

4400 Preston Road

4400 Preston Road, Frisco TX 75034



Prepared By:

Michael Jones
Franchise Real Estate Group
President, Broker
(214) 228-2157
michael@franchisereg.com
Lic: 0598829

FRANCHISE
REAL ESTATE GROUP

THE SPACE

| | |
|-----------------|---------------------------------------|
| Location | 4400 Preston Road Frisco, TX 75034 |
| Square Feet | 13932 |
| Annual Rent PSF | \$16.00 |
| Lease Type | NNN |

Notes \$2.30 (Opex)

HIGHLIGHTS

- Industrial warehouse located in Preston Road Overlay District, Retail Corridor subdistrict
- 13,932 sf shell building situated over an 2.442 acre lot with a storage yard
- Great access to major highway, Sam Ray Burn Tollway, in the thriving Plano Industrial submarket
- Affluent area boasting an AVG HH Income exceeding \$175,000 in 5-Mile radius



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 11,754 | 119,209 | 321,124 |

AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$137,045 | \$160,077 | \$175,246 |

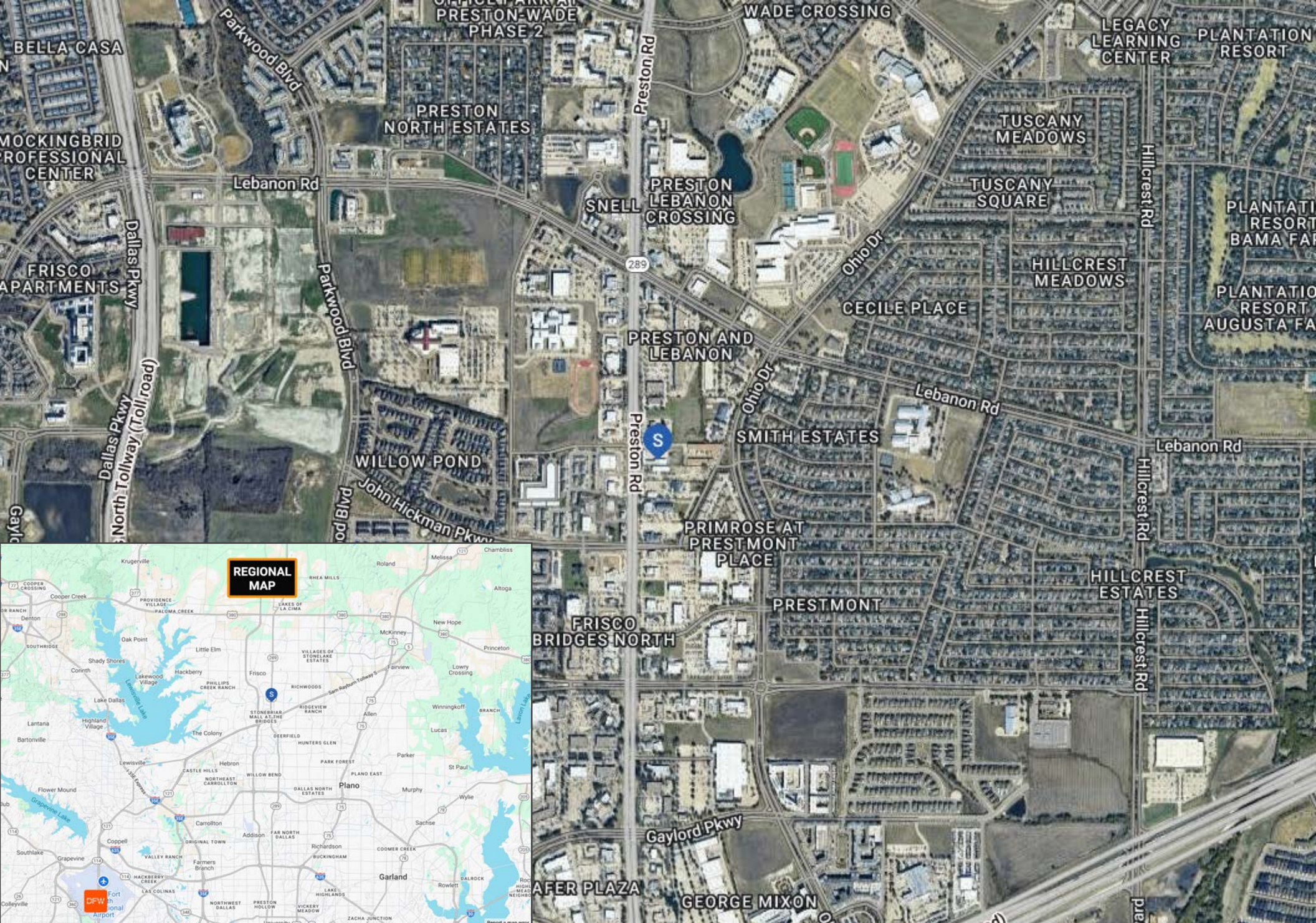
NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 5,005 | 48,240 | 119,379 |

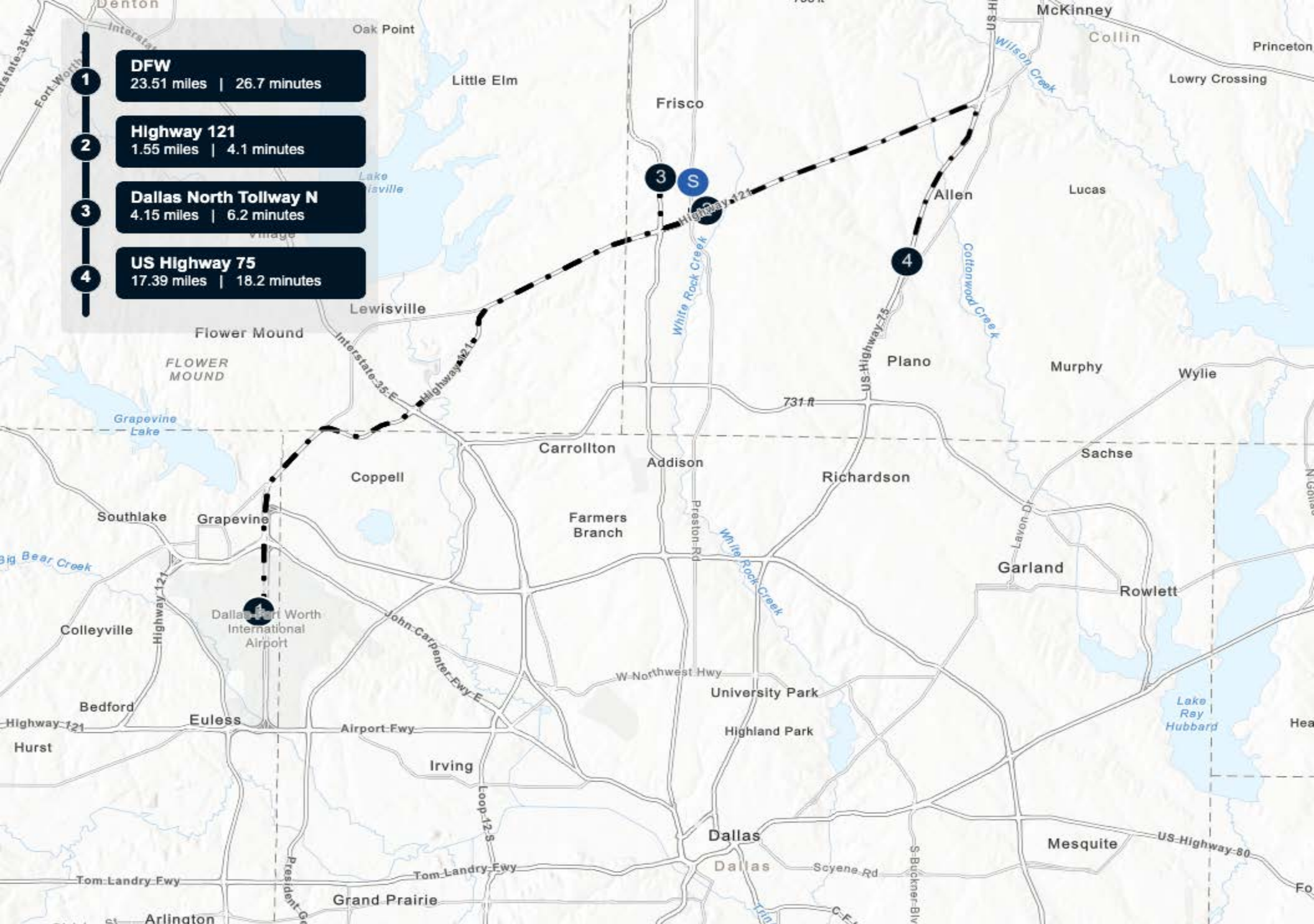
PROPERTY FEATURES

| | |
|---------------------|-----------------------|
| NUMBER OF UNITS | 1 |
| BUILDING SF | 13,932 |
| LAND SF | 89,999 |
| LAND ACRES | 2.442 |
| YEAR BUILT | 1989 |
| ZONING TYPE | C1 |
| BUILDING CLASS | C |
| NUMBER OF STORIES | 1 |
| NUMBER OF BUILDINGS | 1 |
| PARKING | Ample |
| CEILING HEIGHT | 14-16' |
| GRADE LEVEL DOORS | 3 |
| TRAFFIC COUNT | 50,864 (2024) |
| RATE | \$16 psf NNN (\$2.30) |

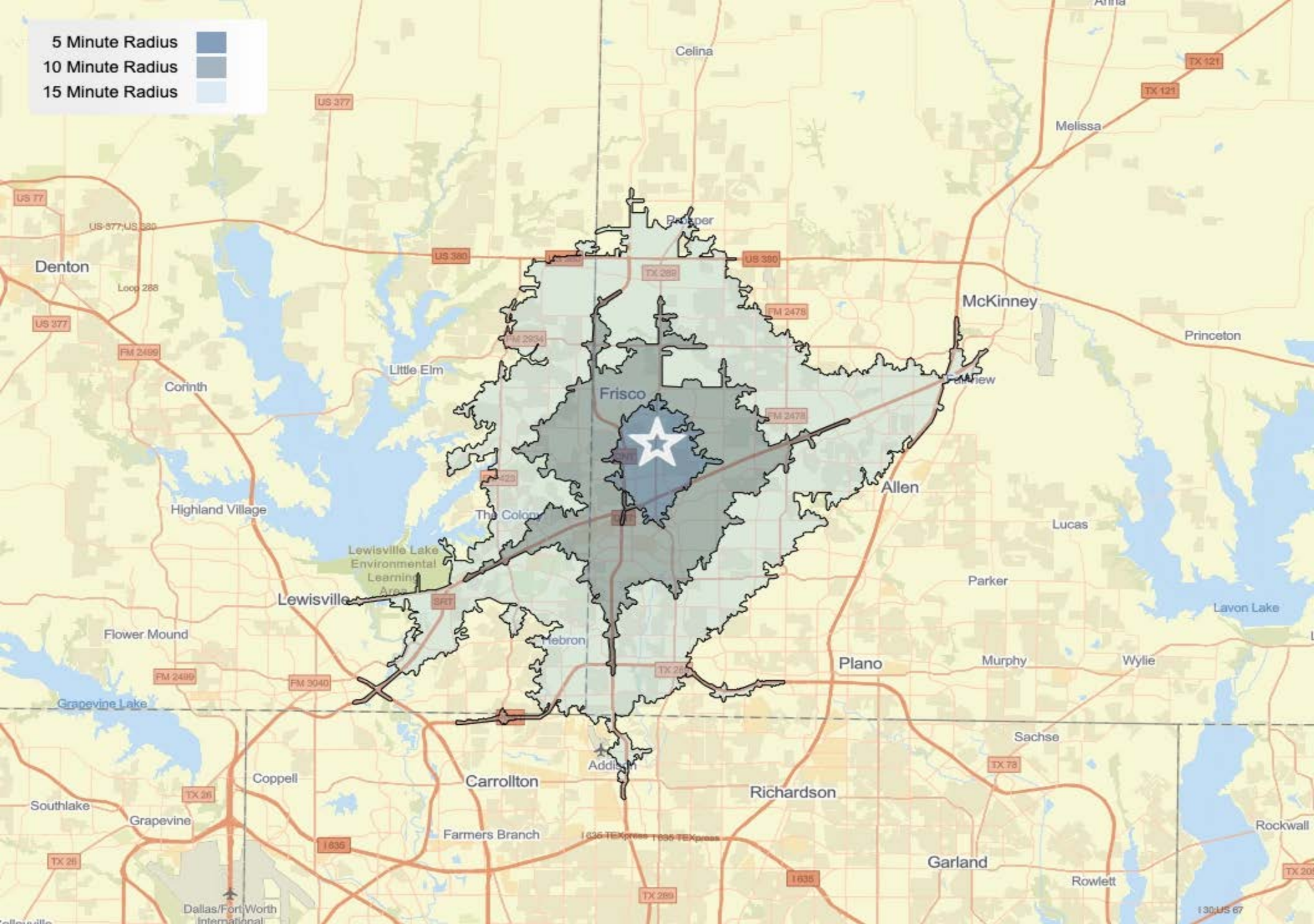






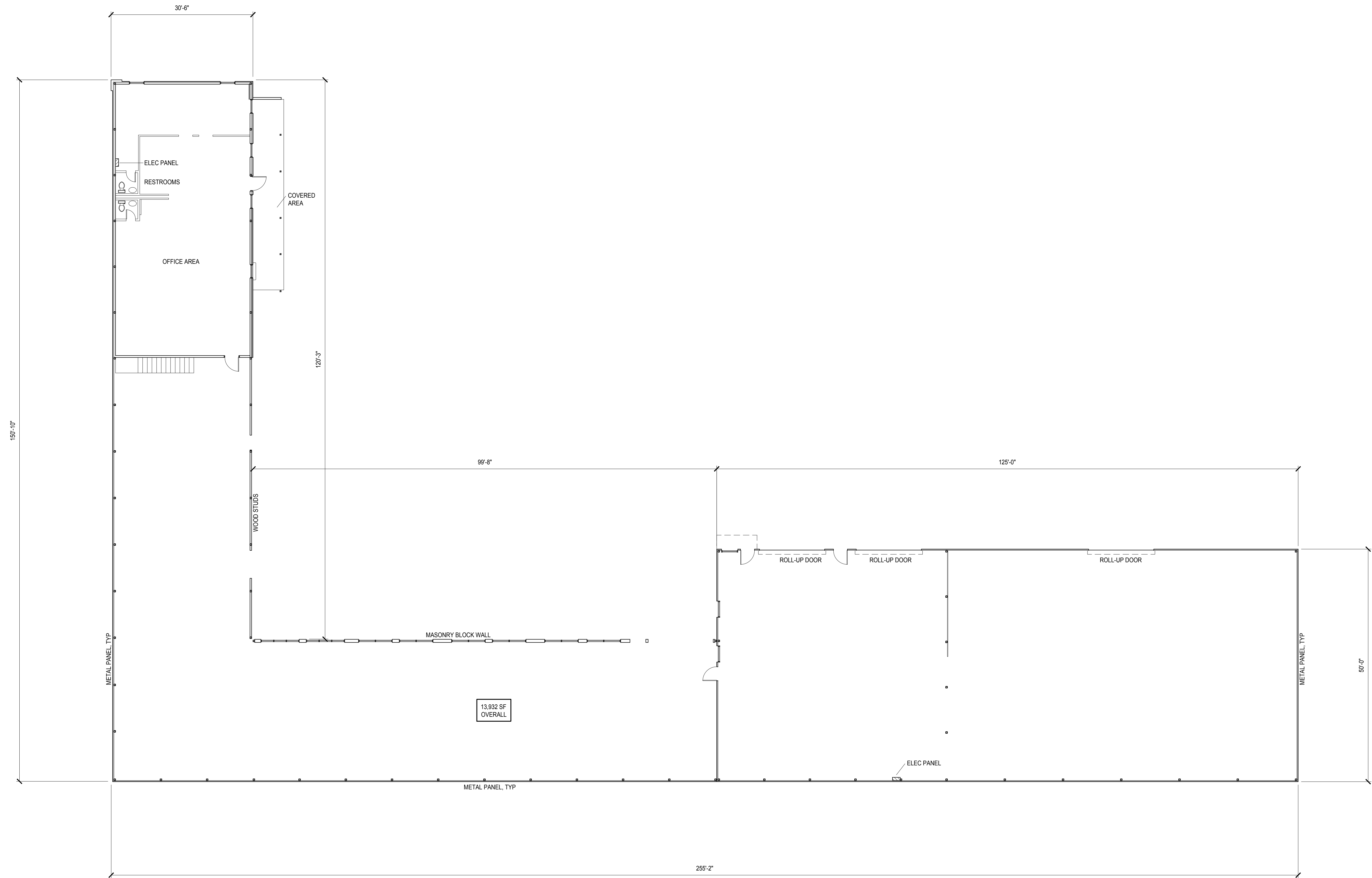


5 Minute Radius
10 Minute Radius
15 Minute Radius



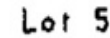


[Report a map error](#)



4400 PRESTON RD
FRISCO, TX 75034

15451 Square Feet
in Access and Utility
Easement



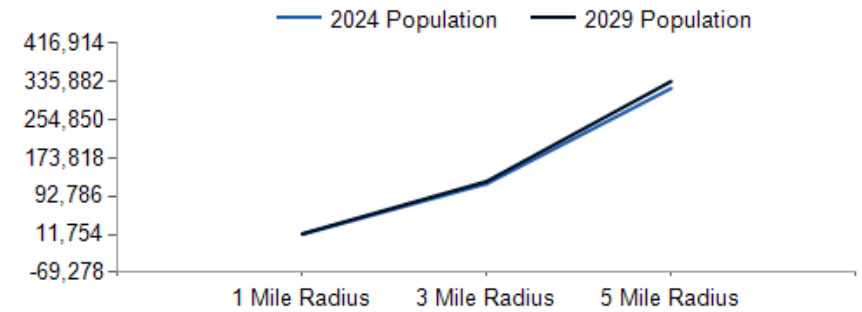




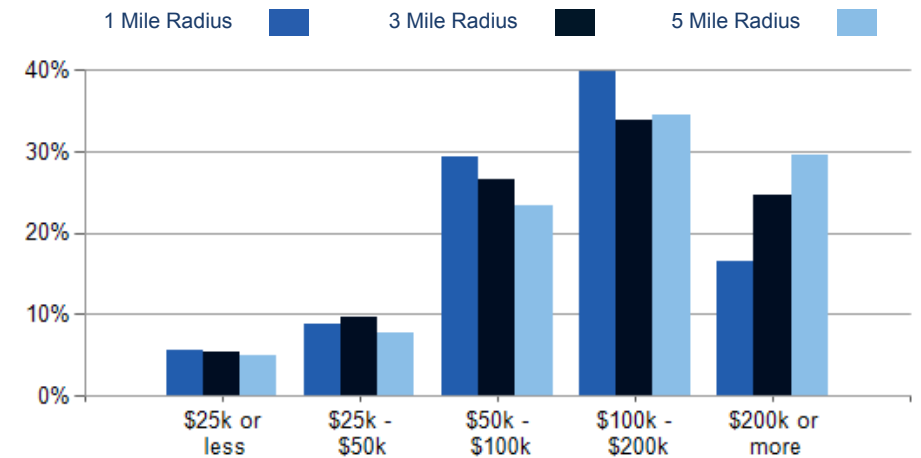
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population | 3,202 | 42,203 | 119,004 |
| 2010 Population | 7,866 | 83,605 | 219,188 |
| 2024 Population | 11,754 | 119,209 | 321,124 |
| 2029 Population | 13,105 | 124,166 | 335,882 |
| 2024-2029: Population: Growth Rate | 11.00% | 4.10% | 4.50% |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 207 | 1,665 | 3,705 |
| \$15,000-\$24,999 | 66 | 912 | 2,163 |
| \$25,000-\$34,999 | 185 | 1,956 | 3,730 |
| \$35,000-\$49,999 | 254 | 2,707 | 5,572 |
| \$50,000-\$74,999 | 754 | 6,216 | 13,663 |
| \$75,000-\$99,999 | 719 | 6,581 | 14,166 |
| \$100,000-\$149,999 | 1,381 | 9,512 | 22,848 |
| \$150,000-\$199,999 | 616 | 6,855 | 18,333 |
| \$200,000 or greater | 823 | 11,829 | 35,192 |
| Median HH Income | \$107,464 | \$116,648 | \$132,471 |
| Average HH Income | \$137,045 | \$160,077 | \$175,246 |

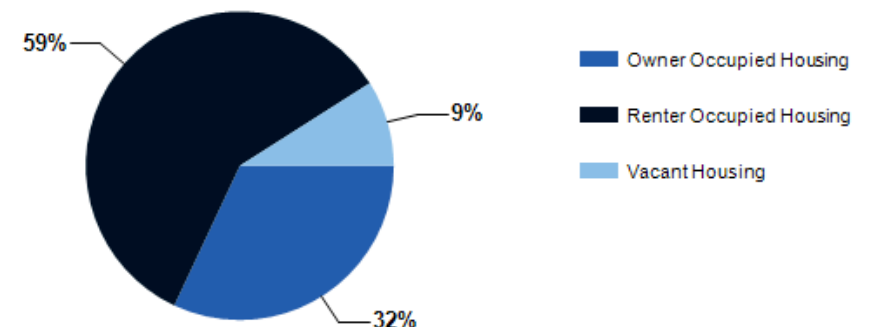
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Total Housing | 1,158 | 17,170 | 47,027 |
| 2010 Total Households | 3,249 | 32,113 | 80,153 |
| 2024 Total Households | 5,005 | 48,240 | 119,379 |
| 2029 Total Households | 5,676 | 51,184 | 126,816 |
| 2024 Average Household Size | 2.34 | 2.46 | 2.68 |
| 2024-2029: Households: Growth Rate | 12.75% | 5.95% | 6.10% |



2024 Household Income



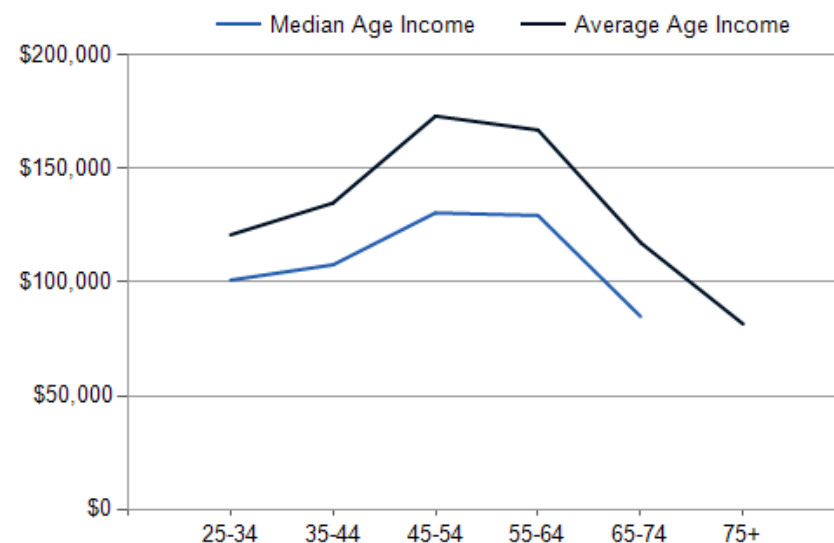
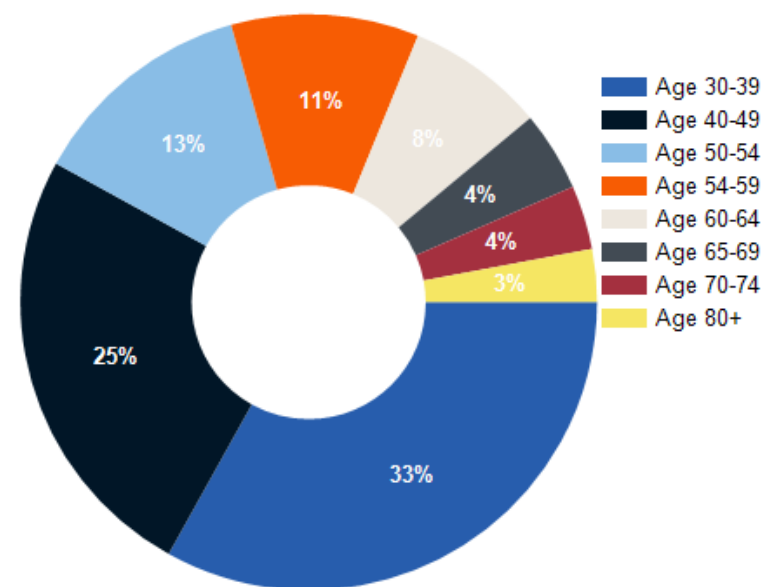
2024 Own vs. Rent - 1 Mile Radius



Source: esri

| 2024 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2024 Population Age 30-34 | 1,227 | 9,449 | 21,140 |
| 2024 Population Age 35-39 | 1,045 | 9,372 | 24,029 |
| 2024 Population Age 40-44 | 928 | 10,308 | 29,068 |
| 2024 Population Age 45-49 | 784 | 9,366 | 27,576 |
| 2024 Population Age 50-54 | 870 | 9,186 | 25,177 |
| 2024 Population Age 55-59 | 723 | 7,190 | 18,842 |
| 2024 Population Age 60-64 | 533 | 5,668 | 15,384 |
| 2024 Population Age 65-69 | 308 | 3,969 | 11,379 |
| 2024 Population Age 70-74 | 247 | 3,062 | 8,598 |
| 2024 Population Age 75-79 | 204 | 2,324 | 6,423 |
| 2024 Population Age 80-84 | 118 | 1,271 | 3,428 |
| 2024 Population Age 85+ | 115 | 1,179 | 2,959 |
| 2024 Population Age 18+ | 9,505 | 92,950 | 243,098 |
| 2024 Median Age | 35 | 37 | 38 |
| 2029 Median Age | 37 | 38 | 39 |

| 2024 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$100,898 | \$95,673 | \$101,953 |
| Average Household Income 25-34 | \$120,850 | \$126,721 | \$134,883 |
| Median Household Income 35-44 | \$107,644 | \$123,875 | \$145,460 |
| Average Household Income 35-44 | \$134,858 | \$164,835 | \$183,975 |
| Median Household Income 45-54 | \$130,538 | \$159,367 | \$173,635 |
| Average Household Income 45-54 | \$173,136 | \$200,466 | \$215,254 |
| Median Household Income 55-64 | \$129,354 | \$150,941 | \$162,703 |
| Average Household Income 55-64 | \$167,017 | \$192,054 | \$203,766 |
| Median Household Income 65-74 | \$84,916 | \$95,444 | \$100,619 |
| Average Household Income 65-74 | \$117,452 | \$138,212 | \$144,761 |
| Average Household Income 75+ | \$81,600 | \$94,137 | \$96,861 |



4400 Preston Road

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Exclusively Marketed by:



Michael Jones

Franchise Real Estate Group
President, Broker
(214) 228-2157
michael@franchisereg.com
Lic: 0598829



Brokerage License No.: 9007274
www.franchisereg.com