



FOR LEASE

Mateo Office Park

8501 Wade Blvd, Suite 560, Frisco, TX 75034



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ROCKHILL
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

Mateo Office Park Suite 560

- Conveniently located in the Heart of Frisco near a highly Trafficked Road with an Average Daily Vehicle Count of Over 55,000
- 14 Buildings, Multi-Tenant Medical and Professional Office Condo Park
- Superior Design, Steel Construction, Modern Stone, Stucco Exterior, and Metal Roof
- Synergistic Tenant Mix
- Nearby multiple Elementary Schools, Middle Schools, High Schools, and Collin County Community College
- Ideally Situated near Restaurants & Retail Amenities
- Tenants may use Furniture

USE	PROFESSIONAL OFFICE
AVAILABLE SF	1,434 SF
LEASE RATE	\$29.00 + NNN
NNN	\$10.50/SF
LEASE TERMS	3 – 10 YEARS
CONDITION	FULLY FINISHED
SIGNAGE	BUILDING
PARKING	4:1,000 / SF

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.

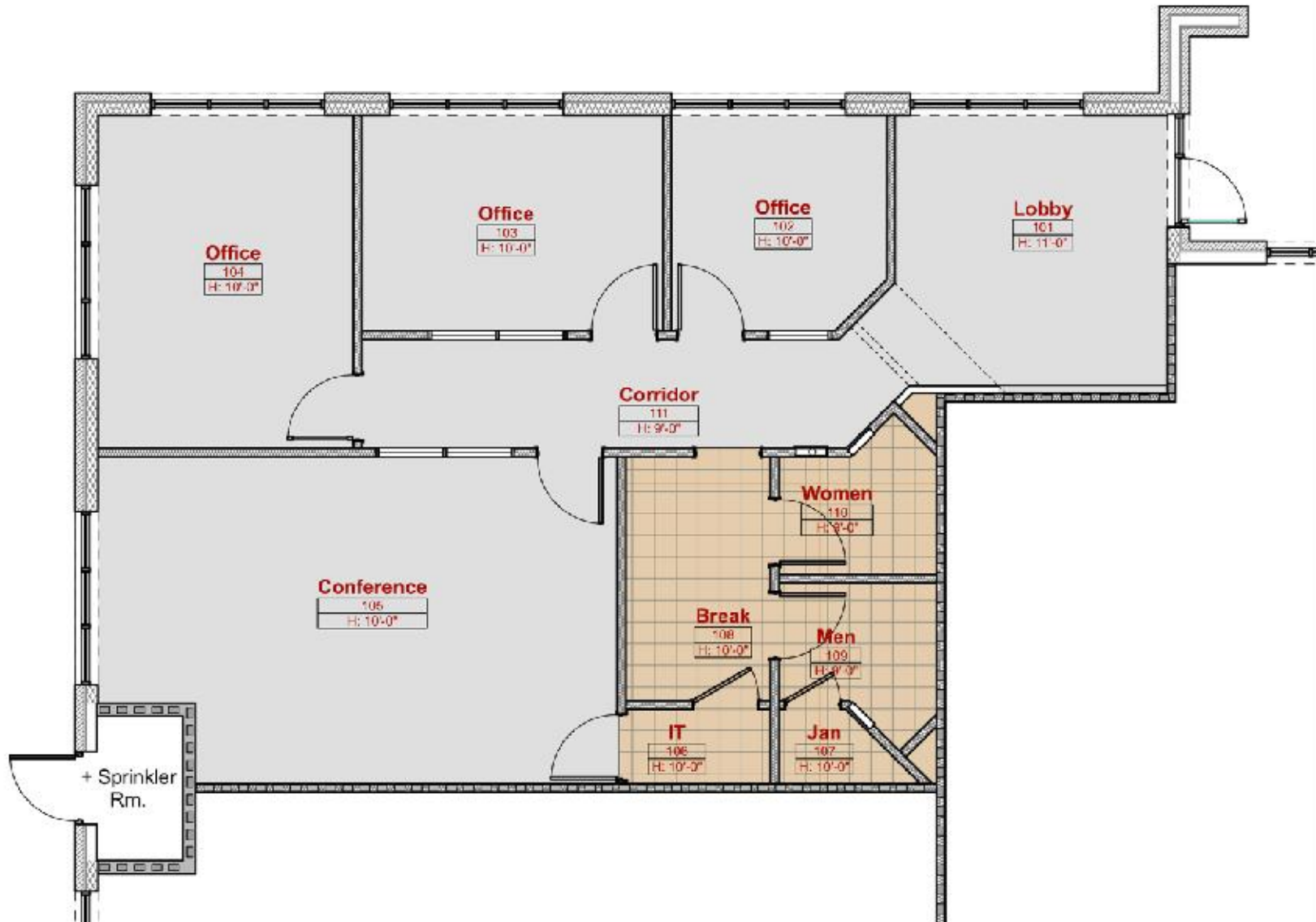


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FLOOR PLAN

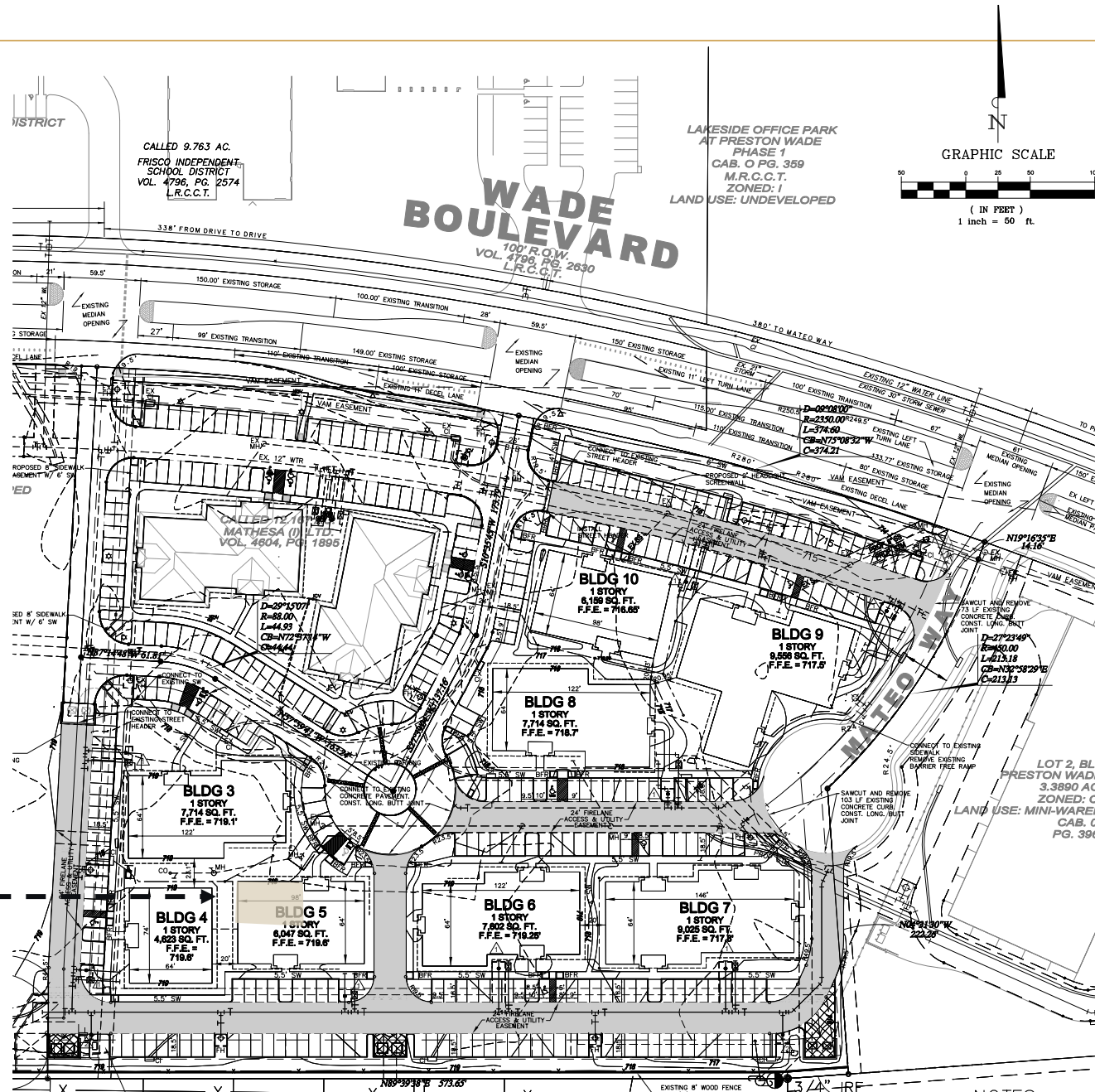


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SITE PLAN



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AERIAL



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DEMOGRAPHIC / TRAFFIC

Growth & Demand

Frisco remains one of the fastest-growing cities in Texas, with population expected to rise more than **20%** over the next **five years** across the trade area. That kind of growth continues to fuel new retail demand and supports long-term stability for centers like Preston @ Wade Crossing.

Spending Power

Within a five-mile radius, households average more than **\$120,000** in annual income—well above regional norms. Strong earning power, combined with steady residential development, creates reliable demand for both daily-needs retail and destination concepts.

Traffic & Accessibility

Preston Road is one of North Texas' busiest thoroughfares, giving the property high visibility and easy access to surrounding neighborhoods, schools, and employment hubs. Steady traffic along Preston and Lebanon provides consistent exposure and drives tenant performance.

METRIC	1 MILE	3 MILE	5 MILE
Population	13,545	113,681	325,026
Households	5,675	5,675	116,410
Projected 5 Year Growth	21.3%	22.6%	22%
Median Age	36	38	38
Households Projected 5 Year Growth	21.5%	23.1%	22.5%
Avg Household Income	\$70,449	\$106,929	\$124,000

TRAFFIC	DAILY TRAFFIC COUNT	MILES FROM SUBJECT
Preston Rd.	56,556	0.08
Wade Blvd.	8,673	0.08
Lebanon Rd.	19,137	0.40



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CITY OVERVIEW



Medical City - Frisco

Frisco, Texas

Frisco is one of the fastest-growing cities in North Texas, fueled by strong residential demand, world-class amenities, and a thriving business community. With over 16,000 businesses and major corporate headquarters including the Dallas Cowboys (The Star), PGA of America, and Keurig Dr Pepper, Frisco attracts both families and top employers. The city benefits from highly rated Frisco ISD schools, premier sports and entertainment venues, and ongoing mixed-use development that make Frisco a dynamic and attractive market for residents and businesses alike.



Stonebriar Village



NEARBY MEDICAL

Situated in Frisco's growing medical district, the property is minutes from Medical City Frisco, a full-service community hospital offering cardiology, neurology, orthopedics, and a Level III NICU with trauma center services.



ESTABLISHED NEIGHBORHOODS

Surrounded by premier neighborhoods like Stonebriar Village and Newman Village, Frisco offers medical practices access to a strong, high-income patient base in one of the most desirable residential markets in North Texas.



The Star District



CONVENIENT ACCESS

The Star District, a premier mixed-use destination with dining, retail, and entertainment anchored by the Dallas Cowboys headquarters. Its location along the Dallas North Tollway provides quick connection to nearby neighborhoods and major routes.



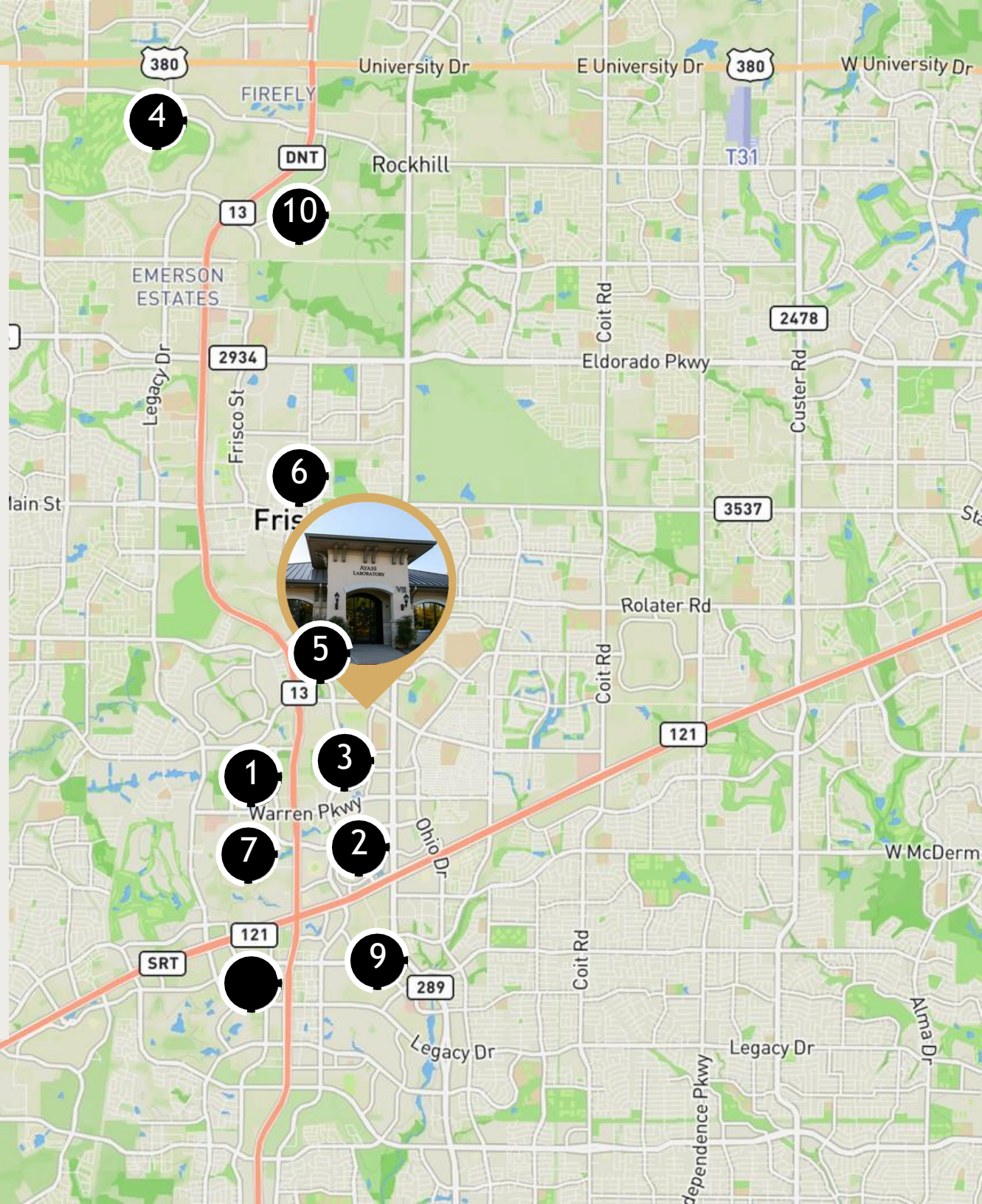
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AREA AMENITIES

- 1 The Star in Frisco
- 2 Stonebriar Centre Mall
- 3 The Centre at Preston Ridge
- 4 PGA Headquarters
- 5 Scottish Rite
- 6 Toyota Stadium
- 7 HALL Park
- 8 Legacy West
- 9 Children's Medical Center Plano
- 10 Universal Kids Resort



LOCATION | FRISCO TEXAS

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.



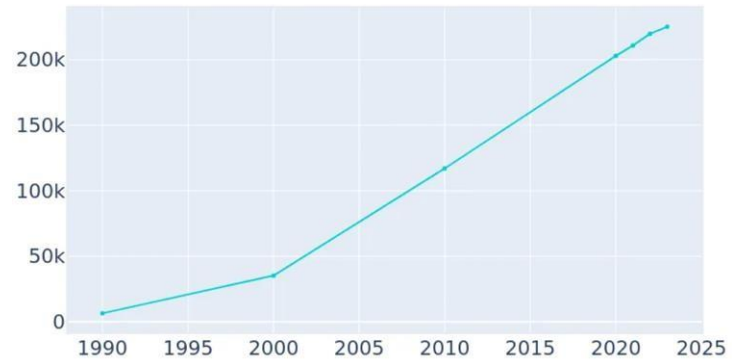
NEWS

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.

Frisco, TX Population Growth By Year



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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PHOTOS

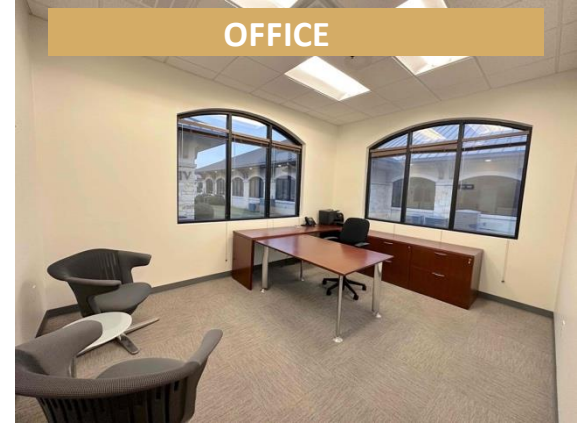
BREAKROOM



RECEPTION AREA



OFFICE



CONFERENCE ROOM



EXTERIOR



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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.

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 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.

LICENSED BROKER/BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Rockhill Commercial Real Estate	9015723		
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
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