

# FOR SALE/FOR LEASE

5977 Preston Rd, Frisco. TX 75034



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# EXCLUSIVE LISTING & DISCLAIMER

The property contained herein is exclusively listed for sale or lease by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All questions, property tours, on site visits, and negotiations for the purchase shall be conducted through the listing agents and Worldwide Commercial, PLLC.

The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, expressor implied, concerning the property or any other matter pertaining thereto.

Neither the Sellers nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.



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# PROPERTY OVERVIEW



**SALE PRICE** Contact Broker



**RENT PRICE** \$33/SF/NNN  
NNN estimated at \$11-12/SF



**SPACE** 1,736 SF



**YEAR BUILT** 2018

# 5977 PRESTON - UNIT 600

5977 Preston Road Unit 600 presents a prime retail condo opportunity available for sale or lease within a dynamic mixed-use development anchored by 13 adjacent office buildings.

Offering an upscale retail and restaurant environment, the property features prominent building and monument signage along Preston Road with unmatched visibility.

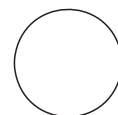
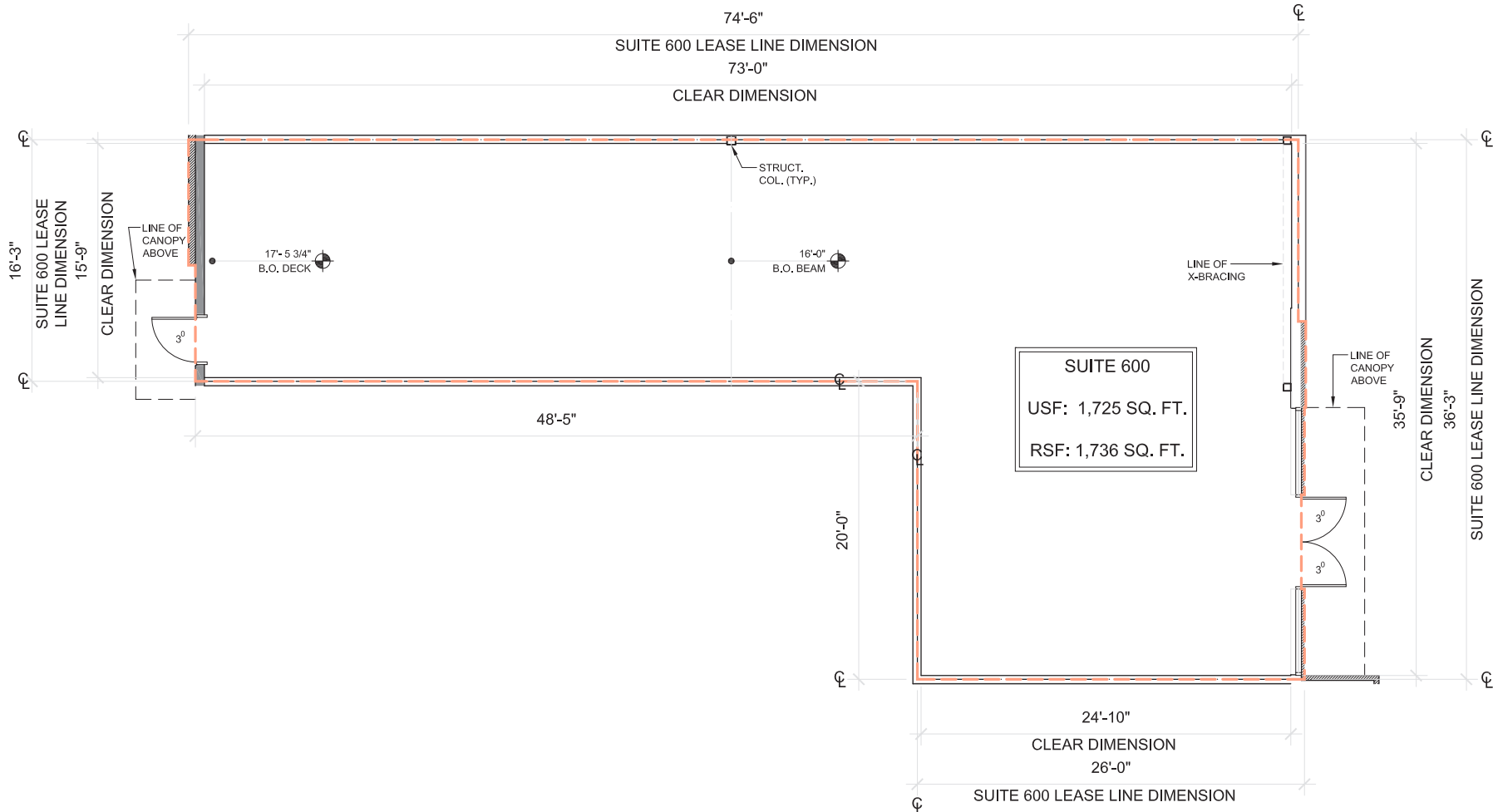
Conveniently located near the Dallas North Tollway and Sam Rayburn Tollway, this property combines strong exposure with accessibility.

Tenant improvement packages make it an ideal option for owner-users, investors, or tenants seeking a strategic North Dallas location.

## HIGHLIGHTS:

- 13 adjacent office buildings
- Upscale retail and restaurant environment
- Building and monument signage available
- Preston Road frontage with unmatched exposure
- Immediate access to Dallas North Tollway and Sam Rayburn Tollway (SH-121)

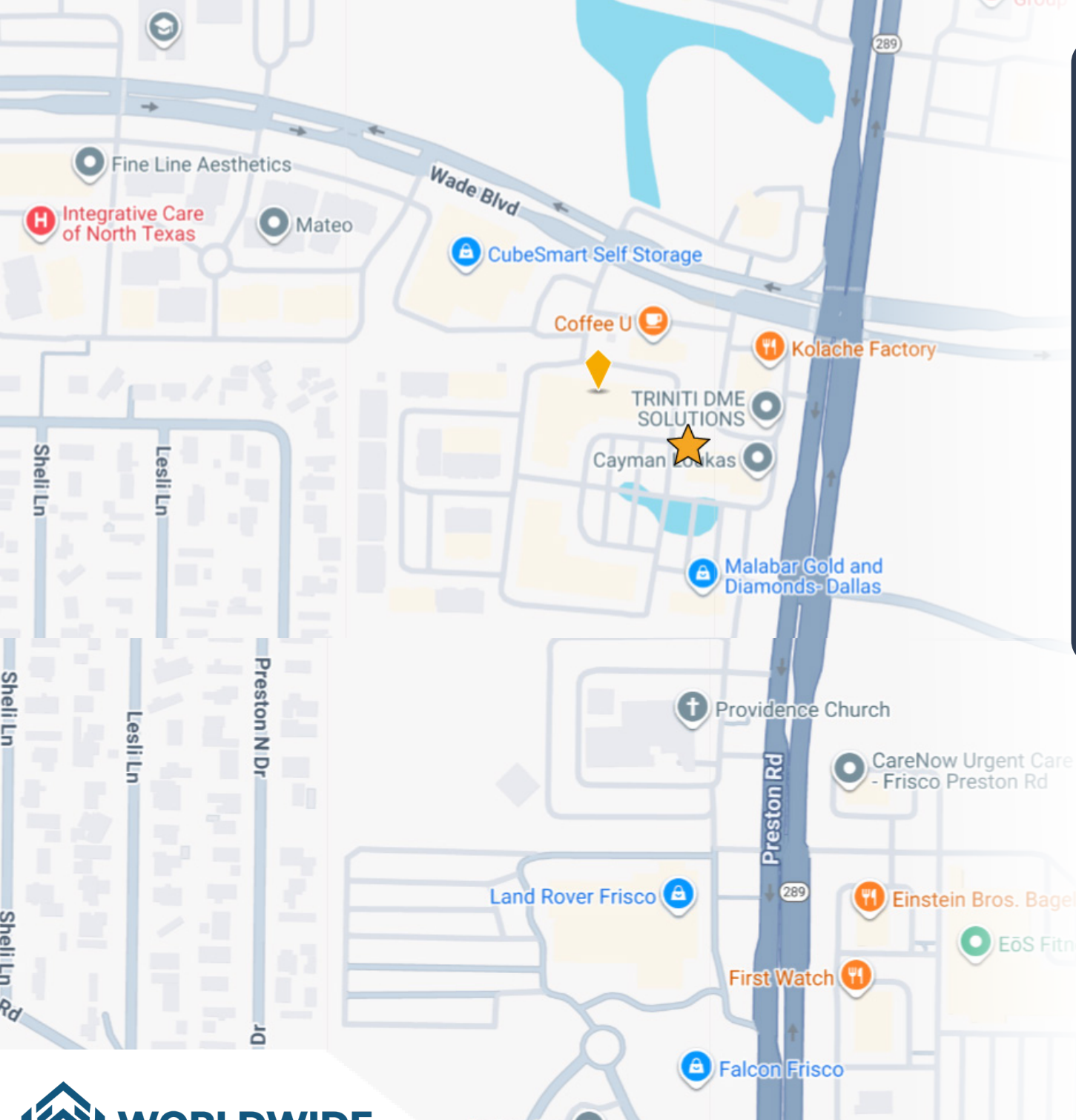
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## SUITE 600 LEASING PLAN

147-01-05 Suite 600 Leasing Plan 01-01

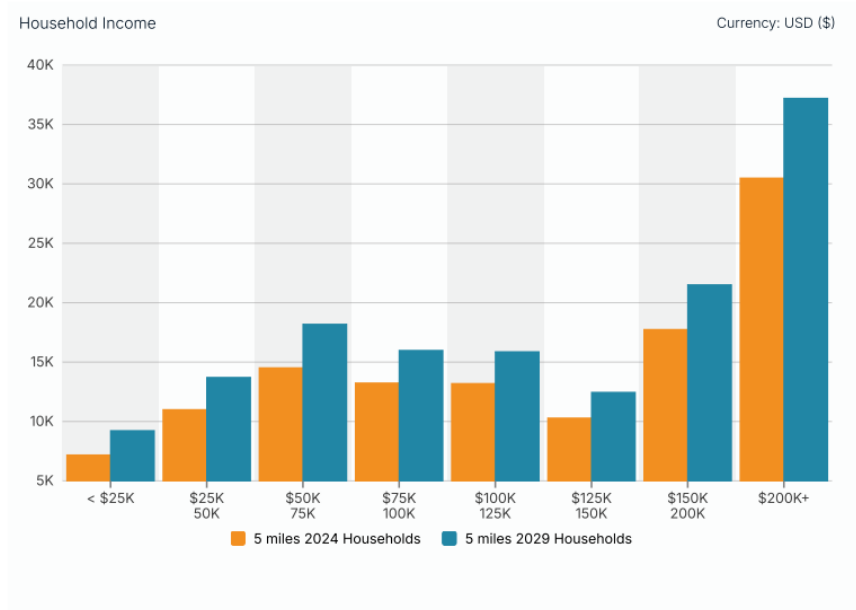




### NEARBY:

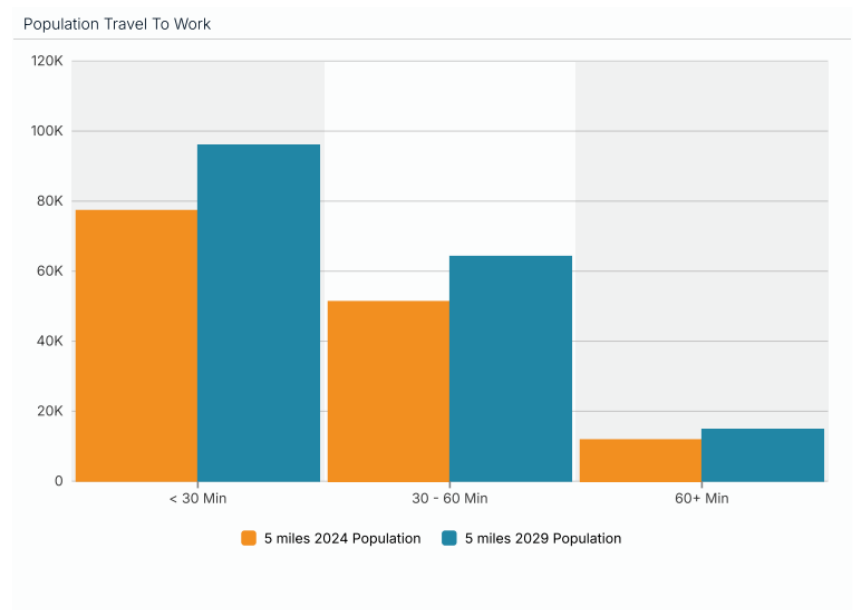
- X-Golf Frisco
- Stewart Title of Texas
- Six Twenty Aesthetics
- Tequileros Kitchen
- Fanzo Sports Bar
- JCole Golf Academy
- The Flavor Lounge
- CareNow Urgent Care
- Einstein Bros.
- First Watch
- EoS Fitness
- Kid to Kid Frisco
- Hobby Lobby
- Sprouts Farmers Market

# DEMOGRAPHICS



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## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Wade Blvd	Preston Rd W	12,640	2025	0.24 mi
Preston Rd	Lebanon Rd S	54,099	2025	0.26 mi
Preston Rd	Preston Vineyard Dr N	50,883	2025	0.29 mi
Wade Blvd	Preston Rd E	4,130	2025	0.30 mi
Preston North Dr	Kimber Ln E	291	2025	0.34 mi
Lebanon Rd	Legendary Dr NW	18,048	2025	0.39 mi
Preston Vineyard Dr	Preston Rd W	3,090	2025	0.48 mi
Lebanon Rd	Preston Rd NW	15,997	2025	0.56 mi
Preston Rd	Preston Vineyard Dr S	46,474	2025	0.59 mi
Wade Blvd	Autumnwood Dr NW	6,768	2025	0.66 mi



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# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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## **Jerad Rector**

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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.*

11-2-2015



### 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.

**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.

**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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryce Gehlbach	827650	bgehlbach@wwcpartners.com	832-574-6373
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date