

Entitled and Improved Land ★ FOR SALE

10525 PRESTON RD FRISCO, TX

+/-2.04 ACRES



Darren Cain
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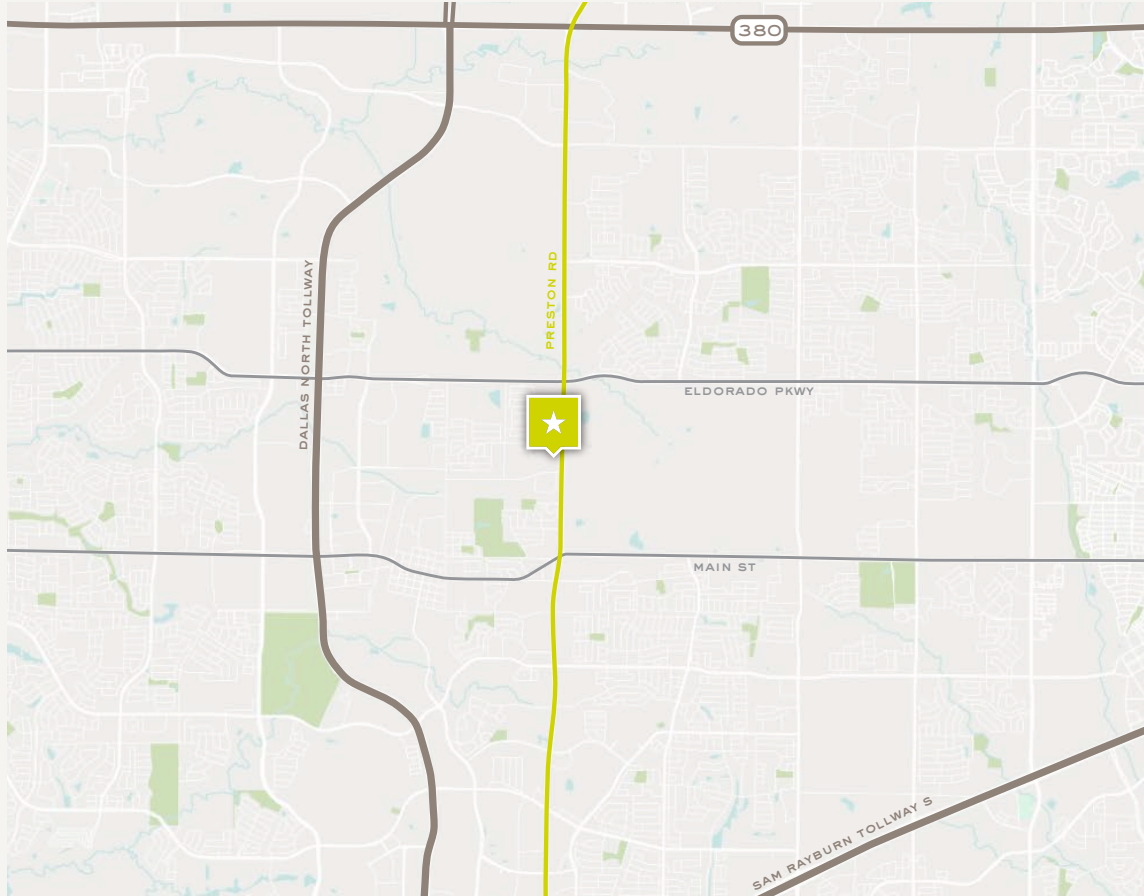
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PROPERTY FEATURES

- Shovel-ready site; Owner has completed substantial site work, building plans and studies, including:
 - Full grading of site
 - Drainage improvements and retaining walls
 - Cross-Access Agreements
 - Approved set of civil plans
 - Approved ESA report
 - Geotechnical Report
- Preston Road frontage provides excellent visibility
High traffic area: 56,272 VPD
- Zoning: Commercial-1 - Ideal for retail or mixed-use development
- 3 miles to 97 acre Universal Studios development set to open in 2026
- 5.6 Miles to The Star
- 3.2 miles to Toyota Stadium
- Frisco ISD: A+ Overall Grade by Niche.com

LOCATION OVERVIEW

Prime land opportunity with excellent access to major highways, including 121/ Sam Rayburn and the Dallas North Tollway. Located just minutes from The Star and Toyota Stadium, this property provides great visibility and accessibility for a variety of development possibilities. Its strategic position in a rapidly growing area ensures connectivity to key commercial and residential hubs within the DFW metroplex.

SALE PRICE

Contact Broker

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- 1 Market Street
- 2 Target
- 3 Costco Wholesale
- 4 Chase
- 5 Brinkmann
- 6 Main Event
- 7 Toyota Stadium
- 8 Orangetheory Fitness
- 9 LA Fitness
- 10 Kroger
- 11 Anytime Fitness
- 12 McDonald's
- 13 Walmart
- 14 Kroger
- 15 Aldi
- 16 Starbucks
- 17 CVS
- 18 Kohls

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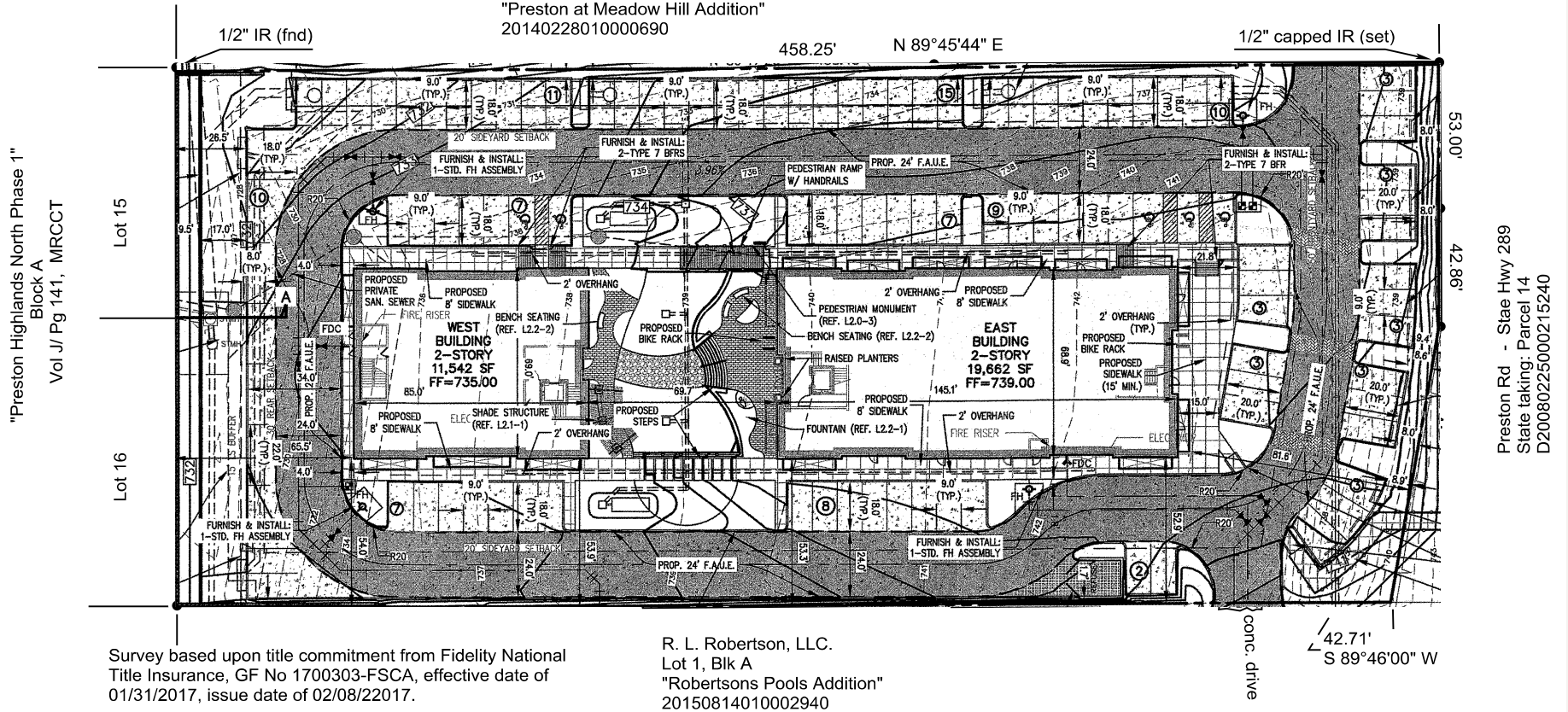
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APPROVED SITE PLAN FOR
OFFICE DEVELOPMENT

31,204 Combined Buildable Sq Ft Bldg.

- West Building (2 story) - 11,542 SF
- East Building (2 story) - 19,662 SF

Earth Real Estate, Ltd.
Lot 3, Block A
"Preston at Meadow Hill Addition"
20140228010000690



Survey based upon title commitment from Fidelity National Title Insurance, GF No 1700303-FSCA, effective date of 01/31/2017, issue date of 02/08/2017.

R. L. Robertson, LLC.
Lot 1, Bik A
"Robertsons Pools Addition"
20150814010002940

Preston Rd - Stae Hwy 289
State taking: Parcel 14
D20080225000215240



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COMMERCIAL

Relentlessly Pursuing What Matters

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