

Preston Circle Office Park



8668 John Hickman Parkway
Suite 1004
Frisco, TX 75034

Sale or Lease

ROCKHILL
COMMERCIAL REAL ESTATE

TONYA LABARBERA
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Property Overview

Property Summary

Conveniently located in the heart of Frisco on the NW corner of Preston Road and John Hickman Parkway.

10 Buildings, multi-tenant medical and professional office condo park.

Corner unit with a custom modern interior finish-out that is a must-see!

Accessible to the Dallas North Tollway and the Sam Rayburn Tollway.

Professional office environment with fully maintained landscape and building signage.

In close vicinity to restaurant & retail amenities, including The Star, Shops on Legacy West, and Stonebriar Mall.

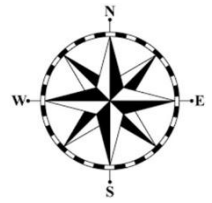
Position near Stonebriar Community Church, Hunt Middle School, future Frisco's Performance Art Center, and \$3 Billion project, The Mix.

Property Profile

Location	Suite Size	Allowed Use	
Building 10 / Suite 1004	2,555 SF	Office / Medical	
Lease Rate	Purchase Price	NNN	Lease Term
\$30/SF - \$32/SF+ NNN	\$490/SF	\$9/SF	3 to 10 years



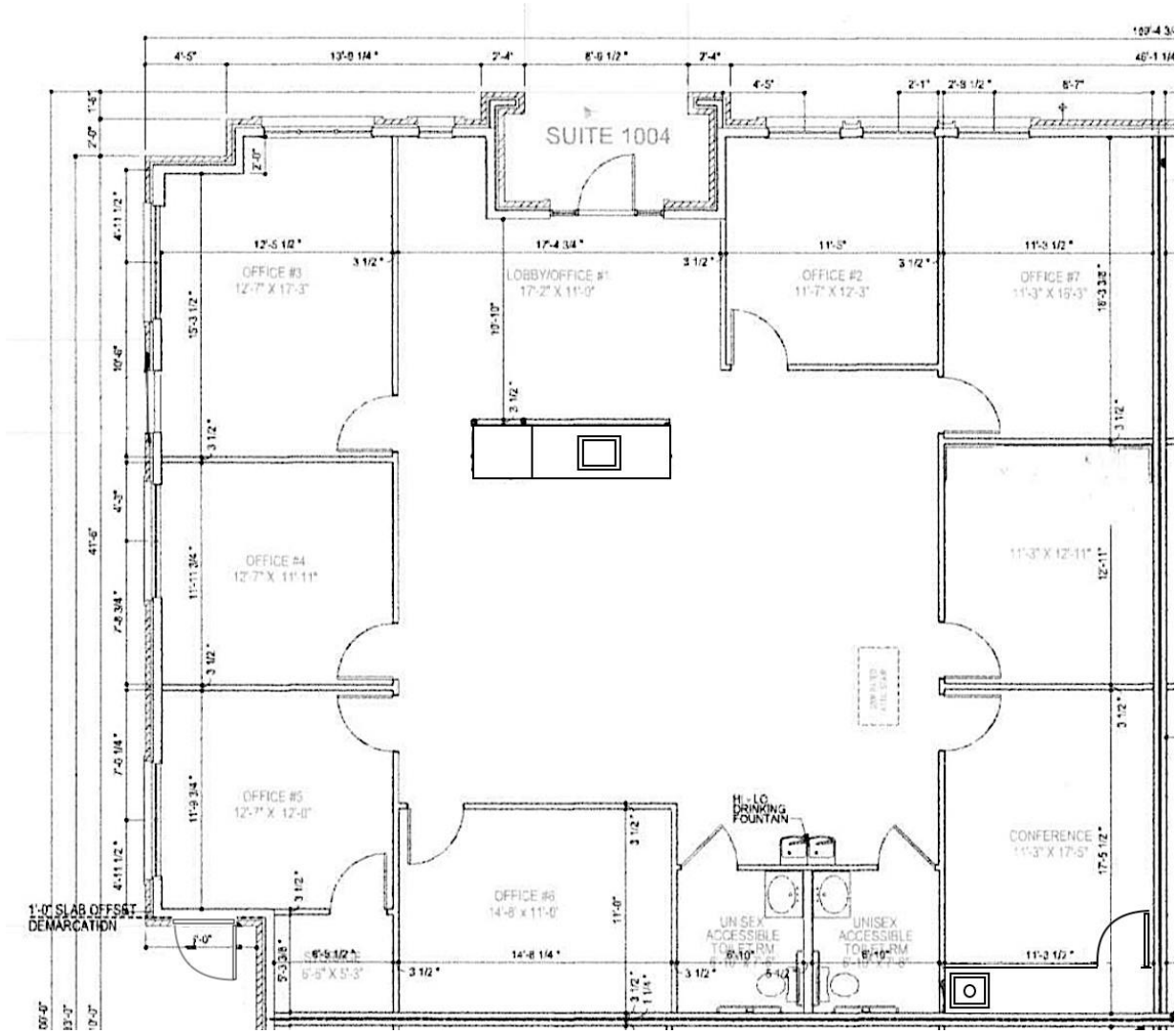
Site Plan



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Floor Plan



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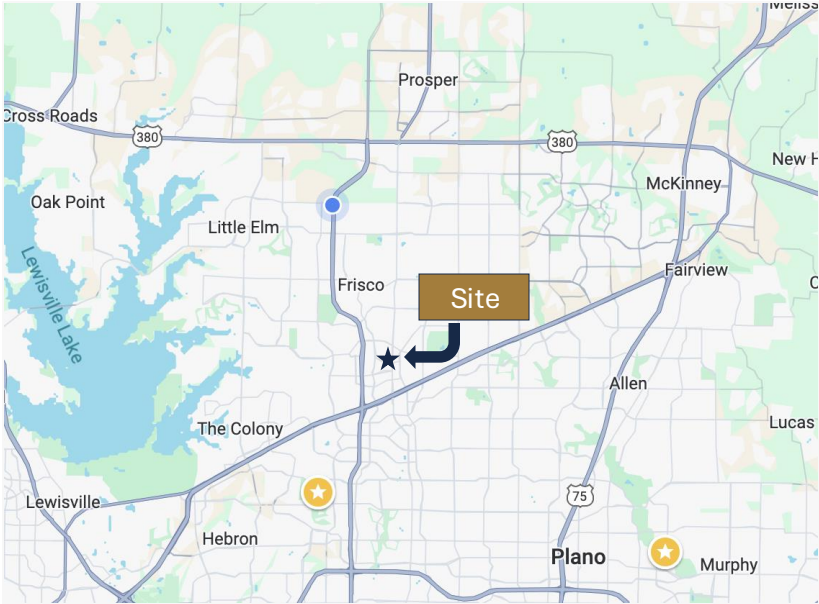
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Demographics | Traffic



Demographics | Estimated Growth

	1 MI	3 MI	5 MI
2024 Population	13,864	149,064	408,103
2024 Households	6,562	49,695	124,487
Medium Age	36	38	39
Medium HH Income	\$96,653	\$102,559	\$118,847
Population Growth 2024-2029	23.3%	22.1%	21.9%
Household Growth 2024-2029	23.4%	22.6%	22.4%
Medium Home Value	\$450,645	\$454,025	\$472,243



Average Daily Traffic

	Traffic Count	Miles From Subject
Preston Rd./Preston Circle	52,265	.23
Preston Rd./Stockard Drive	48,083	.35

Source: © 2024 CoStar Group
Texas Department of Transportation

Location | Frisco, TX

DALLAS - FORT WORTH / FRISCO / DEVELOPMENT

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



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.

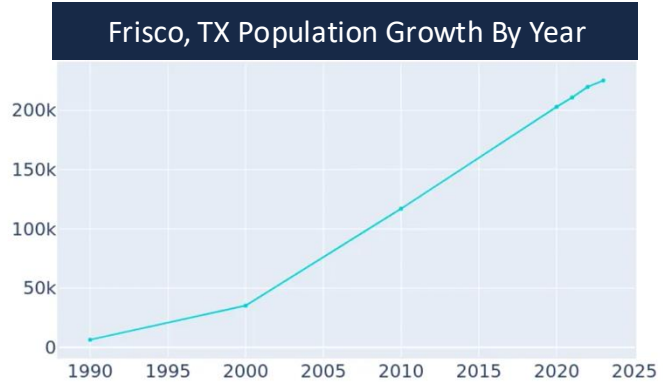


NEWS

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.



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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Aerial



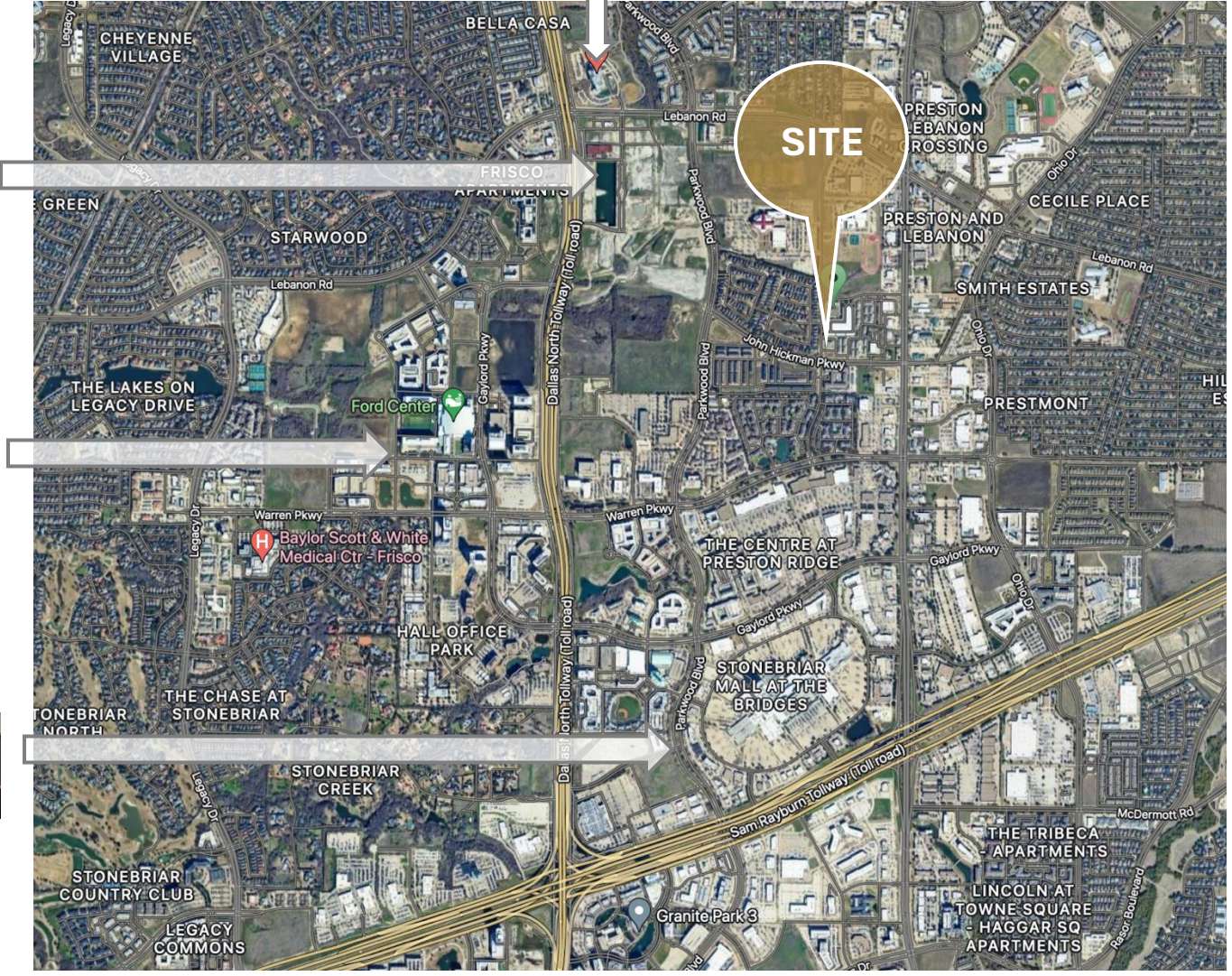
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Notable Locations

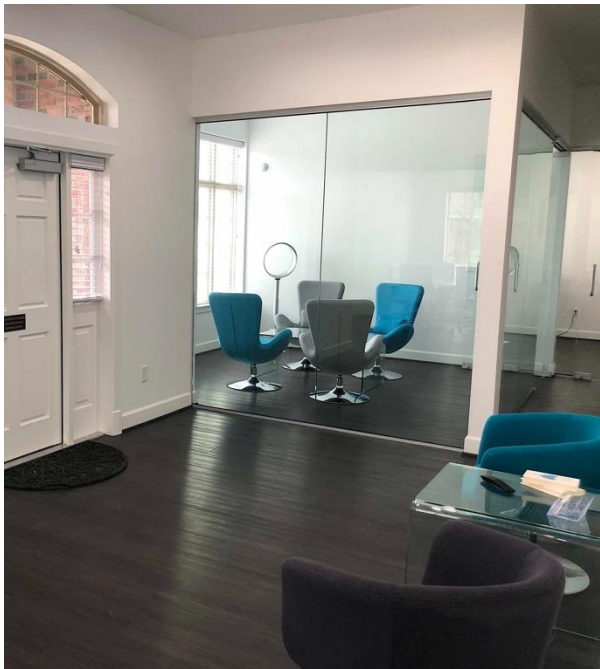
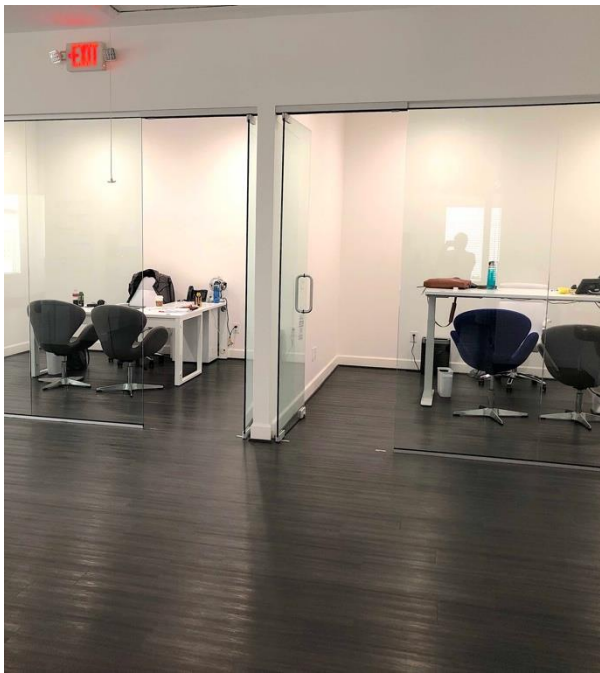


Developers Announce \$3B 'The Mix' in Frisco Featuring Vibrant Central Park



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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 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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate			
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Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

