

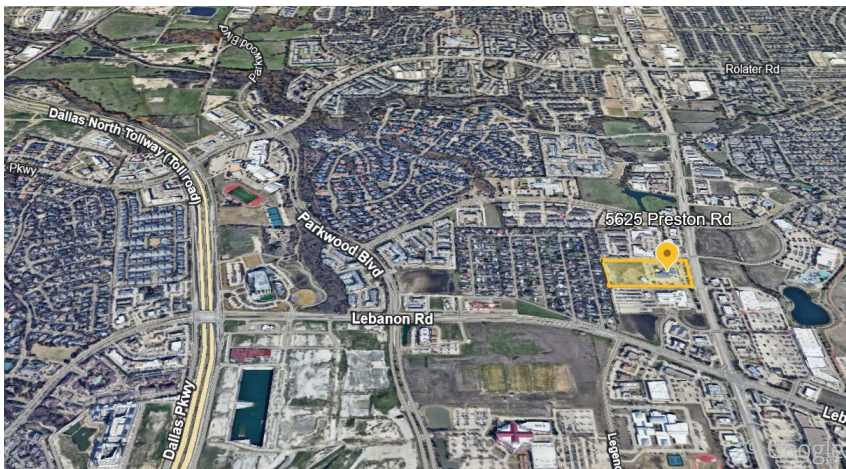


For Sale



Preston Road 10-Acre Developed Site For Sale

5625 Preston Road | Frisco, TX 75034



Property Highlights

Building Size: 24,542± sqft plus 3,000± sqft of portable bldgs

Land Area: 10± acres

Seating: 450

Parking: 359

Zoning: C-1 Preston Road Overlay District

Price: Please call broker for price

Additional Details: This 10-acre site was originally developed in 2001 as a Dodge dealership. In 2009, the property was purchased and converted to a church with multiple renovations in the last 10 years. Just over half the site is fully developed, and in 2022, the back half of the site was brought to grade and partially developed. This site is a premier location on Preston Road to develop a commercial site or for continued use as church. The property is located in the Preston Road Overlay District with over 50,000 cars per day passing the site.

Contact Information



John Muzyka

Church Real Estate Professional

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Traffic Count:

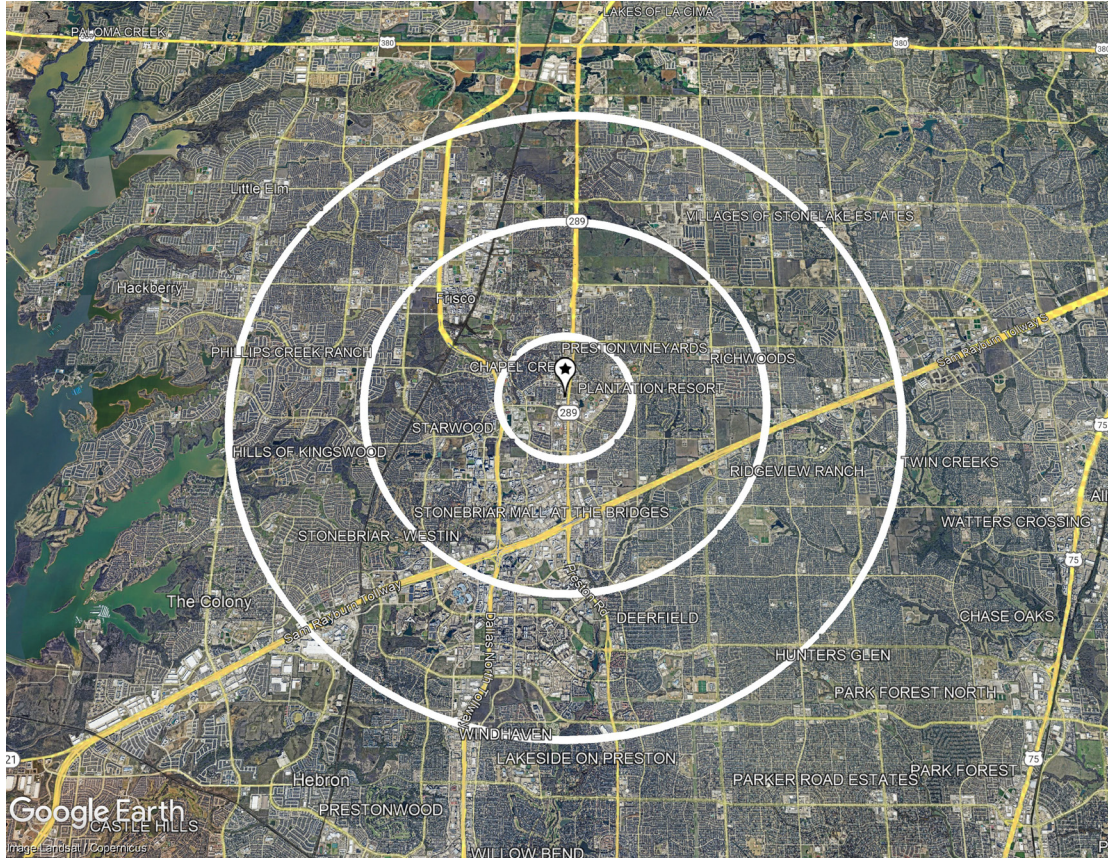
Collection Street:	Cross Street:	Traffic Volume:	Count Year:	Distance from Property:
Preston Rd	Lebanon Rd S	54,099	2025	0.12 mi
Lebanon Rd	Legendary Dr	18,048	2025	0.26 mi
Wade Blvd	Preston Rd W	12,640	2025	0.27 mi
Wade Blvd	Preston Rd E	4,130	2025	0.40 mi
Preston Rd	Preston Vineyard Dr N	50,883	2025	0.41 mi
Lebanon Rd	Preston Rd NW	15,997	2025	0.42 mi
Preston Rd	Stockard Dr S	50,603	2025	0.53 mi

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1 Mile

3 Mile

5 Mile

Population:

2029 Projection	14,855	140,368	402,209
2024 Census	12,213	114,482	329,612
2020 Census	11,166	96,931	286,286

Households:

2029 Projection	6,142	55,159	145,245
2024 Census	5,041	44,808	118,585
2020 Census	4,611	37,386	102,112

Income:

2024 Average Household Income	\$109,621	\$135,683	\$153,151
2024 Median Household Income	\$ 78,546	\$107,294	\$123,978

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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.

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.

<u>Church Realty</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>568835</u> License No.	<u>Info@ChurchRealty.com</u> Email	<u>972-424-2000</u> Phone
<u>Danny Muzyka</u> Designated Broker of Firm	<u>368198</u> License No.	<u>DannyM@ChurchRealty.com</u> Email	<u>214-564-5251</u> Phone
<u>John Paul Muzyka</u> Sales Agent/Associate's Name	<u>550385</u> License No.	<u>JohnM@ChurchRealty.com</u> Email	<u>469-446-5131</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date