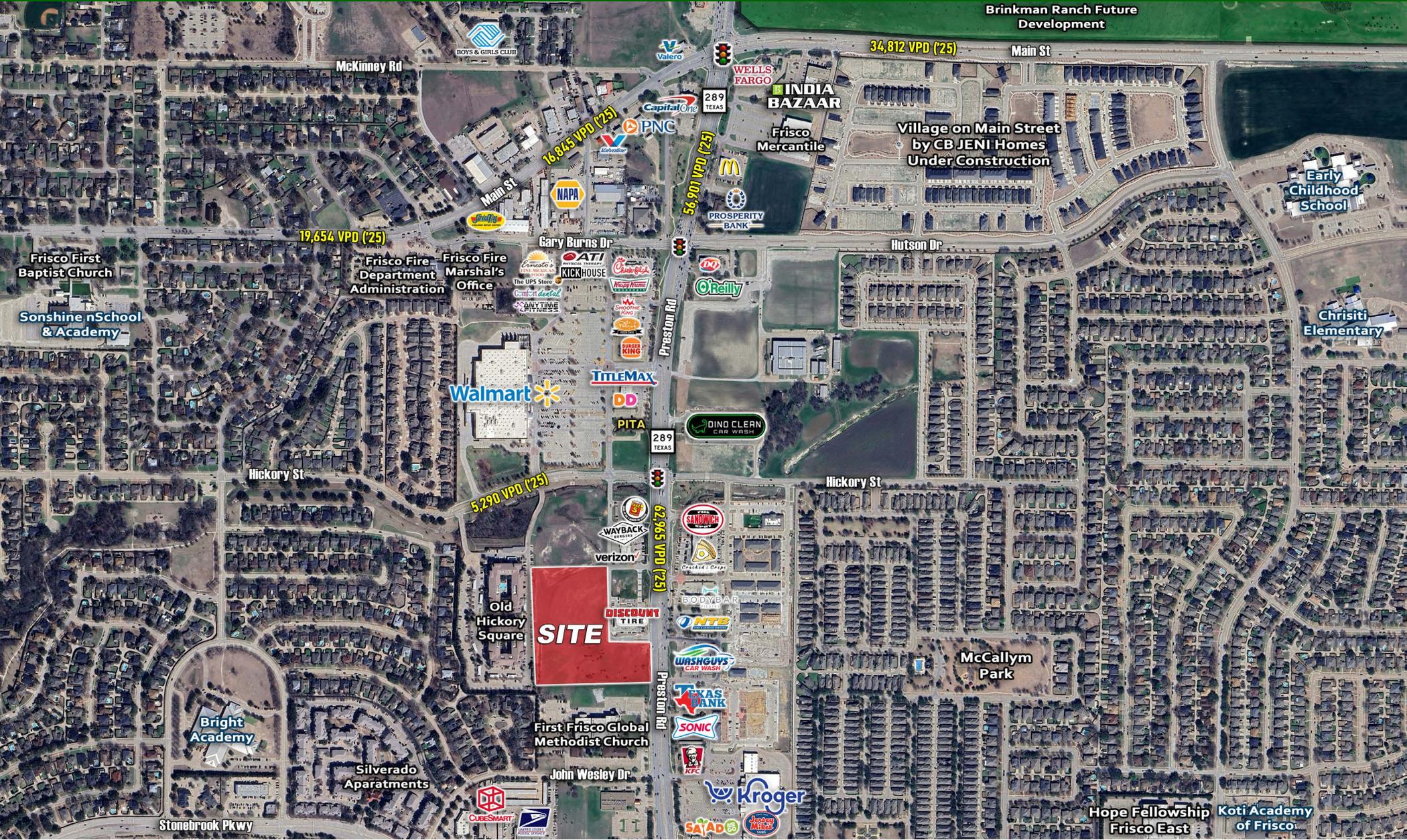
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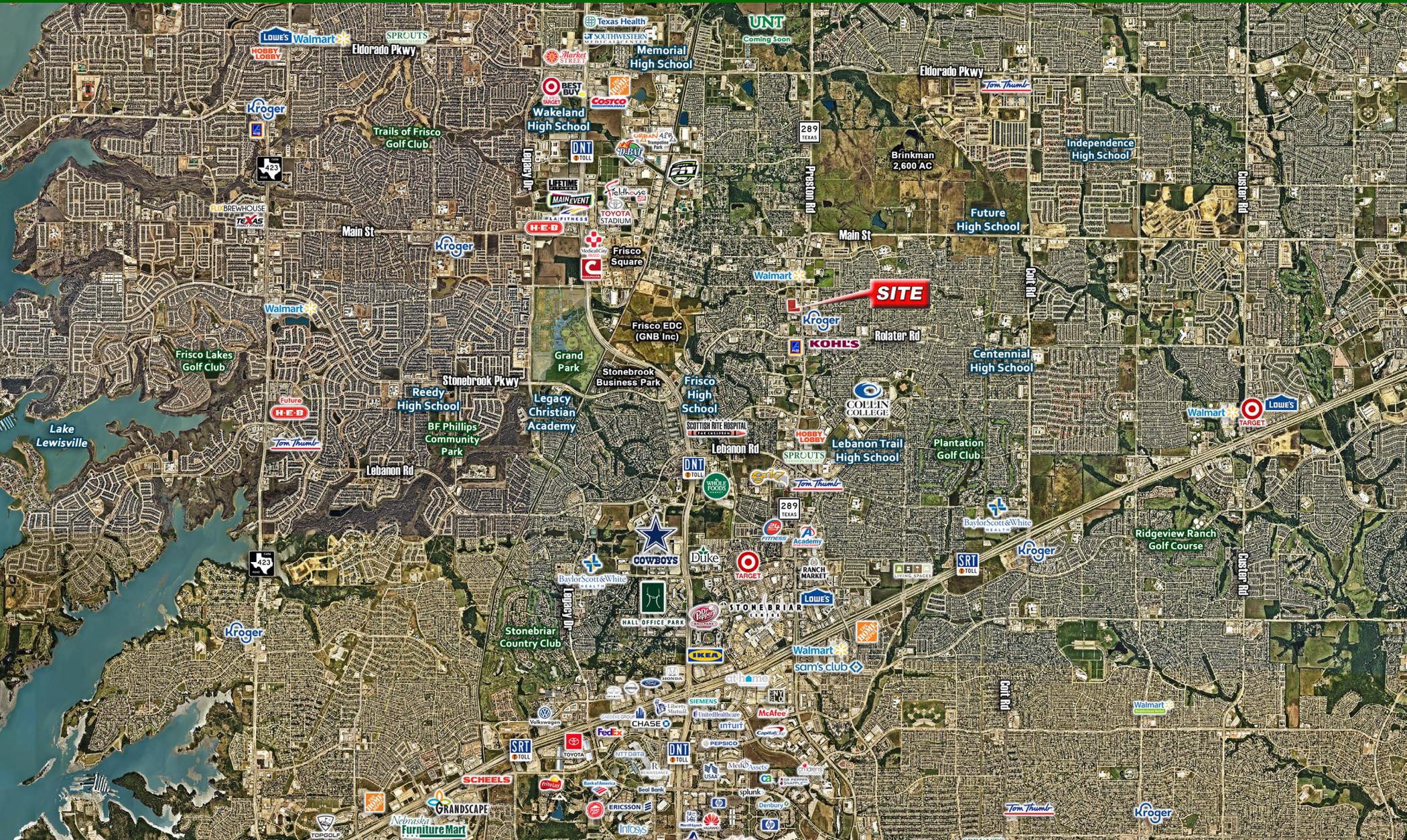
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## Commercial, Office, and Retail Permitted Uses

Alcoholic beverage sales	Auto wash, secondary use	Clinic, animal (no outside runs)	Gun or archery range, indoor	Media studio (radio/television/cable)	Personal service	Store, general retail
Assembly uses, churches and places of worship	Bank, savings and loan, or credit union	Clinic, emergency care or medical lab	Gymnastics/dance studio/martial arts studio	Municipal uses operated by the City of Celina	Printing, minor retail shop	Store, secondary use
Auto repair, minor	Building material and hardware sales, minor	Commercial amusement, indoor	Health/fitness center	Museum/art gallery	Restaurants	Store, tire dealer, without outside display
Auto sales, accessories only	Catering, service and sales	Dwelling, live-work unit	Hotel, full service	Office, administrative, medical, or professional	School, public (K-12)	Telephone exchange facility
Auto parking garage	Child care center, primary use	Funeral home/mortuary	Kennel, indoor (no outside runs)	Park or playground	Store, big box and/or grocery	Theatre, indoor
Auto parking lot	Child care center, secondary use	Greenhouse or nursery, retail	Laundry/dry cleaning, other than commercial plant	Parking structure	Store, convenience	

## Commercial, Office, and Retail - SUP Required (\* Indicates specific criteria required as well as SUP approval)

Airport, heliport, or landing field *	Auto repair, major	Batch plant, medium duration	Electric substation	Hospital	Mini-warehouse/self-storage	School, private (K-12)
Alternative retail services *	Auto sales, new	College, university, or trade school	Entertainment venue	Hotel, extended stay *	Motorcycle sales and service	Store, regional mall
Assembly uses, other	Auto wash, full-service	Commercial amusement, outdoor	Funeral home/mortuary with crematorium	Hotel, limited service *	Office, with showroom/warehouse/distribution	Store, tire dealer, with outside display
Athletic stadium or field	Auto wash, self-service	Dwelling, senior living, independent living	Golf, tennis, or country club (private)	Kennel, outdoor (with outside runs)	Open storage and display, permanent *	Theatre, drive-in
Auto, gas pumps/fuel sales	Bar	Dwelling, senior living, assisted and advanced care	Greenhouse or nursery, wholesale	Manufacturing or industrial uses, light	Research and development center	Transit center/bus terminal
Truck, boat, trailer, motorcycle, heavy equipment, RV, and bus sales, leasing, and repair						
Warehouse						

## Commercial, Office, and Retail - Conditions required prior to issuance of a building permit

Alternate energy/solar panels and devices	Alternate energy/wind energy conversion system	Batch plant, temporary	Brewery, brewpub, distillery, & winery	Building material and hardware sales, major	Clinic, animal (with outside runs)	Collection site
Communication antenna tower	Construction yard, field office, temporary	Donation bin	Farmers market	Seasonal sales	Store, pawn shop	Vending kiosk

## Commercial, Office, and Retail - Not Permitted

Agricultural use, commercial	Auto sales, used	Catering, commissary	Heavy machinery sales, service, and storage	Machine/welding shop	Portable building sales	Sexually-oriented businesses
Agricultural use, private	Auto and RV storage	Cemetery or mausoleum	Hotel, bed and breakfast/short term lodging	Manufactured/mobile home display and sales	Printing, major industrial plant	Stable, commercial
Alternative financial services	Batch plant, permanent	Dwelling, multifamily	Landfill	Manufacturing or industrial uses, heavy	Recycling center	Stable, private
Animal shelter	Campground or RV park	Electric power generating plant	Laundry/dry cleaning, commercial plant	Manufacturing or industrial uses, high risk	Salvage yard, junk yard, or wrecking yard	Truck terminal
Wholesale and distribution center						



# 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.

DuWest Management Inc.	605046		214.720.0004
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