



# FOR LEASE

380

THE LINK  
Mixed-Use  
Urban

THE LINKS  
OF DALLAS

53,943 VPD ('25)

380

movie  
bistro

DNT  
TOLL

FIREFLY PARK  
Proposed  
Mixed Use  
Development

14,186 VPD ('25)

PGA PKwy

15,801 VPD ('25)

SITE

DNT  
TOLL

## FUTURE RETAIL & OFFICE SPACE

SWQ OF DALLAS NORTH TOLLWAY & PGA PARKWAY

### FRISCO, TEXAS

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# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205  
**duwestrealty.com**

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# RETAIL/OFFICE SPACE | SWQ of Dallas North Tollway & PGA Pkwy, Frisco, Texas

## AVAILABLE FOR LEASE

### Level 1

- Building A, Space A: 2,710 SF (End-Cap)
- Building B, Space A: 1,565 SF (End-Cap)
- Building B, Space B: 2,091 SF (Inline)
- Building B, Space C: 2,215 SF (Inline)

### Level 2

- Building A: Office space up to 10,176 SF (Divisible)
- Building B: Office space up to 9,246 SF (Divisible)

## OVERVIEW

- Delivery anticipated for Q1 2027.
- Strong leasing momentum—34% of total SF at lease to quality tenants.
- Premier location at the intersection of PGA Parkway and Dallas North Tollway with strong visibility and access.
- Exceptional demographics—average household income above \$212,000 within one-mile.
- Call for information and price.

## TRAFFIC COUNTS

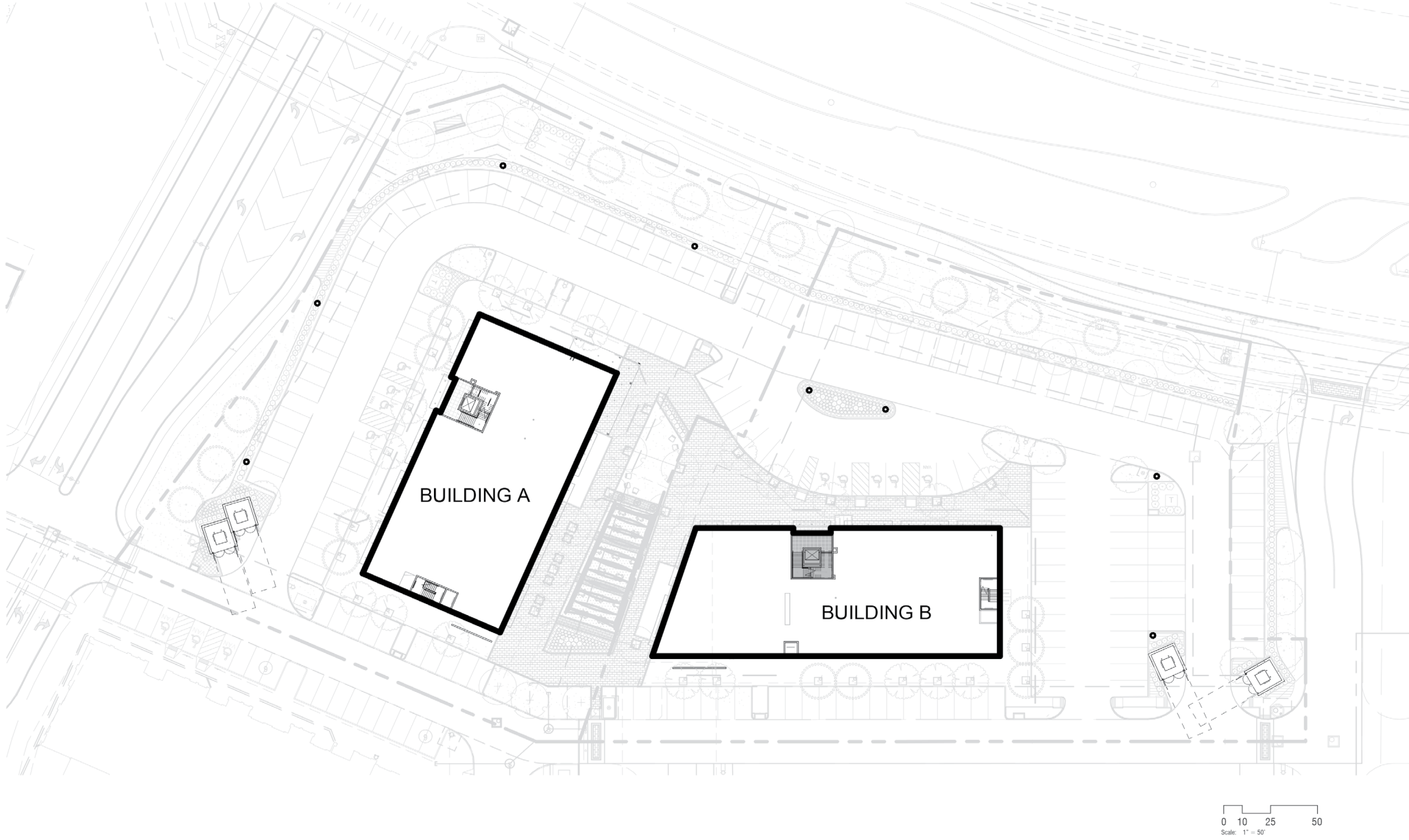
PGA Pkwy: 14,186 VPD | DNT: 45,801 VPD  
(City of Frisco, 2025)

## DEMOGRAPHICS

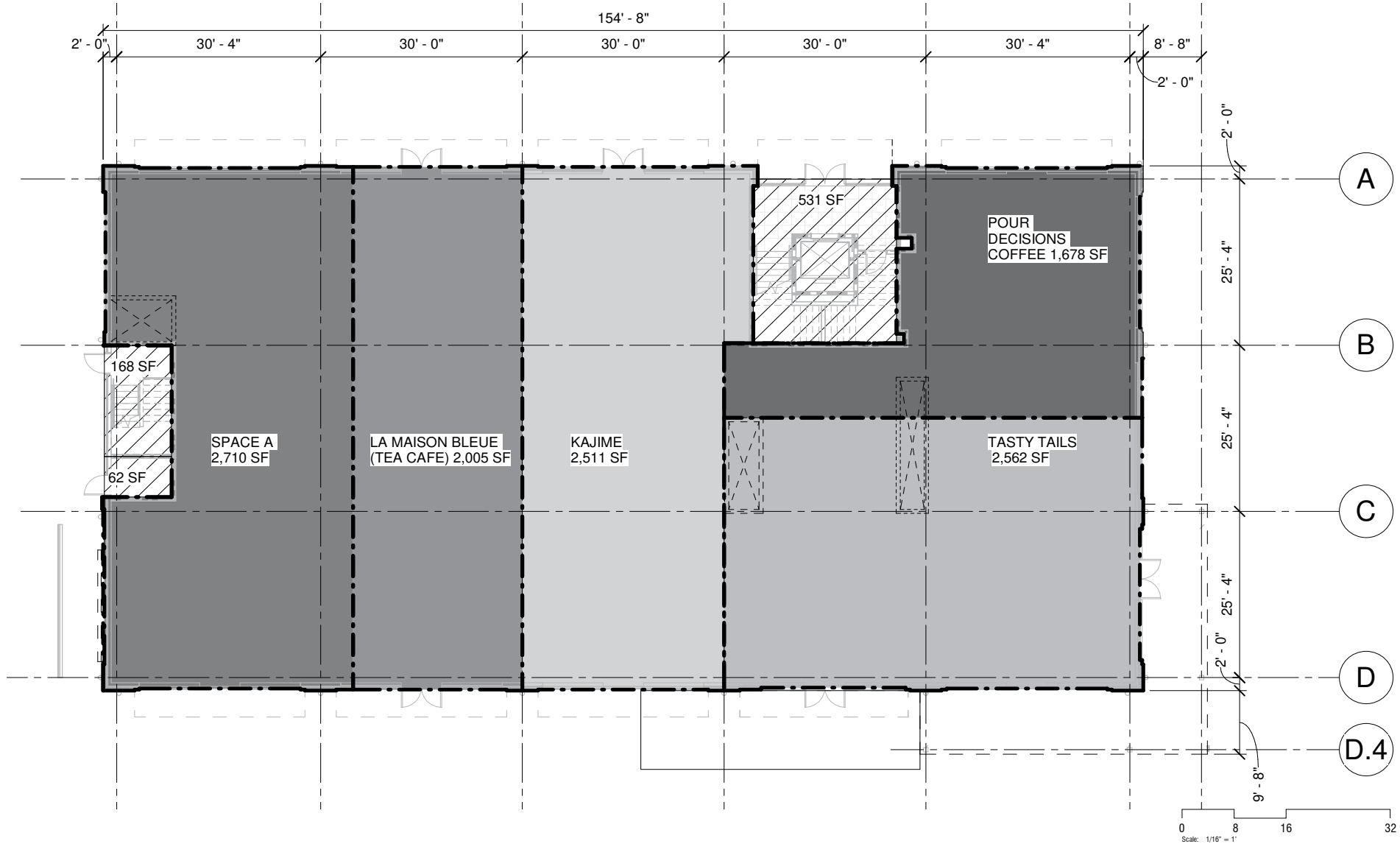
	1-mile	3-mile	5-mile
2025 Population	1,179	56,639	227,999
2030 Projected Pop.	1,364	72,787	276,927
Daytime Pop.	1,093	53,435	195,200
Avg HH Income	\$227,565	\$218,474	\$202,059



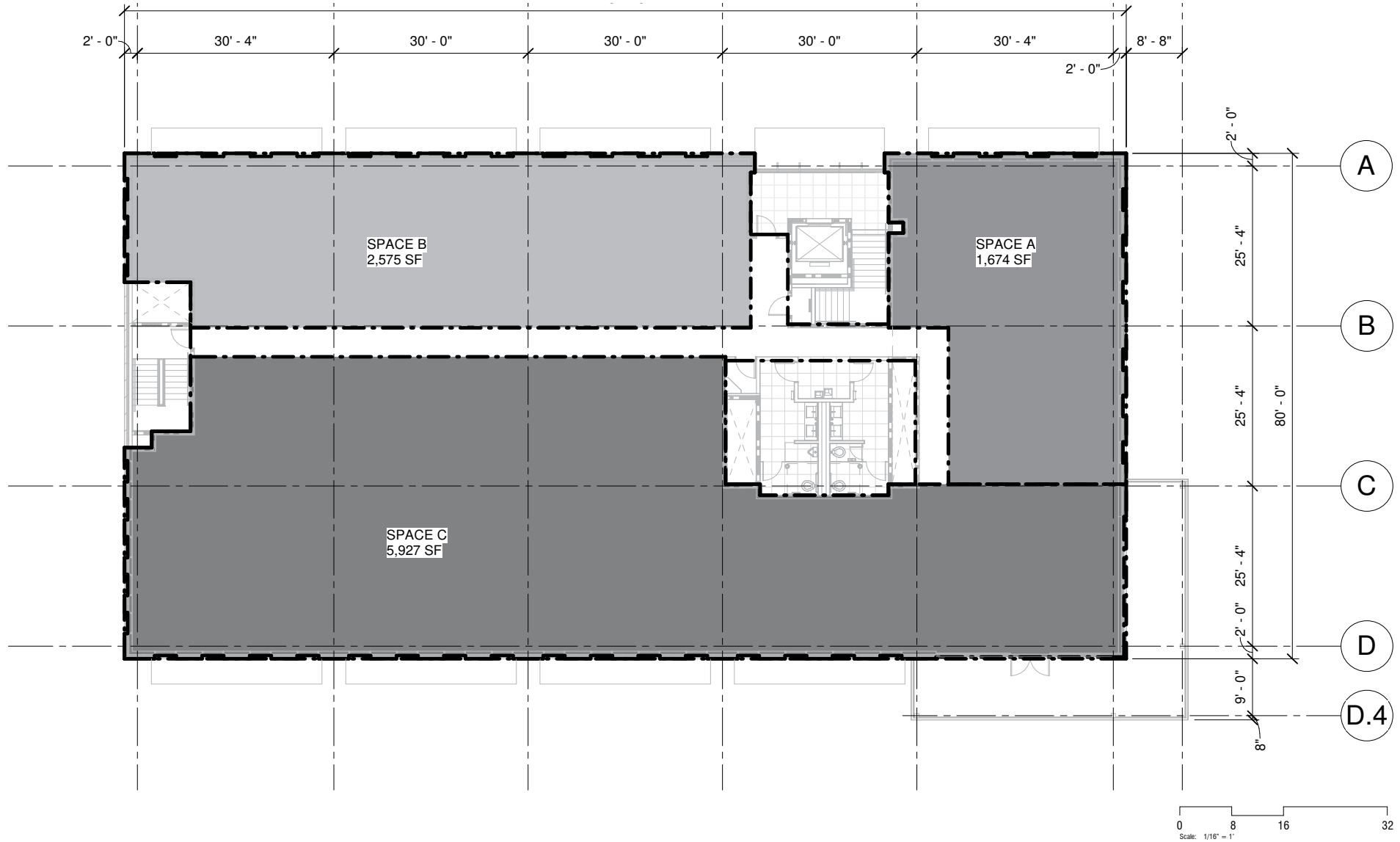
# RETAIL/OFFICE SPACE | SWQ of Dallas North Tollway & PGA Pkwy, Frisco, Texas



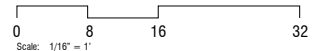
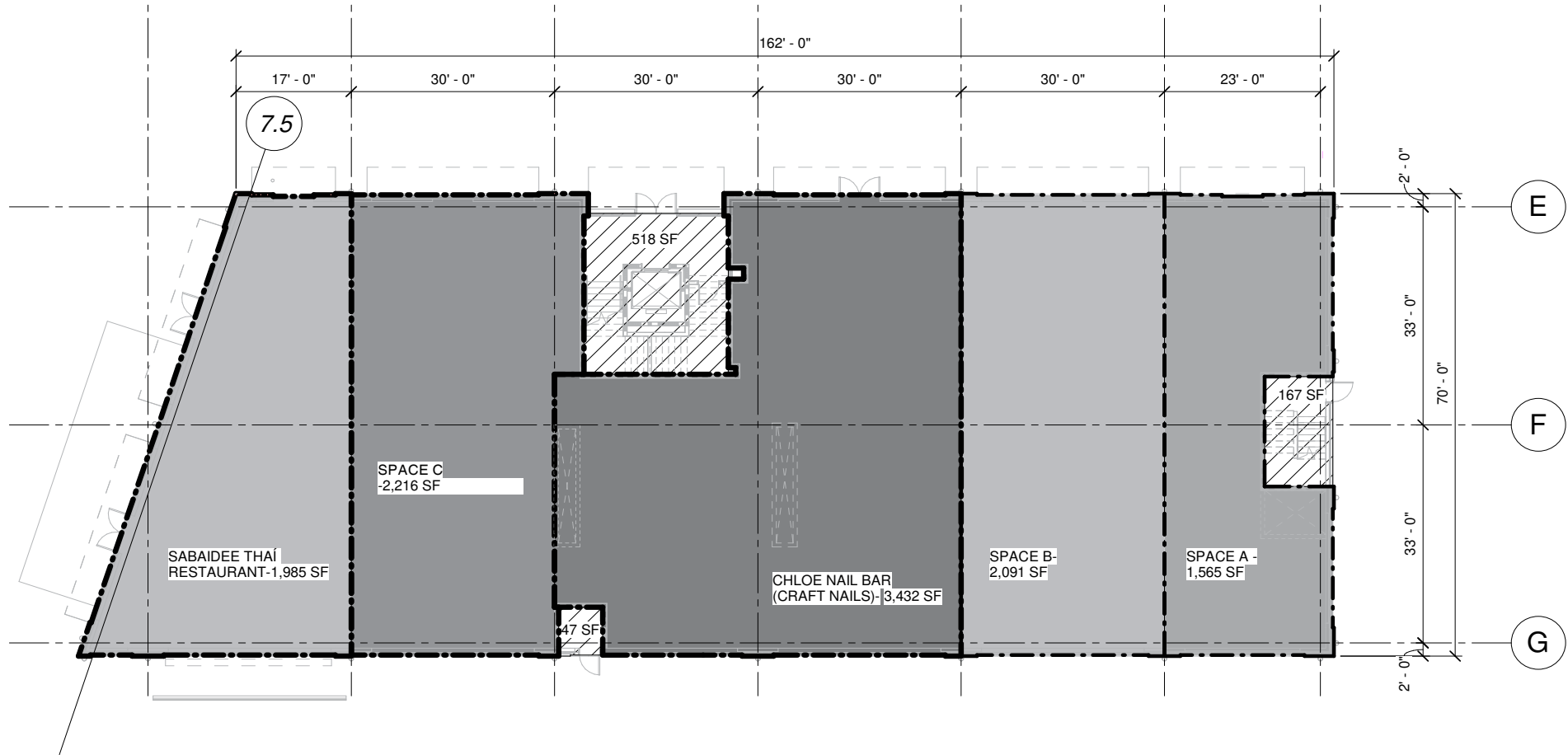
BUILDING A - LEVEL 1



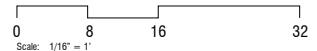
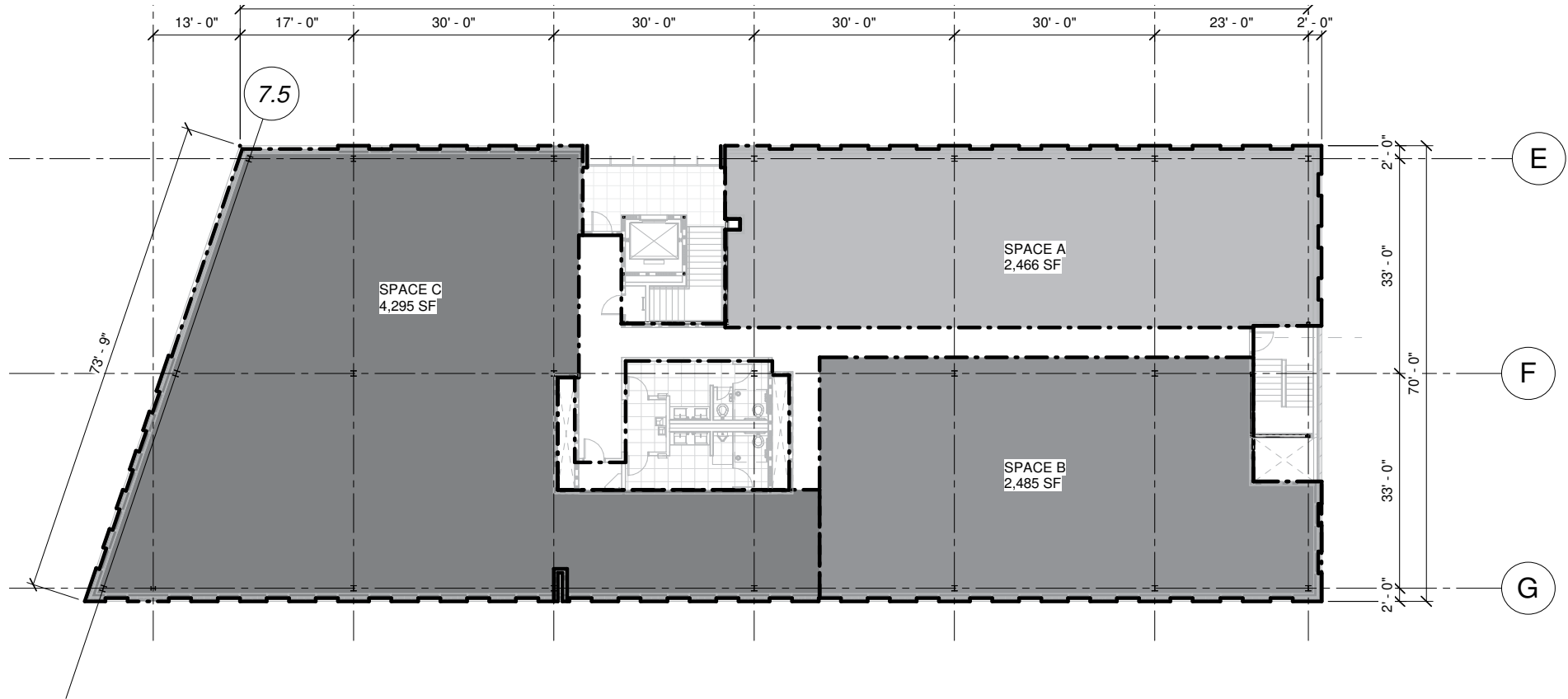
BUILDING A - LEVEL 2



BUILDING B - LEVEL 1



BUILDING B - LEVEL 2



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BUILDING A - EAST ELEVATION



BUILDING A - WEST ELEVATION



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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.

DuWest Management Inc.	605046		214.720.0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____

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

\_\_\_\_\_  
Date