



FOR SALE OR LEASE

Prestonwade Professional Office Condos

6475 Preston Road, Suites 105 and 107, Frisco, TX 75034



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ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

PROPERTY SUMMARY

PRESTONWADE PROFESSIONAL OFFICE CONDOS SUITES 105 AND 107

- Upscale, two-story professional building in the heart of Frisco
- Conveniently located on Preston Road with significant traffic flow
- Minutes from the Dallas North Tollway & the Sam Rayburn Tollway
- Located near restaurants and retail amenities such as the Shops at Starwood, Stonebriar Centre, The Star District, The Ford Center at The Star, and a future \$3 Billion mix-experience community, The Mix.
- Nearby multiple Elementary Schools, MiddleSchools, HighSchools, and Collin County College
- Total Building Size: 32,759 / SF
- Signage: Building and Monument

SUITE 105 AND 107 CAN BE COMBINED: 2,358 / SF

USE

MEDICAL OR PROFESSIONAL
OFFICE

AVAILABLE SF

SUITE 105: 1,179 / SF
SUITE 107: 1,179 / SF
TOTAL COMBINED: 2,358 / SF

**PURCHASE
PRICE**

\$450 / SF

LEASE RATE

\$3,250 + ELECTRIC

LEASE TERM

3 - 10 YEARS

YEAR BUILT

2021

PARKING

3:1000 / SF

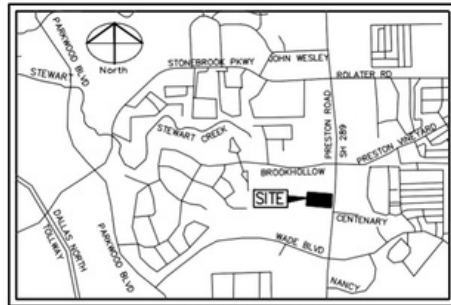
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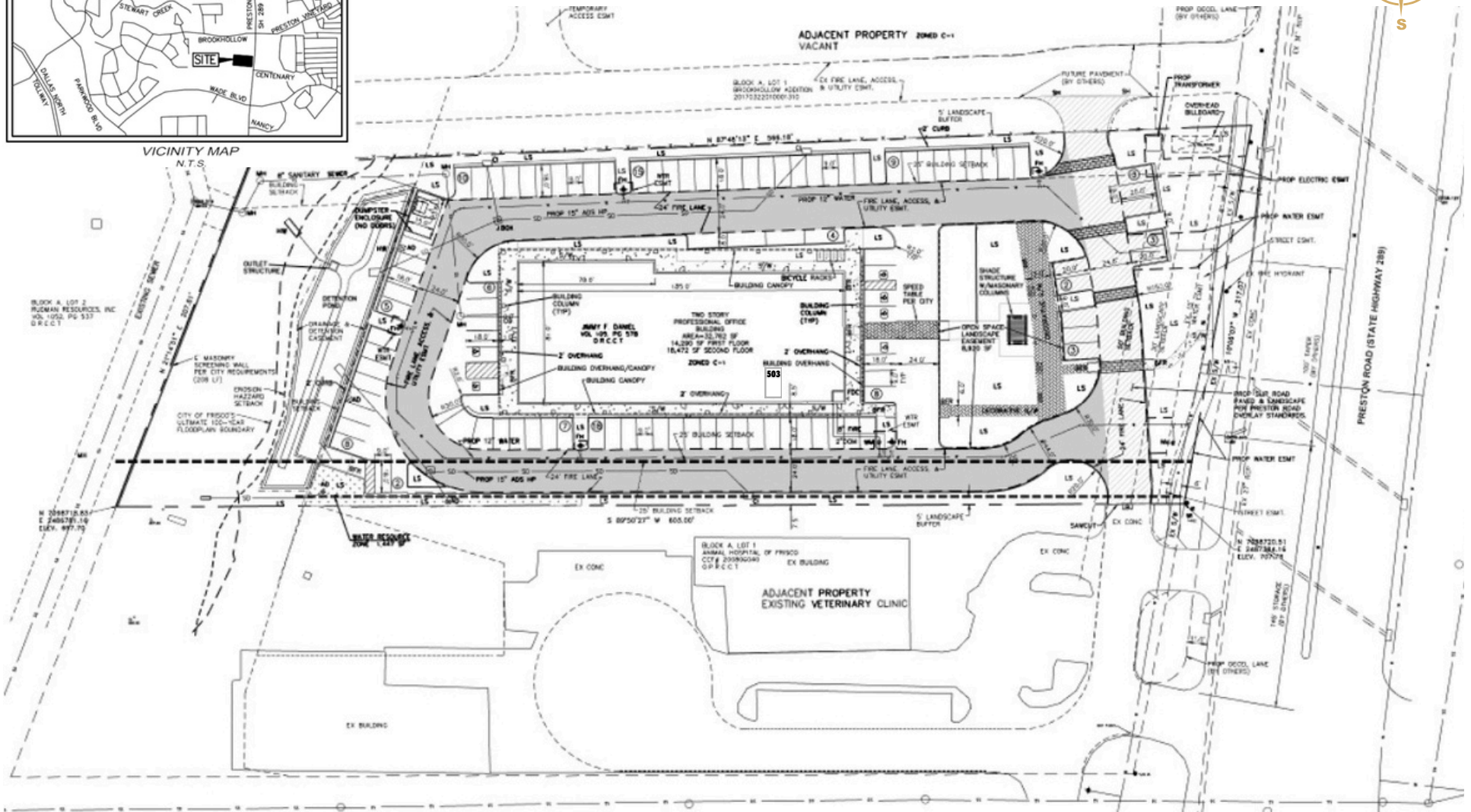
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SITE PLAN



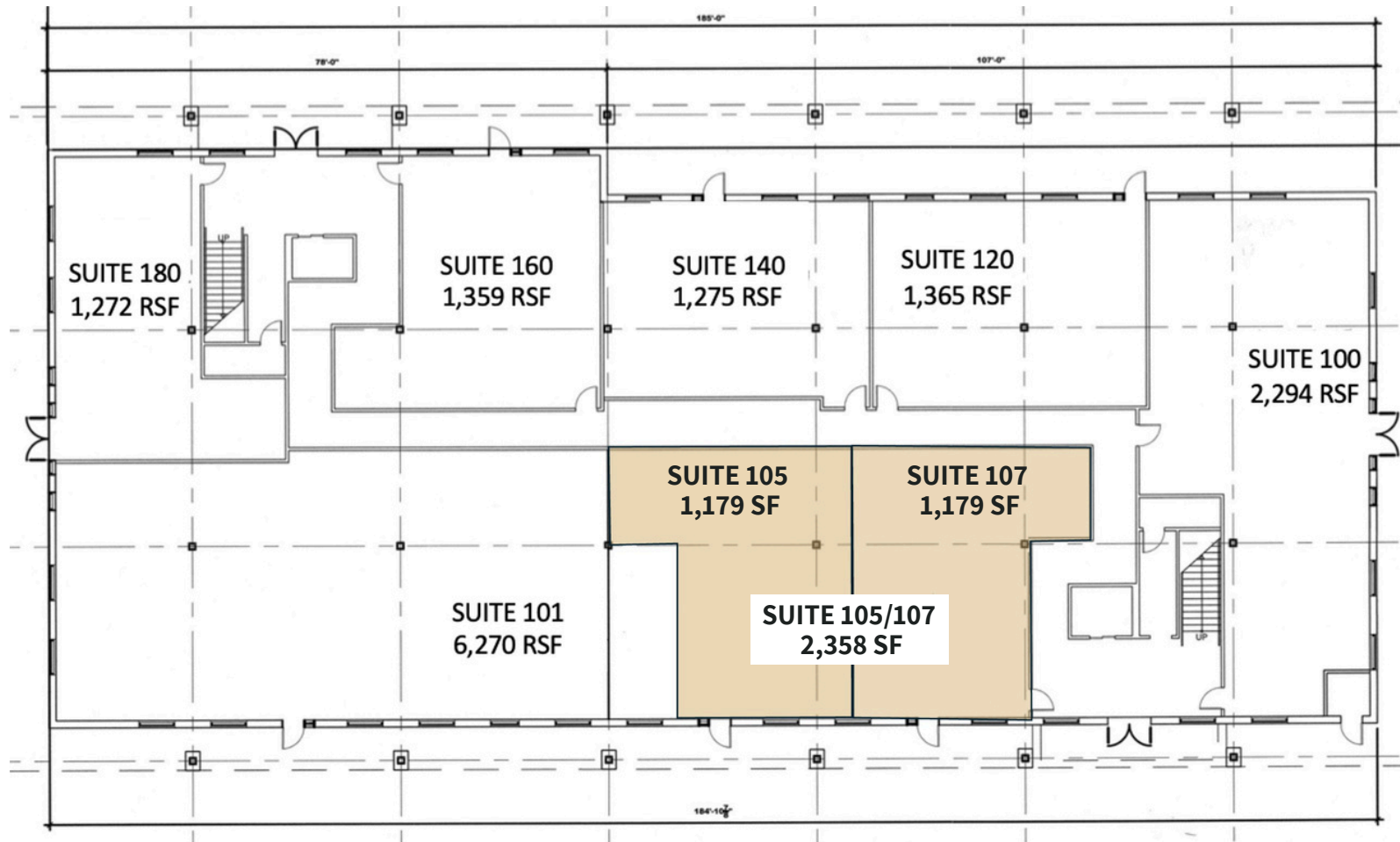
VICINITY MAP
N.T.S.



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FLOOR PLANS



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FLOOR PLANS

SUITE 105 | 1,179 SF

SUITE 107 | 1,179 SF



SUITES 105/107 | 2,358 SF



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SUITE EXTERIOR ENTRY



BUILDING ENTRANCE



ROOM



HALLWAY



BUILDING EXTERIOR



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AERIAL MAP



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NOTABLE ATTRACTIONS



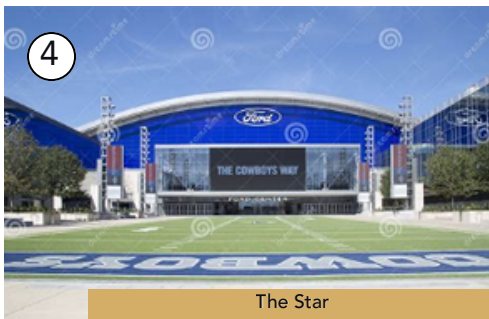
Fit To A Tee PGA of America



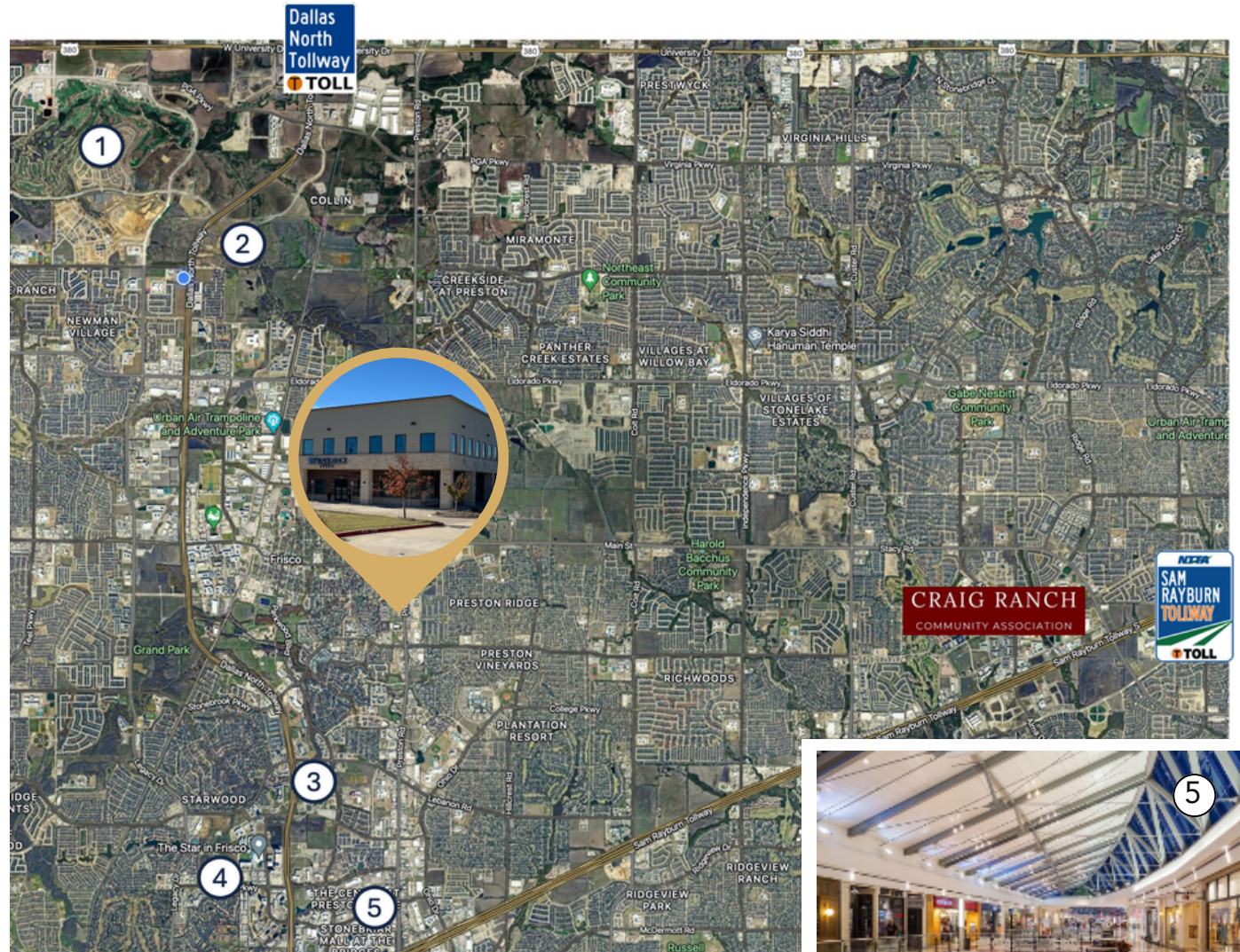
New Universal Studios Park



Developers Announce \$3B "The Mix"



The Star



Stonebriar Center



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Frisco, Texas

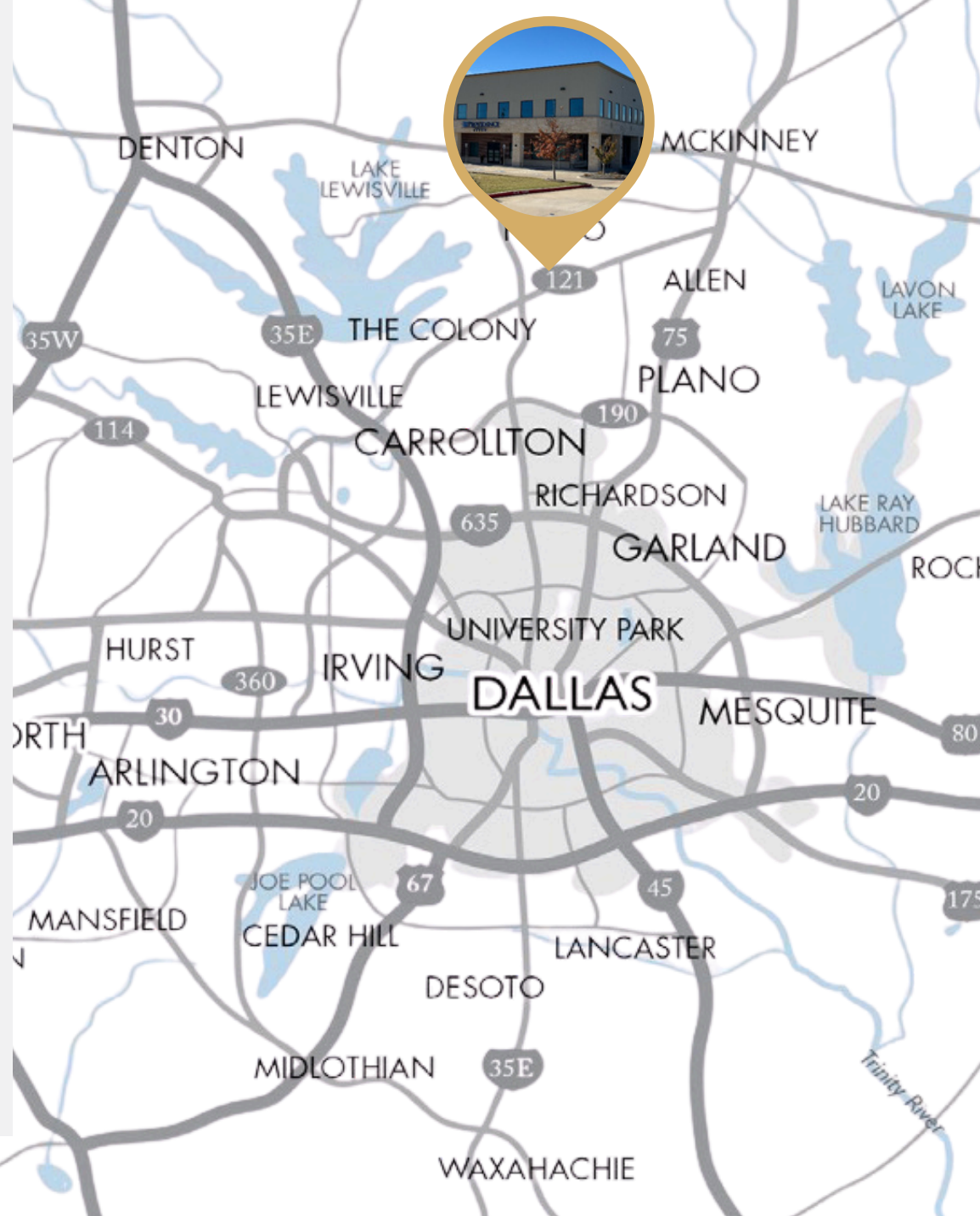
DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	15,857	114,259	327,388
Households	6,615	44,475	116,270
Average Age	36.4	37.4	38.1
Median HH Income	\$71,193	\$108,009	\$126,099
Population Growth (2024-2029)	21.33%	22.78%	22.11%
Household Growth (2024-2029)	21.50%	23.20%	22.58%

TRAFFIC

Roadway	Traffic Count	Miles from Subject
Preston Road	55,007	.42
Preston Road	55,996	.73

Source: © 2024 CoStar Group / Texas Department of Transportation



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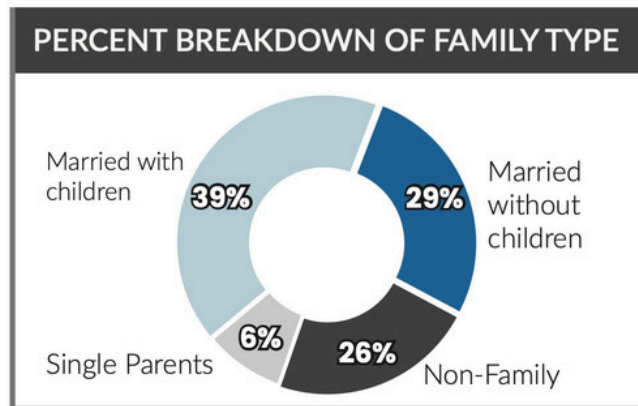
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FRISCO DEMOGRAPHICS



PEOPLE	
POPULATION*	245,470
MEDIAN AGE	39.4 yrs
UNDER 5 YRS	4.3%
SCHOOL-AGE (5-17 YRS)	21.9%
ADULTS (18-64 YRS)	63.9%
OVER 65 YRS	9.9%
WITH DISABILITY	6.7%
RACE & ETHNICITY	
	%
WHITE	45.5%
ASIAN	33.6%
BLACK OR AFRICAN AMERICAN	10.0%
TWO OR MORE RACES	8.7%
OTHER RACE	2.0%
AMERICAN INDIAN	0.1%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.0%
HISPANIC (ANY RACE) ¹	10.4%

ECONOMICS			
MEDIAN HOUSEHOLD INCOME	\$145,444	LABOR FORCE PARTICIPATION	74.2%
MEDIAN FAMILY INCOME	\$175,668	UNEMPLOYMENT RATE	5.6%
PER CAPITA INCOME	\$68,730	POVERTY RATE	3.4%
AVG ASSESSED HOME VALUE*	\$736,094	AVG COMMUTE (MINUTES)	27.3
MEDIAN HOME VALUE	\$735,300	WORK FROM HOME	33.7%
MEDIAN MONTHLY OWNER COSTS	\$3,491	SELF-EMPLOYED	6.7%
MEDIAN MONTHLY RENTER COSTS	\$2,200	EDUCATIONAL ATTAINMENT (25 YRS AND OVER)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		HIGH SCHOOL OR HIGHER	97.7%
OWNER-OCCUPIED	20.9%	BACHELOR'S DEGREE OR HIGHER	69.3%
RENTER-OCCUPIED	39.8%	GRADUATE DEGREE	31.5%



HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	87,651
TOTAL HOUSING UNITS*	93,139
SINGLE FAMILY UNITS*	62,257
MULTI-UNIT*	29,144
OTHER* ²	1,738
VACANCY	2.2%
OCCUPIED	97.8%
OWNER-OCCUPIED	63.7%
RENTER-OCCUPIED	36.3%

Source: 2024 American Community Survey 1-Year Estimates. Items with an asterisk (*) are City estimates as of January 1, 2026.

¹ - Hispanic origin is considered as an ethnicity; therefore, it is not included in the total race percentage.

² - Other housing units includes senior living and manufactured home units.



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CITY OVERVIEW



Frisco, Texas

Frisco is one of the fastest-growing cities in North Texas, supported by strong residential demand and a diverse business base. Its central location, schools, and overall quality of life continue to attract families and major employers. The city benefits from a skilled workforce, modern infrastructure, and direct access to the Dallas North Tollway, Sam Rayburn 121, and Highway 380. With established neighborhoods, corporate campuses, and ongoing development, Frisco remains a steady and reliable market for both residents and businesses across the region.

LOCAL NEWS

Multibillion-dollar project in Frisco planned for Vegas-style hotel moves forward

Land within Railhead is being sold for \$1.2 million to \$2.6 million an acre.

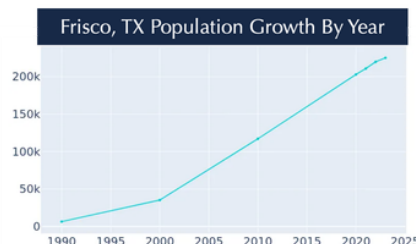


NEWS

Frisco population growth ranks 15th in nation, says U.S. Census Bureau data

Collin County ranks fourth in Texas for growth in new housing.

Frisco's 2022 development report tells a different story, showing the population at 225,060, up from 214,142 in 2021, a 5.1% increase.



DALLAS - FORT WORTH / FRISCO / DEVELOPMENT

Frisco to get \$3 billion project The Mix at former Wade Park



SPORTS

How Frisco Turned Itself Into Sports City USA

The Dallas exurb has built its tourism program around bringing big-time sporting events, like Saturday's FCS title game, to North Texas.



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Information About Brokerage Services

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.

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 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 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	LICENSE NO.	EMAIL	PHONE
Rockhill Commercial Real Estate	9015723		
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	214.975.0842
LICENSE BROKER AGENT	LICENSE NO.	EMAIL	PHONE
Tonya LaBarbera Davis	678307	tonya@rockhillcre.com	469.323.2615



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BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____