

PRESTON AND LEBANON

SMITH ESTATES

Crossvine Ln

Landmark Pl

PRIMROSE AT PRESTMONT PLACE



4400 Preston Road
Frisco TX 75034

2.44 ACRES DEVELOPMENT SITE FOR SALE OR LEASE

Michael Jones CCIM
(800) 883-2571
info@franchisereg.com
0598829



4400 Preston Road

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Map

Regional Map

Aerial Map

Major Employers Map

Traffic Counts

Drive Times

Drive Times (Heat Map)

03 Property Description

Property Features

Survey

Additional Image

Property Images

04 Demographics

General Demographics

Race Demographics

Exclusively Marketed by:



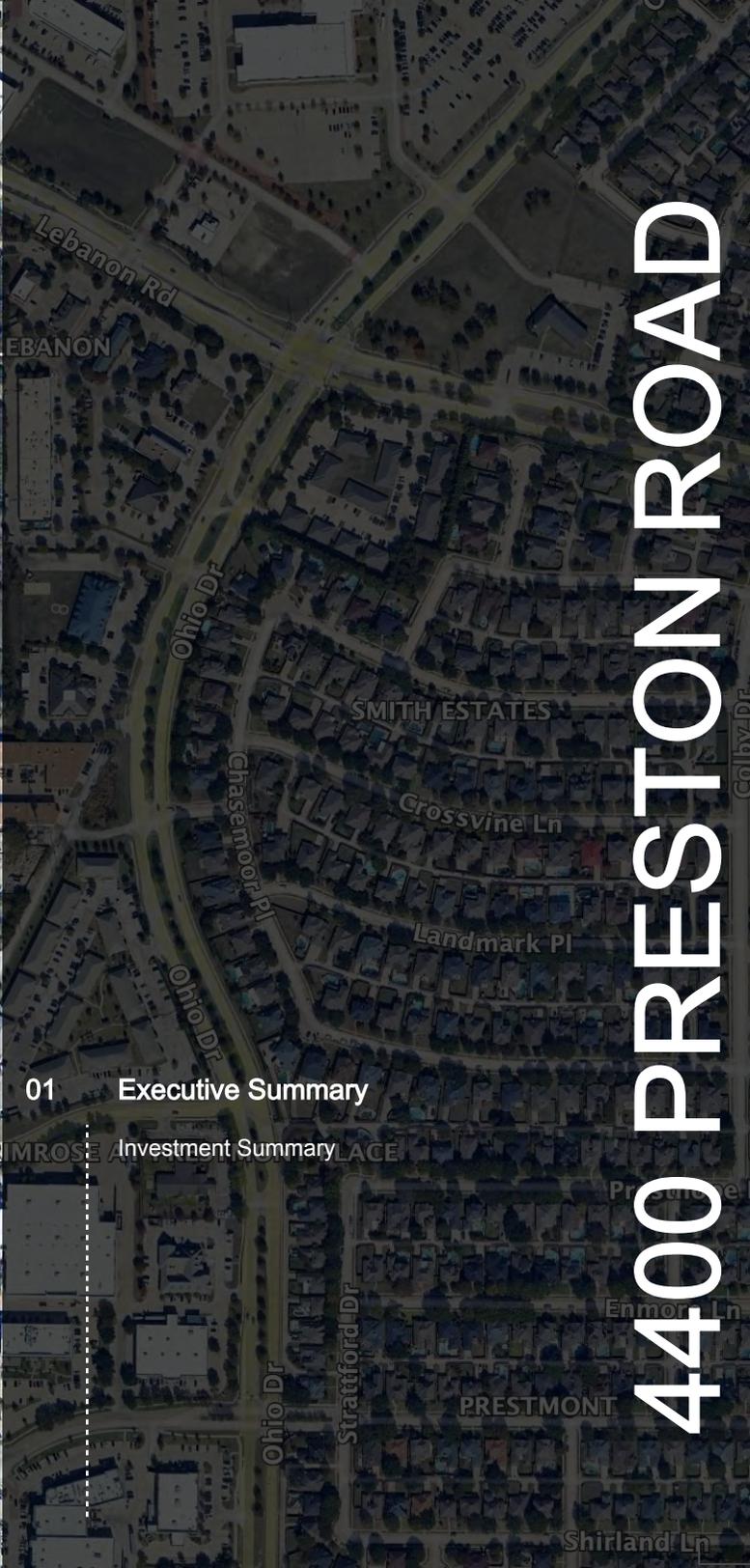
Michael Jones CCIM

President, Broker

(800) 883-2571

info@franchisereg.com





01 Executive Summary

02 Investment Summary

4400 PRESTON ROAD

OFFERING SUMMARY

ADDRESS	4400 Preston Road Frisco TX 75034
COUNTY	Collin
TRAFFIC COUNT	51300
NUMBER OF UNITS	1 SF
BUILDING SF	13,932
LAND ACRES	2.442
LAND SF	89,999 SF
YEAR BUILT	1989

FINANCIAL SUMMARY

OFFERING PRICE	\$5,245,000
PRICE PSF	\$376.47

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	11,830	117,825	319,573
2026 Median HH Income	\$112,979	\$121,141	\$137,487
2026 Average HH Income	\$143,004	\$165,813	\$183,807

Prime Preston Road Frontage

- Direct exposure along one of Frisco's most trafficked corridors
- Strong visibility for retail, medical, or mixed-use users
- Surrounded by established national retailers



Located in Frisco's Premier Growth Corridor

- Minutes from the PGA Headquarters & Fields development
- Positioned in the path of northward expansion (Prosper/Celina)
- One of the fastest-growing areas in North Texas

Flexible Deal Structure (Sale or Lease)

- Available for ground lease, build-to-suit, or purchase
- Appeals to both developers and owner-users
- Structure long-term value through leasing or redevelopment

Surrounded by High-Income Demographics

- Affluent and rapidly growing population base
- Strong household incomes supporting retail and service demand
- Dense residential growth fueling long-term stability

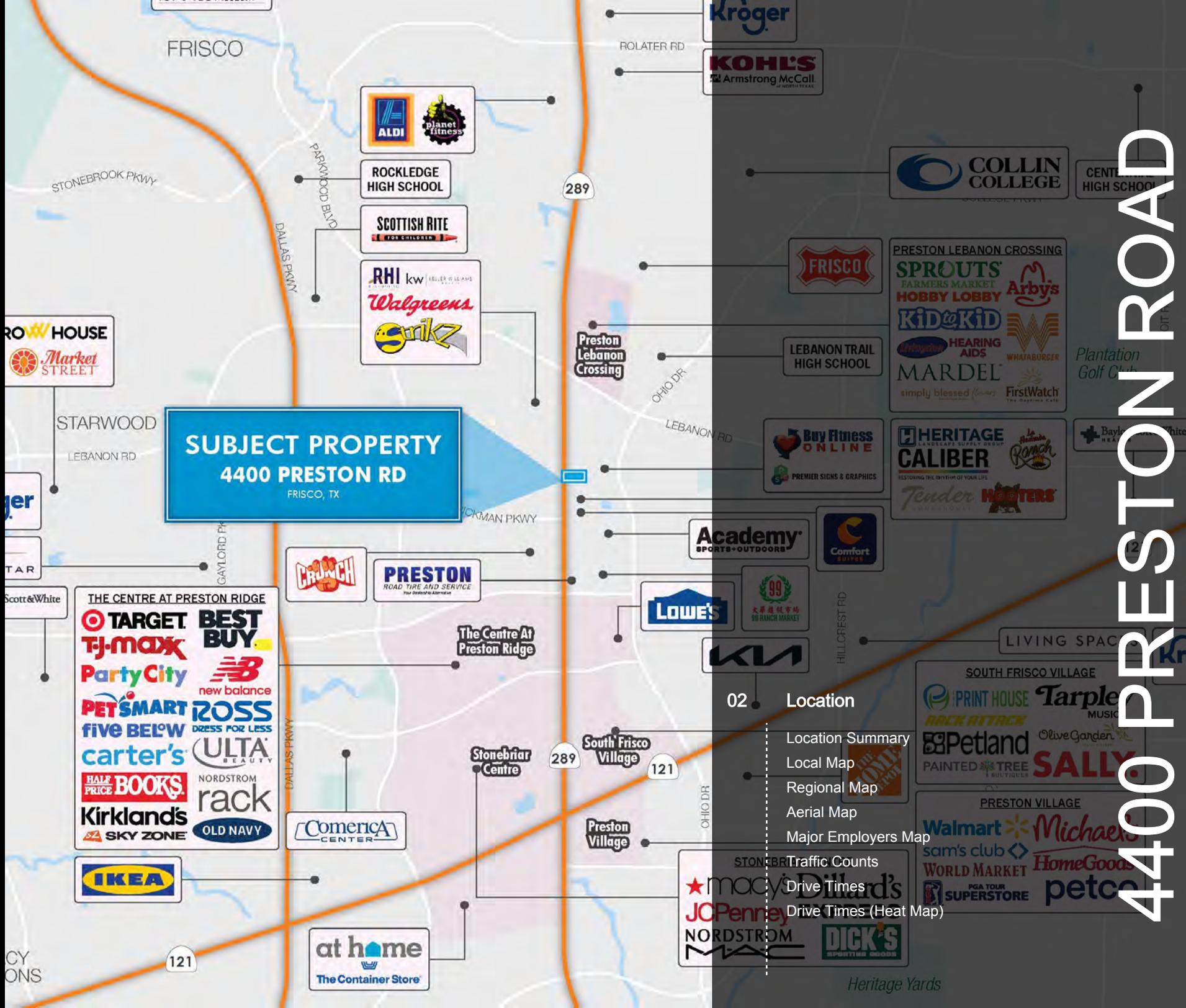
Strategic Entry into a High-Barrier Market

- Limited availability along Preston Rd
- Increasing land constraints in Frisco
- Opportunity to secure a position in a maturing, high-demand submarket

Long-Term Upside & Investment Potential

- Continued population and commercial growth in Frisco
- Increasing land values driven by development pressure
- Positioned for appreciation and strong exit potential





SUBJECT PROPERTY
4400 PRESTON RD
 FRISCO, TX

THE CENTRE AT PRESTON RIDGE

- TARGET
- TJ-MAXX
- Party City
- PETSMART
- five BELOW
- carter's
- HALF PRICE BOOKS
- Kirkland's
- SKY ZONE
- BEST BUY
- new balance
- ROSS DRESS FOR LESS
- ULTA BEAUTY
- NORDSTROM
- rack
- OLD NAVY

02 Location

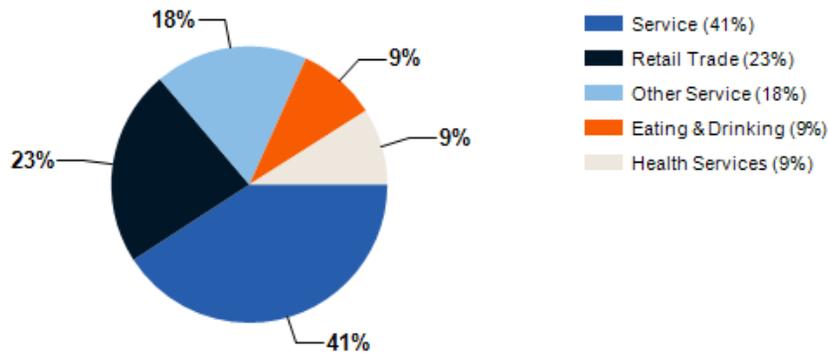
- Location Summary
- Local Map
- Regional Map
- Aerial Map
- Major Employers Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

4400 PRESTON ROAD

Explosive Economic Growth

- Collin County consistently outpacing state and national GDP growth
- Strong post-2020 recovery with sustained upward trajectory
- One of the fastest-growing economic regions in Texas

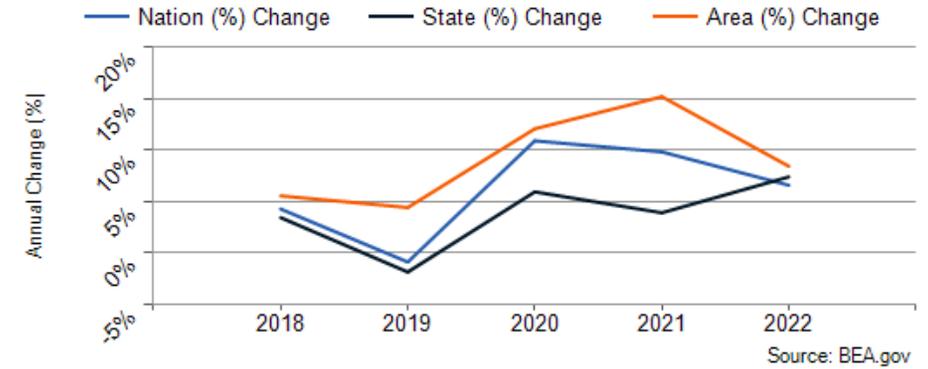
Major Industries by Employee Count

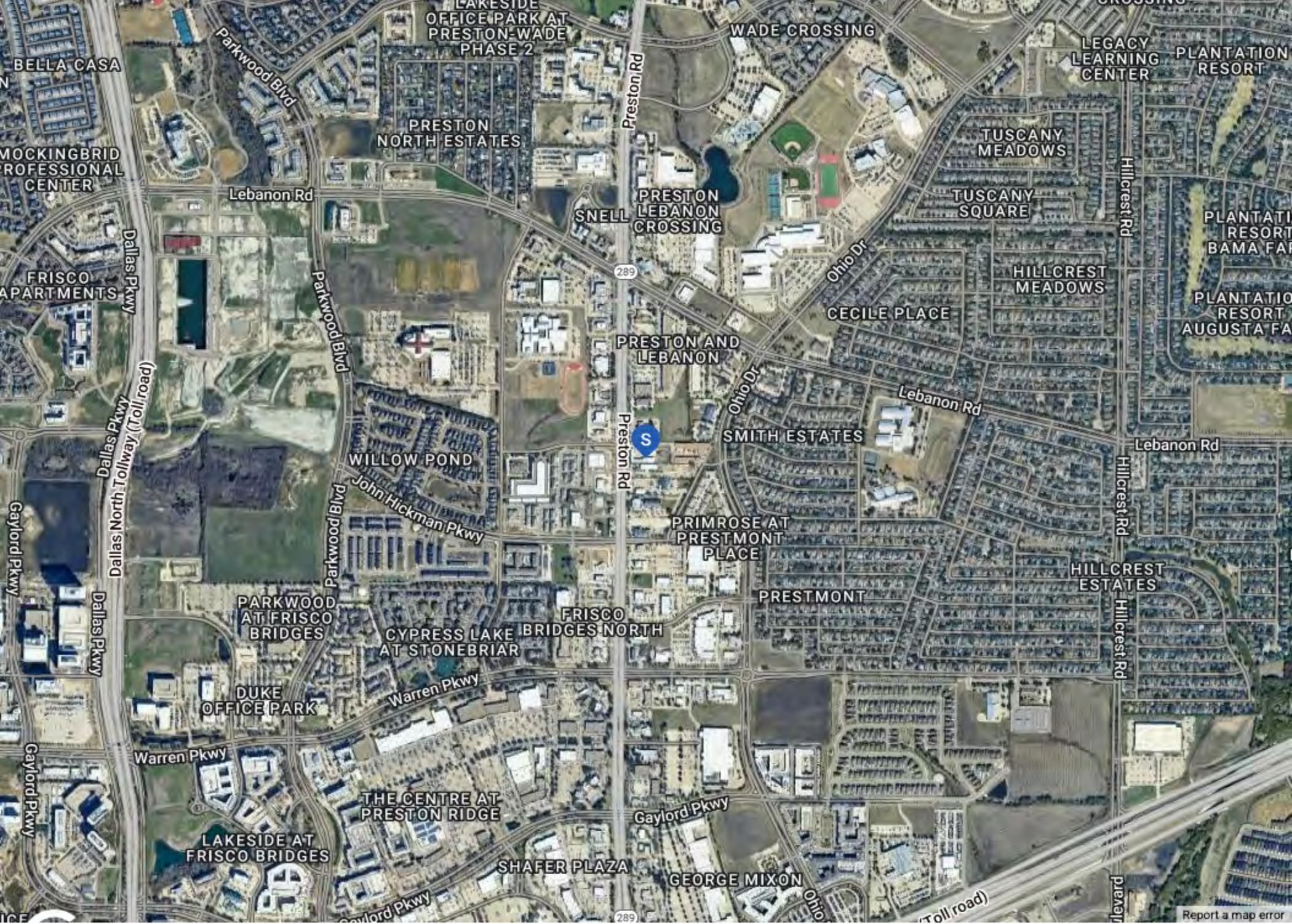


Largest Employers

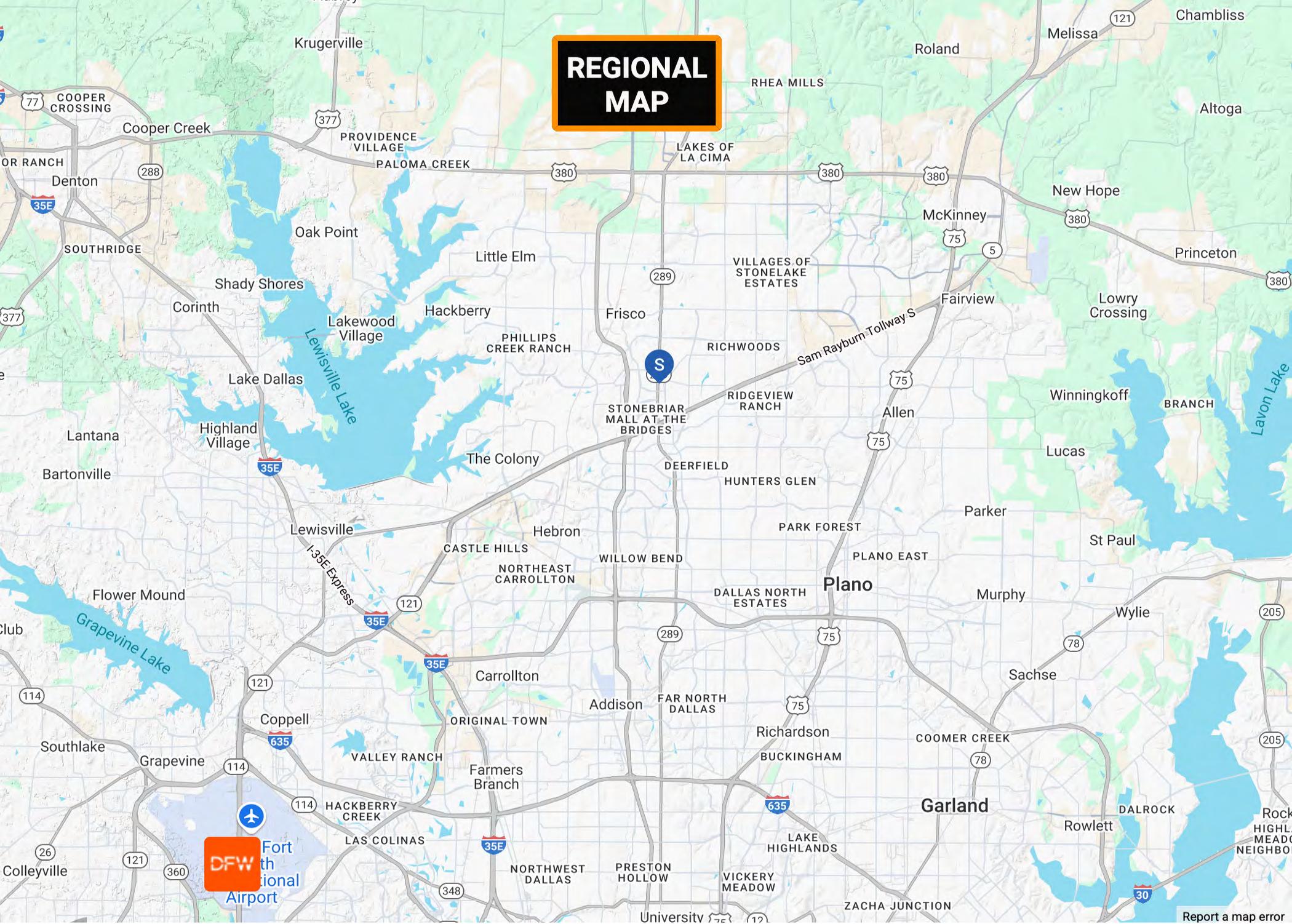
Frisco Independent School District	8,799
City of Frisco	1,738
T-Mobile USA	1,332
Keurig Dr Pepper Inc	1,213
Teachers Insurance & Annuity Association of America (TIAA)	906
Conifer Health Solutions	903
Baylor Scott & White Centennial Hospital	663
Dallas Cowboys Football Club	471

Collin County GDP Trend





REGIONAL MAP

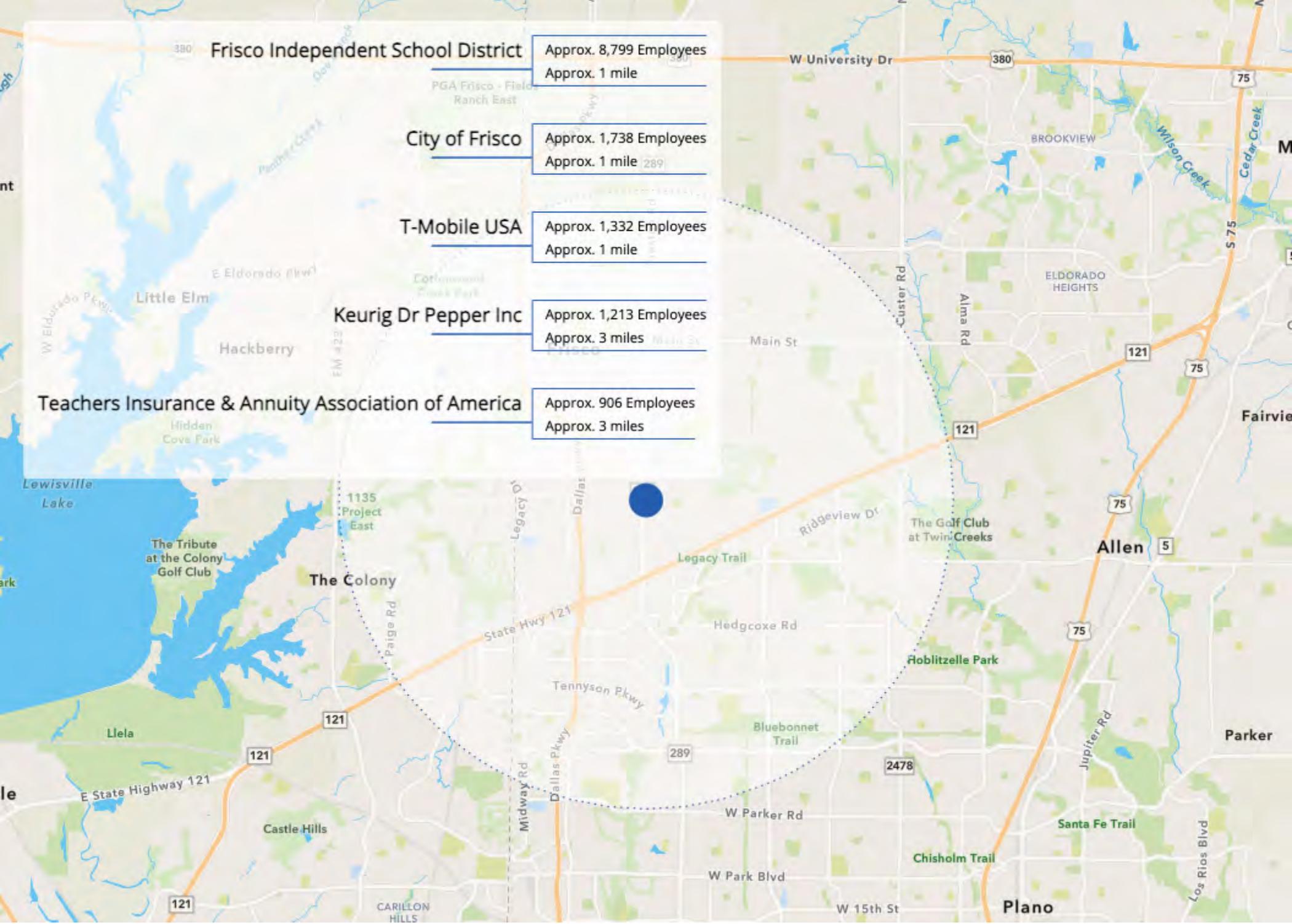




**AERIAL
MAP**

S

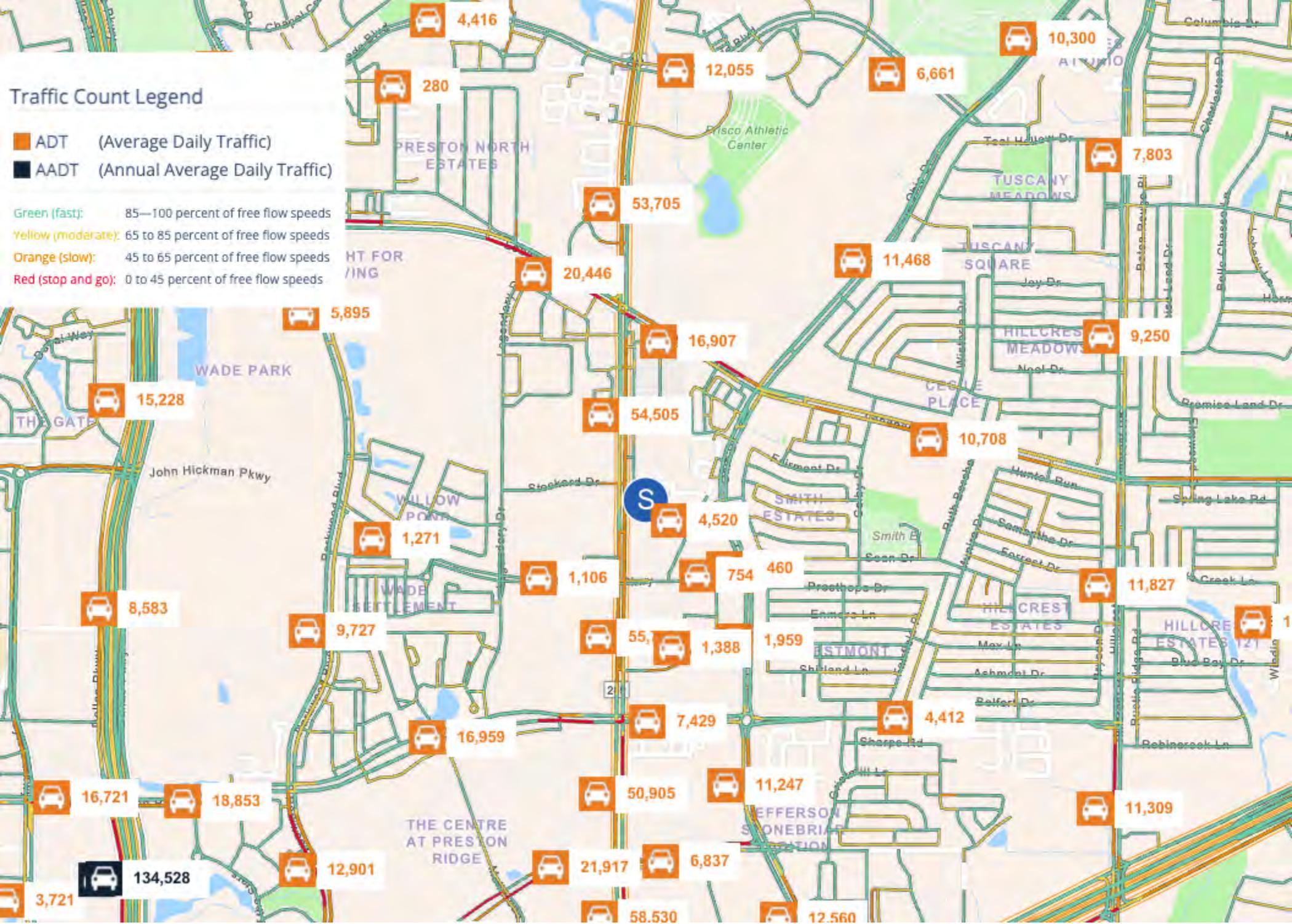
[Report a map error](#)



Traffic Count Legend

-  ADT (Average Daily Traffic)
-  AADT (Annual Average Daily Traffic)

- Green (fast):** 85—100 percent of free flow speeds
- Yellow (moderate):** 65 to 85 percent of free flow speeds
- Orange (slow):** 45 to 65 percent of free flow speeds
- Red (stop and go):** 0 to 45 percent of free flow speeds



- 1
- 2
- 3
- 4
- 5
- 6
- 7

Dallas Love Field
22.91 miles | 30.4 minutes

DFW
24.28 miles | 28.0 minutes

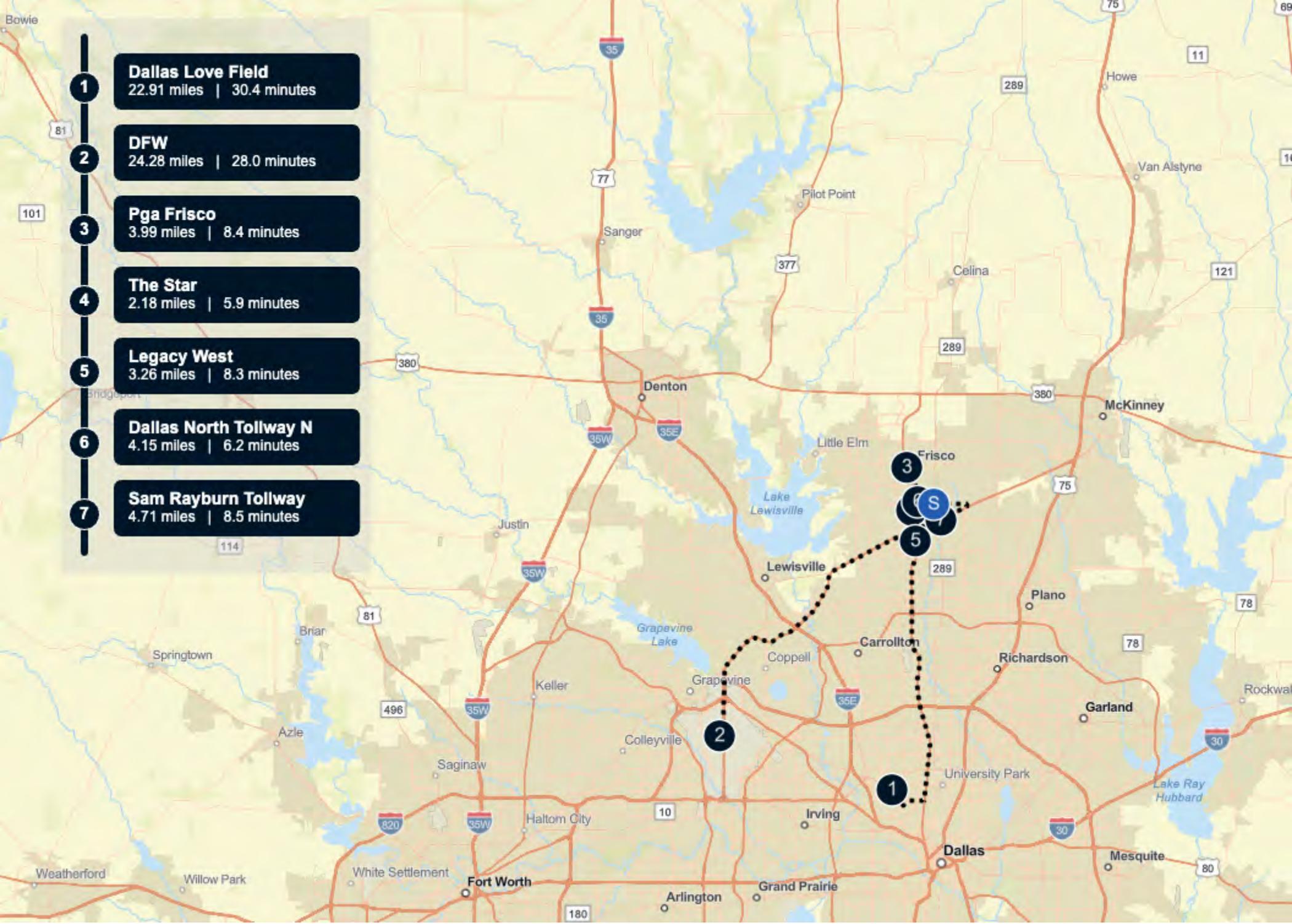
Pga Frisco
3.99 miles | 8.4 minutes

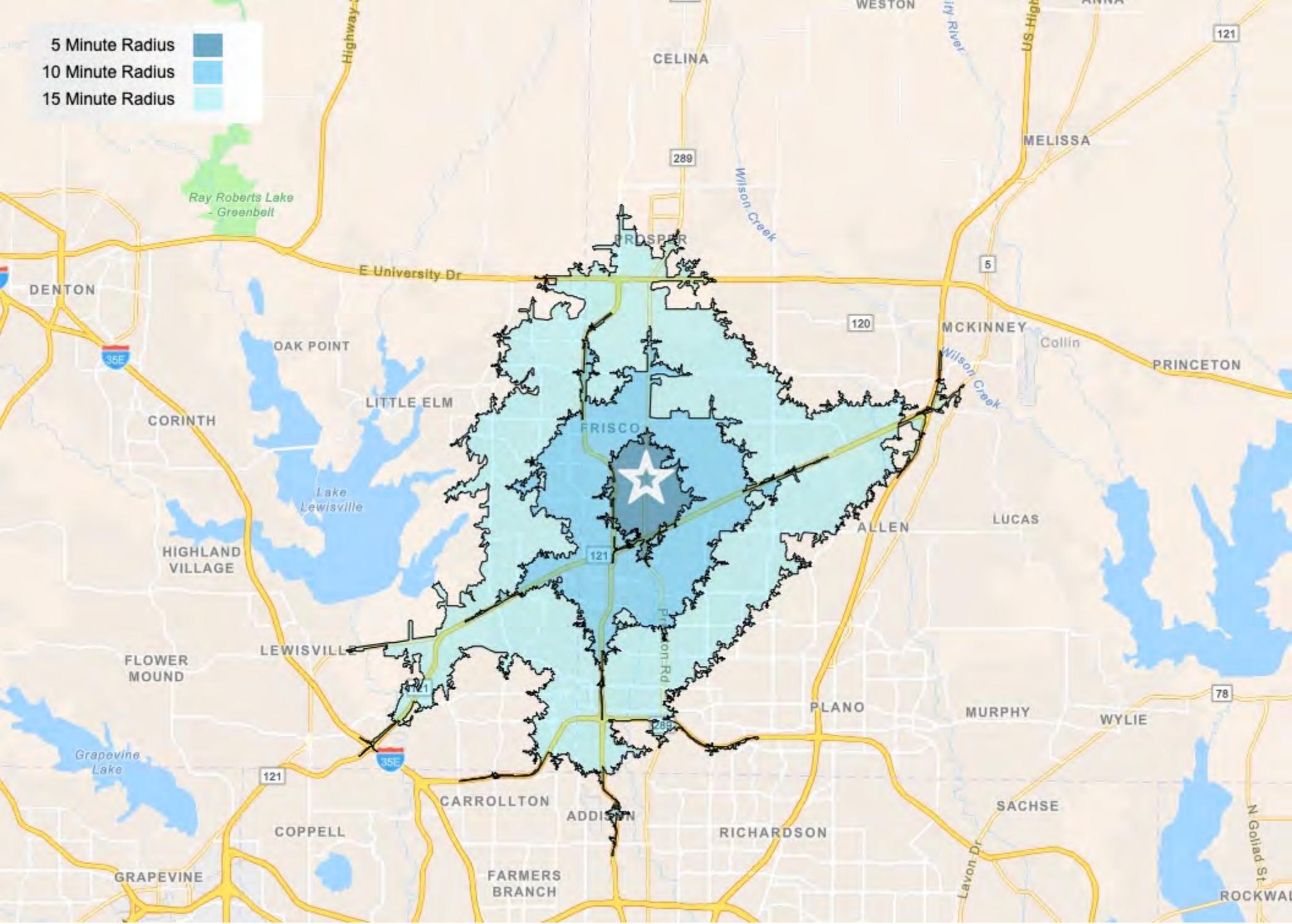
The Star
2.18 miles | 5.9 minutes

Legacy West
3.26 miles | 8.3 minutes

Dallas North Tollway N
4.15 miles | 6.2 minutes

Sam Rayburn Tollway
4.71 miles | 8.5 minutes







03 Property Description

Property Features

Survey

Additional Image

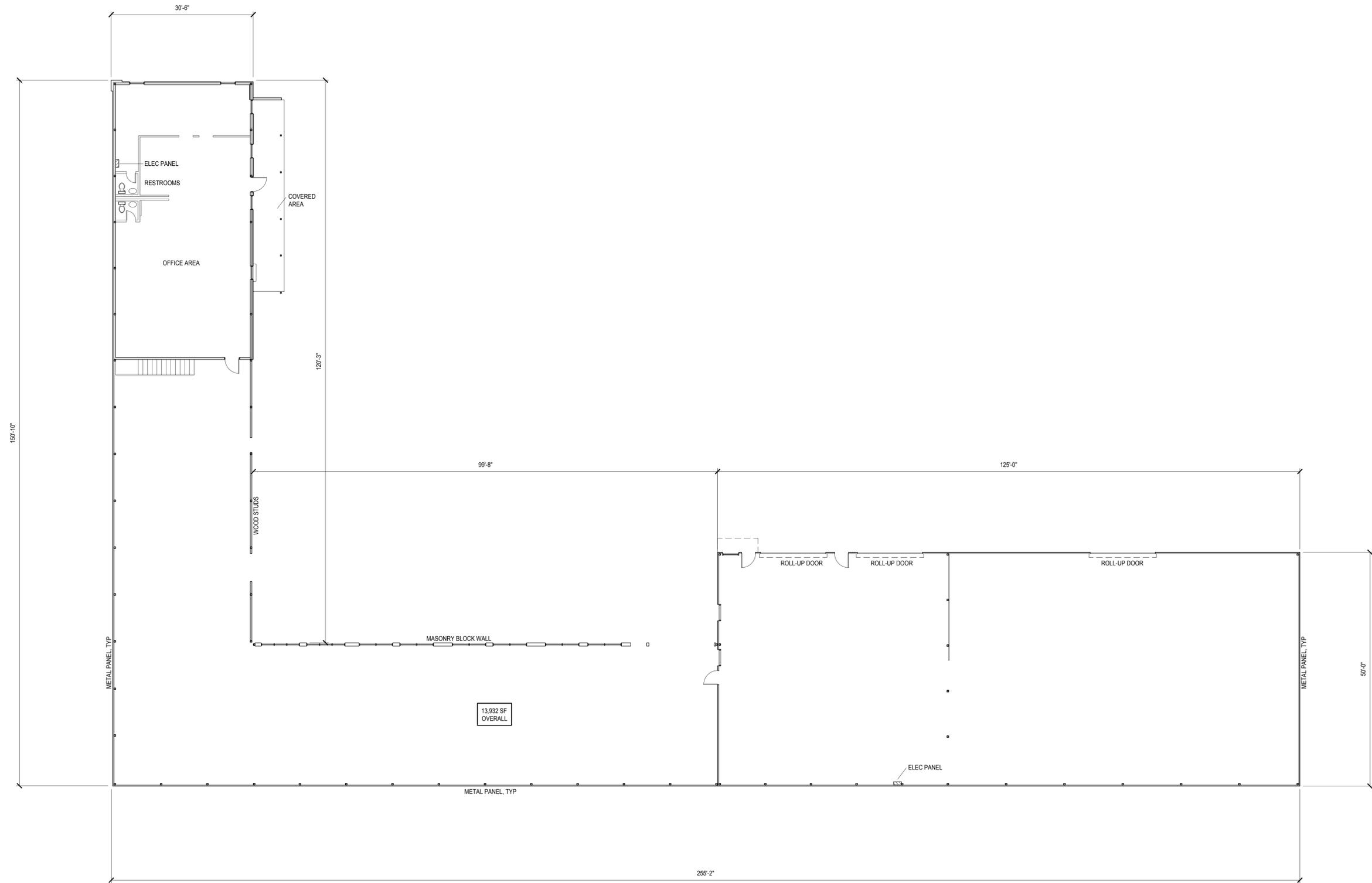
Property Images

4400 PRESTON ROAD

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	13,932
LAND SF	89,999
LAND ACRES	2.442
YEAR BUILT	1989
ZONING TYPE	Commercial-1 (C-1) with Preston Road Overlay District – Retail Corridor Subdistrict
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PARKING	Ample
CEILING HEIGHT	14-16'
GRADE LEVEL DOORS	3
TRAFFIC COUNT	51,300
RATE	\$14.75 psf NNN (\$2.30)





4400 PRESTON RD
FRISCO, TX 75034



SUBJECT PROPERTY
4400 PRESTON RD
FRISCO, TX

THE CENTRE AT PRESTON RIDGE
TARGET BEST BUY
TJ-maxx
Party City
PETSMART
five BELOW
carter's
ULTA BEAUTY
NORDSTROM
rack
Kirkland's
SKY ZONE
OLD NAVY

IKEA

CRACK

PRESTON
ROAD TIRE AND SERVICE

The Centre At Preston Ridge

Comerica CENTER

at home
The Container Store

Stonebriar Centre

South Frisco Village

Preston Village

STONEBRIAR CENTRE
macy's Dillard's
JCPenney EXPRESS
NORDSTROM
MAC
DICK'S SPORTS GOODS

Academy
SPORTS-OUTDOORS

LOWE'S

KIA

Comfort
SUITS

THE HOME DEPOT

Buy Fitness ONLINE
PREMIER SIGNS & GRAPHICS

LEBANON TRAIL HIGH SCHOOL

FRISCO

HERITAGE CALIBER
LANDSCAPE SUPPLY GROUP
RESTORING THE RHYTHM OF YOUR LIFE
Tender HOOTERS

PRESTON LEBANON CROSSING
SPROUTS FARMERS MARKET
HOBBY LOBBY
Arby's
Kid to Kid
HEARING AIDS
MARDEL
simply blessed flowers
WHATABURGER
FirstWatch THE DEXTERIA CAFE

SOUTH FRISCO VILLAGE
PRINT HOUSE
RACK ATTACK
Petland
PAINTED TREE
Tarpley MUSIC
Olive Garden
SALLY.

PRESTON VILLAGE
Walmart
sam's club
WORLD MARKET
PGA TOUR SUPERSTORE
Michaels
HomeGoods
petco

Kroger

KOHL'S
Armstrong McCall

ALDI
planet fitness

ROCKLEDGE HIGH SCHOOL

SCOTTISH RITE

RHI kw
Walgreens
Snikz

COLLIN COLLEGE

CENTENNIAL HIGH SCHOOL

Plantation Golf Club

BaylorScott&White HEALTH

Kroger

RIDGEVIEW VILLAS

Russell Creek Park

Heritage Yards

Grand Park

Beavers Bend Park

LEGACY COMMONS

121

289

121

PRESTON RIDGE

FRISCO

RICHWOODS

STONEBROOK PKWY

DALLAS PKWY

PARKWOOD BLVD

STARWOOD

LEBANON RD

GAYLORD PKWY

DALLAS PKWY

WICKMAN PKWY

LEBANON RD

OHIO DR

HILLCREST RD

OHIO DR

COIT RD

ROLATER RD

ROLATER RD

Preston Lebanon Crossing

289

121









289

289

Legendary Dr

Preston Rd

PRESTON AND LEBANON

Lebanon Rd

John Hickman Pkwy

Legendary Dr

SMITH ESTATES

Crossvine Ln

Landmark Pl

04 Demographics

PRIMROSE AT P General Demographics

Race Demographics

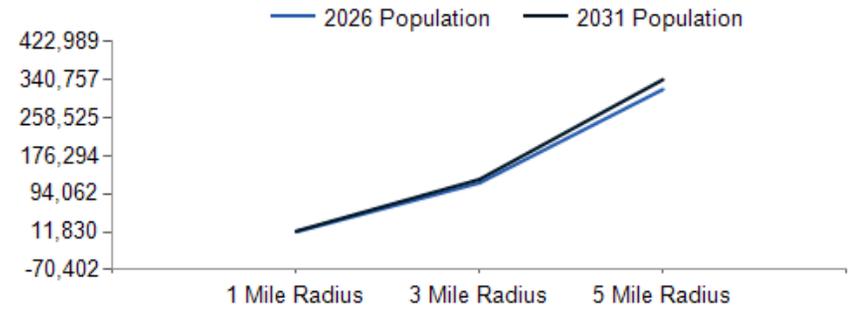
PRESTMONT

Shirland Ln

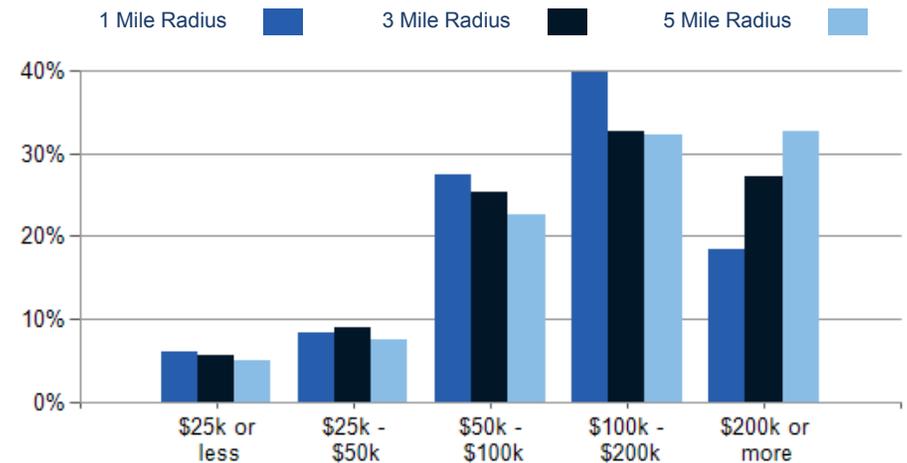
4400 PRESTON ROAD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,203	42,203	119,004
2010 Population	7,866	83,605	219,188
2026 Population	11,830	117,825	319,573
2031 Population	13,588	125,340	340,757
2026 African American	1,311	11,290	29,138
2026 American Indian	89	573	1,445
2026 Asian	3,373	39,901	116,760
2026 Hispanic	1,624	14,457	35,530
2026 Other Race	709	5,072	11,268
2026 White	5,081	49,164	130,283
2026 Multiracial	1,256	11,754	30,479
2026-2031: Population: Growth Rate	14.05%	6.20%	6.45%

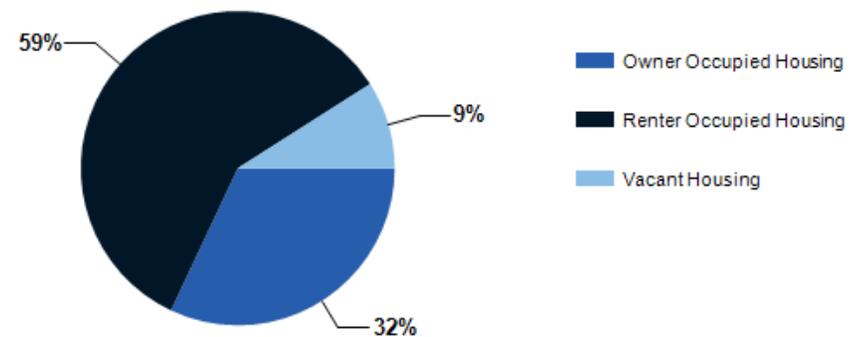
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	198	1,693	3,632
\$15,000-\$24,999	111	1,074	2,470
\$25,000-\$34,999	125	1,430	3,134
\$35,000-\$49,999	308	2,965	5,890
\$50,000-\$74,999	743	6,038	13,301
\$75,000-\$99,999	675	6,232	13,945
\$100,000-\$149,999	1,440	9,766	22,729
\$150,000-\$199,999	609	6,080	16,152
\$200,000 or greater	946	13,206	39,585
Median HH Income	\$112,979	\$121,141	\$137,487
Average HH Income	\$143,004	\$165,813	\$183,807



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

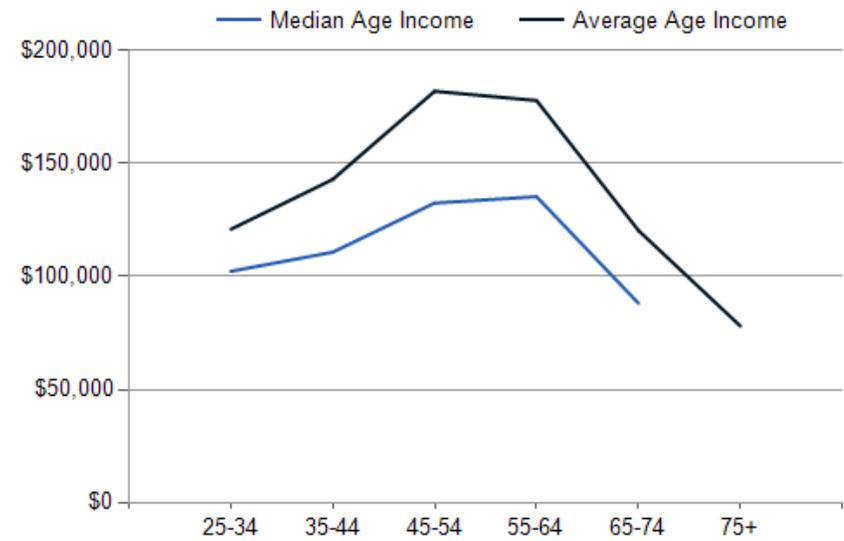
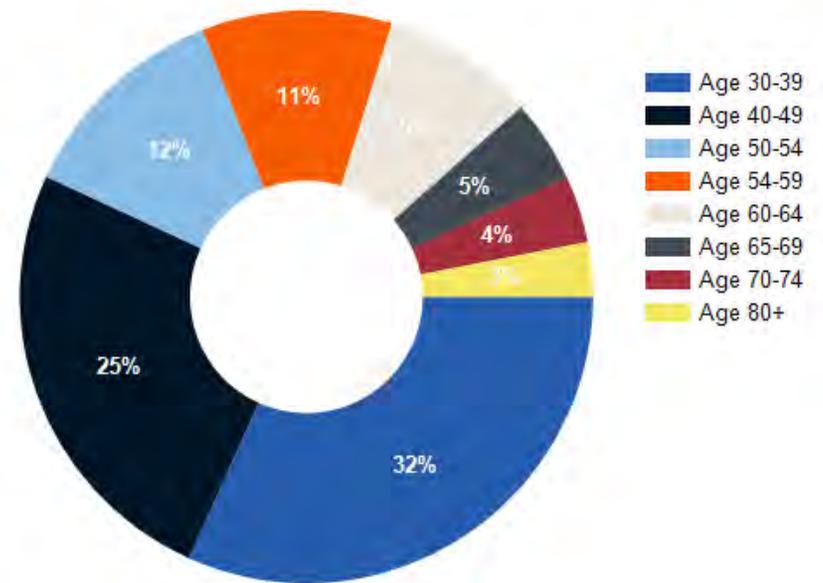


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,156	9,262	20,875
2026 Population Age 35-39	1,067	8,831	21,182
2026 Population Age 40-44	955	8,837	24,735
2026 Population Age 45-49	807	8,795	25,624
2026 Population Age 50-54	855	9,270	26,630
2026 Population Age 55-59	752	7,783	21,274
2026 Population Age 60-64	606	6,257	17,217
2026 Population Age 65-69	328	4,207	12,109
2026 Population Age 70-74	264	3,191	8,902
2026 Population Age 75-79	215	2,421	6,724
2026 Population Age 80-84	117	1,549	4,024
2026 Population Age 85+	121	1,223	3,002
2026 Population Age 18+	9,551	93,168	246,764
2026 Median Age	36	37	38
2031 Median Age	37	38	38

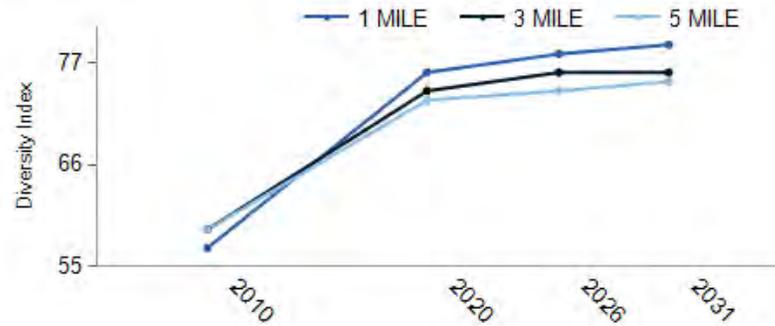
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,272	\$103,165	\$108,080
Average Household Income 25-34	\$120,900	\$135,401	\$147,129
Median Household Income 35-44	\$110,760	\$122,008	\$141,719
Average Household Income 35-44	\$142,983	\$165,910	\$186,858
Median Household Income 45-54	\$132,505	\$165,847	\$185,494
Average Household Income 45-54	\$182,017	\$209,295	\$227,542
Median Household Income 55-64	\$135,321	\$159,622	\$176,653
Average Household Income 55-64	\$177,866	\$202,093	\$218,342
Median Household Income 65-74	\$88,118	\$98,672	\$104,404
Average Household Income 65-74	\$120,366	\$142,898	\$152,881
Average Household Income 75+	\$78,065	\$96,902	\$98,799

Population By Age

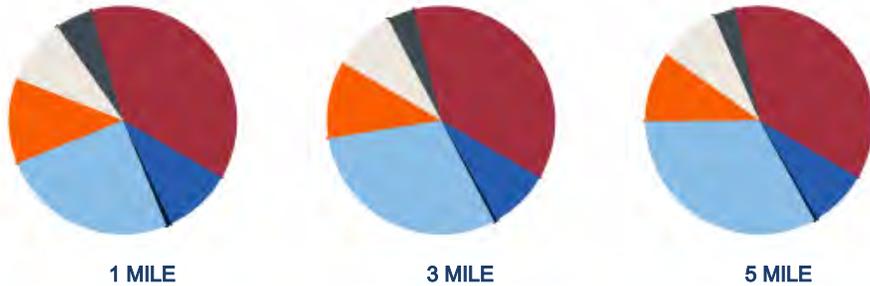


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	79	76	75
Diversity Index (current year)	78	76	75
Diversity Index (2020)	76	74	73
Diversity Index (2010)	57	59	59

POPULATION DIVERSITY



POPULATION BY RACE

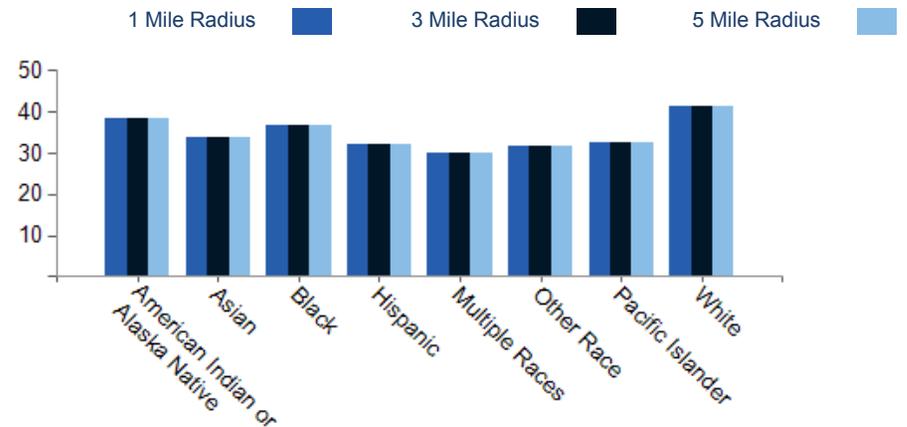


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	10%	9%	8%
American Indian	1%	0%	0%
Asian	25%	30%	33%
Hispanic	12%	11%	10%
Multiracial	9%	9%	9%
Other Race	5%	4%	3%
White	38%	37%	37%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	39	36
Median Asian Age	34	35	36
Median Black Age	37	35	36
Median Hispanic Age	32	31	30
Median Multiple Races Age	30	30	29
Median Other Race Age	32	32	32
Median Pacific Islander Age	33	41	36
Median White Age	41	43	44

2026 MEDIAN AGE BY RACE



4400 Preston Road, Frisco, TX 75034

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Franchise Real Estate Group and it should not be made available to any other person or entity without the written consent of Franchise Real Estate Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Franchise Real Estate Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Franchise Real Estate Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Franchise Real Estate Group has not verified, and will not verify, any of the information contained herein, nor has Franchise Real Estate Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



Exclusively Marketed by:



Michael Jones CCIM

Franchise Real Estate Group
President, Broker
(800) 883-2571
info@franchisereg.com 0598829

