

For Lease

FRISCO MARKETPLACE
7010-7050 Preston Road, Frisco, TX 75034



Property Managed by Inland
Commercial Real Estate Services, LLC

PROPERTY DESCRIPTION

Frisco Marketplace is a Kohl's anchored center of 112,024 SF on the SEC of Preston and Rolater Rd. close to the new PGA Headquarters.

PROPERTY HIGHLIGHTS

- Kohl's + Sephora Anchored Center with a Vibrant Mix of Service and Restaurants
- Frisco Marketplace Center Size: 112,024 SF
- 1,200 SF- 5,600 SF Available
- Strong Demographics and Dense Population in Growing Area
- 3.5 miles from the new PGA Headquarters

OFFERING SUMMARY

Available SF:	1,050 - 5,600 SF
Center Size:	112,024 SF
Major Intersection:	Preston Road and Rolater Road
Traffic Volume:	Preston Road- 48,307 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,953	42,056	115,220
Total Population	16,978	109,811	326,081
Annual Growth 2020-2024	1.8%	5.4%	4.1%
Average HH Income	\$102,426	\$136,574	\$154,837
Median Home Value	\$343,461	\$462,761	\$477,754

Aerial

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HUDSONPETERS
Commercial



Site Plan

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Frisco Marketplace

SUITE TENANT

- | SUITE | TENANT |
|-------|----------------------|
| 1 | House of Paws |
| 2 | AVAILABLE: 1,750 SF |
| 3 | Kumon Math & Reading |
| 4 | Great Clips |
| 5 | AVAILABLE: 1,400 SF |
| 6 | AVAILABLE: 1,050 SF |
| 7 | AVAILABLE: 1,750 SF |
| 8 | TX Blackbelt Academy |
| 9 | YL Wellness Center |
| 10 | AVAILABLE: 1,200 SF |
| 11 | Bikanervala |
| 12 | Armstrong McCall |
| 13 | Kohl's + SEPHORA |
| 14 | SW Farmer's Market |



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Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,978	109,811	326,081
Average Age	36.3	33.1	36.5
Annual Growth 2020-2024	1.8%	5.4%	4.1%
Annual Growth 2024-2029	4.3%	4.6%	4.4%
Population Projection 2029	20,599	135,153	398,546

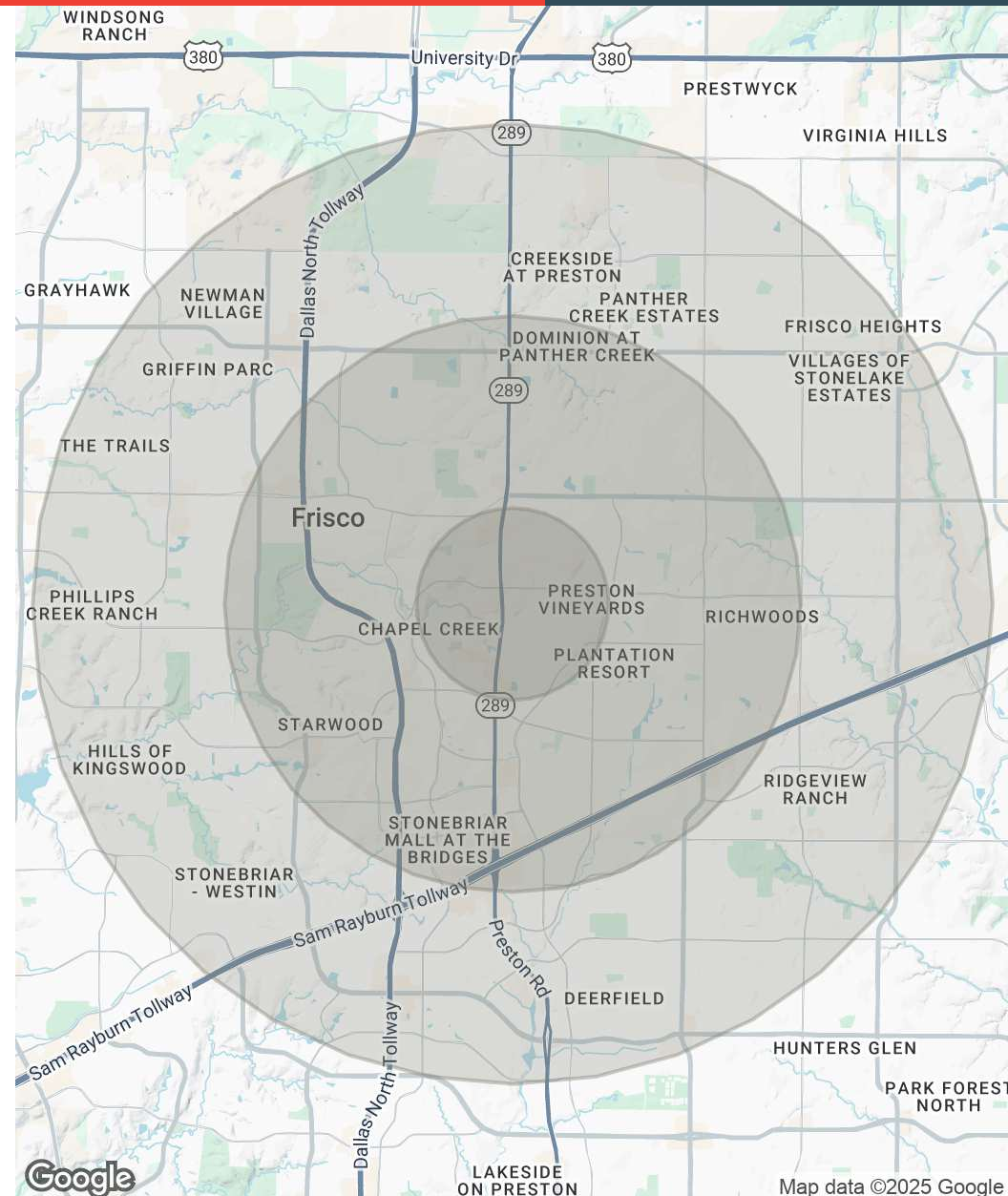
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,953	42,056	115,220
2029 HH Projection	8,447	51,916	141,374
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$102,426	\$136,574	\$154,837
Median Home Value	\$343,461	\$462,761	\$477,754

CONSUMER SPENDING			
Total Specified CS	\$214.5M	\$1.6B	\$4.8B

TRAFFIC COUNTS

Preston Road 48,307/day

2024 CoStar Data



Map data ©2025 Google



KAREN MITCHELL

214.558.8865

Karen@HudsonPeters.com



16479 Dallas Parkway
Suite 140
Addison, TX 75001

[HudsonPeters.com](https://www.HudsonPeters.com)

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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.

Hudson Peters Commercial, LLC	582122	hudson@hudsonpeters.com	(972)980-1188
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lynn Michelle Hudson	433516	hudson@hudsonpeters.com	(972)980-1188
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Karen Gwen Mitchell	594609	karen@hudsonpeters.com	(972)980-1188
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date