

OFFERING MEMORANDUM

Mateo Office Park

8501 Wade Boulevard, Suite 750
Frisco, TX 75034



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM



Suite 750



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PROPERTY SUMMARY

MATEO OFFICE PARK, BUILDING 7, SUITE 750

- Conveniently located in the Heart of Frisco near a highly Trafficked Road with an Average Daily Vehicle Count of Over 55,000
- 14 Buildings, Multi-Tenant Medical and Professional Office Condo Park
- Superior Design, Steel Construction, Modern Stone, Stucco Exterior, and Metal Roof
- Synergistic Tenant Mix
- Nearby multiple Elementary Schools, Middle Schools, High Schools, and Collin County Community College
- Ideally Situated near Restaurants & Retail Amenities



LISTED PRICE
\$2,300,000



SQUARE FOOTAGE
4600 SF



PRICE PSF
\$500

TENANT

Ayass Laboratory



YEAR BUILT
2016



CAP RATE
6.5%



PARKING
4:1,000 / SF

SIGNAGE

Building & Monument

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.



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INVESTMENT HIGHLIGHTS

SUITE 750 / MEDICAL



PRICE

\$2,300,000



CAP RATE

6.5%



SQUARE FOOTAGE

4,600 SF



OCCUPANCY

100%



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FLOOR PLAN

MATEO OFFICE PARK, BUILDING 7, SUITE 750



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LISTED PRICE	\$2,300,000
CAP RATE:	6.5%
SF:	4,600 SF
PRICE PSF:	\$500
LEASE RATE + TYPE:	\$10.50 SF + NNN
LEASE START:	October 1, 2026
LEASE EXPIRATION:	September 30, 2031
RENEWAL OPTIONS:	5 Years
USE:	Medical

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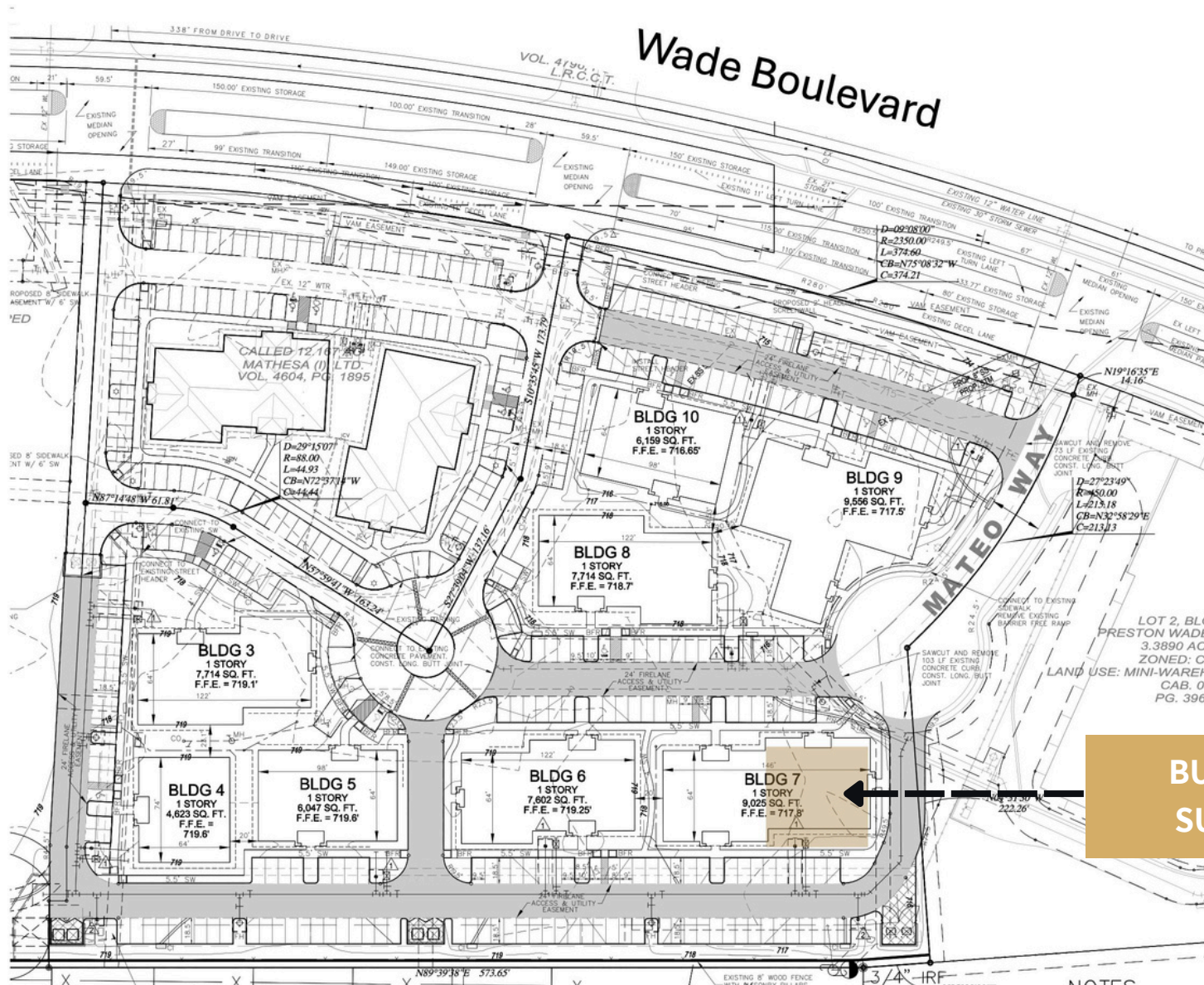


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SITE PLAN



BUILDING 7
SUITE: 750



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MATEO OFFICE PARK
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SUITE 750 / 4,600 SF



OFFICE



OFFICE



RECEPTION



OFFICE



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AERIAL MAP



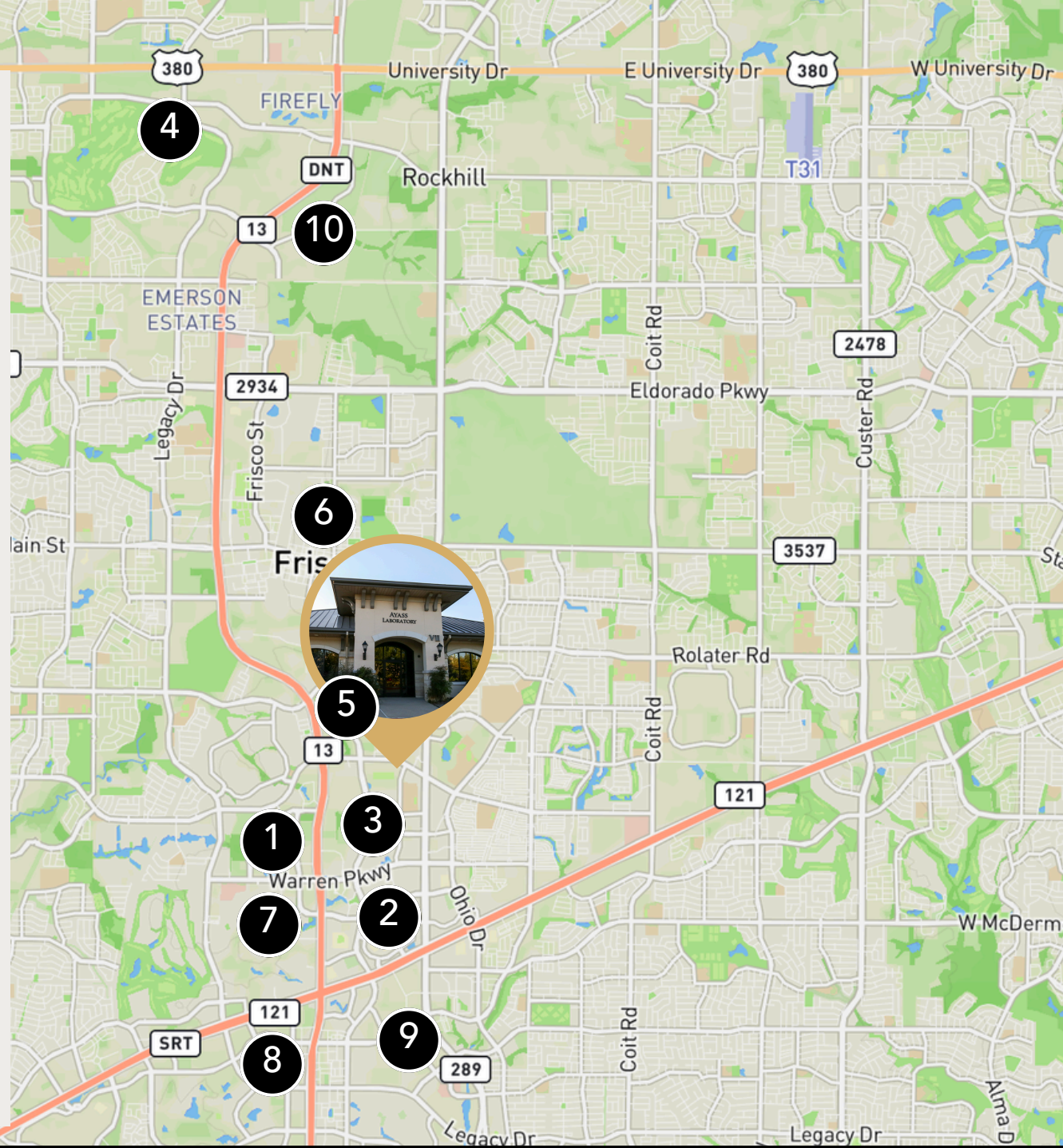
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AREA AMENITIES

- 1 The Star in Frisco
- 2 Stonebriar Centre Mall
- 3 The Centre at Preston Ridge
- 4 PGA Headquarters
- 5 Scottish Rite
- 6 Toyota Stadium
- 7 HALL Park
- 8 Legacy West
- 9 Children's Medical Center Plano
- 10 Universal Kids Resort



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DEMOGRAPHICS + TRAFFIC

Growth & Demand

Frisco remains one of the fastest-growing cities in Texas, with population expected to rise more than **20%** over the next **five years** across the trade area. That kind of growth continues to fuel new retail demand and supports long-term stability for centers like Preston @ Wade Crossing.

Spending Power

Within a five-mile radius, households average more than **\$120,000** in annual income—well above regional norms. Strong earning power, combined with steady residential development, creates reliable demand for both daily-needs retail and destination concepts.

Traffic & Accessibility

Preston Road is one of North Texas' busiest thoroughfares, giving the property high visibility and easy access to surrounding neighborhoods, schools, and employment hubs. Steady traffic along Preston and Lebanon provides consistent exposure and drives tenant performance.

METRIC	1 MILE	3 MILE	5 MILE
Population	13,545	113,681	325,026
Households	5,675	5,675	116,410
Projected 5 Year Growth	21.3%	22.6%	22%
Median Age	36	38	38
Households Projected 5 Year Growth	21.5%	23.1%	22.5%
Avg Household Income	\$70,449	\$106,929	\$124,000

TRAFFIC	DAILY TRAFFIC COUNT	MILES FROM SUBJECT
Preston Rd.	56,556	0.08
Wade Blvd.	8,673	0.08
Lebanon Rd.	19,137	0.40



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UNIVERSAL KIDS RESORT



THE STAR



PGA HEADQUARTERS

CITY OVERVIEW

Frisco, Texas

Frisco is one of the fastest-growing cities in North Texas and sits just 25 miles north of downtown Dallas. With direct access to the Dallas North Tollway, US 380, and State Highway 121, the city connects easily to the entire DFW Metroplex.

Over the past decade, Frisco has nearly doubled in population and is now home to more than 225,000 residents and 75,000 households. Household incomes average above \$150,000, and home values exceed \$600,000, reflecting the city's strong demographics and spending power.

Frisco has built a reputation as both a business and lifestyle hub. It is home to major employers, corporate campuses, and professional sports organizations, including the Dallas Cowboys headquarters at The Star, PGA of America, FC Dallas, and the Frisco RoughRiders. The city also benefits from award-winning schools, extensive parkland, and a steady influx of retail and medical development, making it one of the most desirable markets in Texas for both residents and investors.



POPULATION
210,238
(22% increase - 2019-23)



EMPLOYEES
110,000



HOUSEHOLD
84,791



AVG. INCOME
\$146,158



BUSINESSES
31,000+



MEDIAN AGE
38.1



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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.

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 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.

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.

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 Rockhill Commercial Real Estate	LICENSE NO. 9015723	EMAIL	PHONE
DESIGNATED BROKER OF FIRM Ryan W. Griffin	LICENSE NO. 582592	EMAIL rgriffin@rockhillinvestments.com	PHONE 214.975.0842
LICENSED BROKER AGENT Tonya LaBarbera	LICENSE NO. 678307	EMAIL tonya@rockhillcre.com	PHONE 469.323.2615
LICENSED BROKER AGENT Denton H. Beams	LICENSE NO. 824937	EMAIL denton@rockhillcre.com	PHONE 469.744.6634



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: _____ **DATE:** _____