

# OFFICE FOR SALE / LEASE



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RAMJAY LLC

8868 JOHN HICKMAN PKWY # 1002, FRISCO, TX 75034



## EXECUTIVE SUMMARY

Property Name:	<i>Preston Circle Office Park</i>
Available:	<i>For Sale or Lease</i>
Address:	<i>8668 John Hickman Pkwy # 1002, Frisco, TX 75034</i>
Sale Price:	<b><i>\$1,290,275</i></b> ( <i>\$505/SF</i> ) - <i>Final Price</i>
Lease Rate:	<i>\$34/SF + NNN (\$9/SF) = \$9,050/Mth</i>

This exceptional office condo property offers an outstanding opportunity. Situated in the heart of Frisco, TX. With a prime location in one of the area's most vibrant and high-traffic commercial districts, with an excellent long-term value appreciation prospects. Perfect for standard or medical office use with enough parking available. Convenient access to Hwy 121/SRT & DNT tollways within 5 minutes and 25 to 30 minutes to DFW and Love Field airports.



## PROPERTY OVERVIEW

- Total building size: *10,220 SF*
- Unit size: *2,555 SF*
- Year built: *2018*
- Property Type: *Office Condo*
- Zoning: *F1 (Commercial)*
- Office use: *General / Medical*

- ❖ Great strategic location
- ❖ Easy access to 121/SRT & DNT
- ❖ Few blocks to \$3B “The Mix”
- ❖ Several Mega Projects in Frisco
- ❖ Frontage: John Hickman Pkwy
- ❖ High traffic on Preston Rd
- ❖ Available on Jul 1<sup>st</sup>, 2026
- ❖ In Preston Circle Office Park

## HIGHLIGHTS

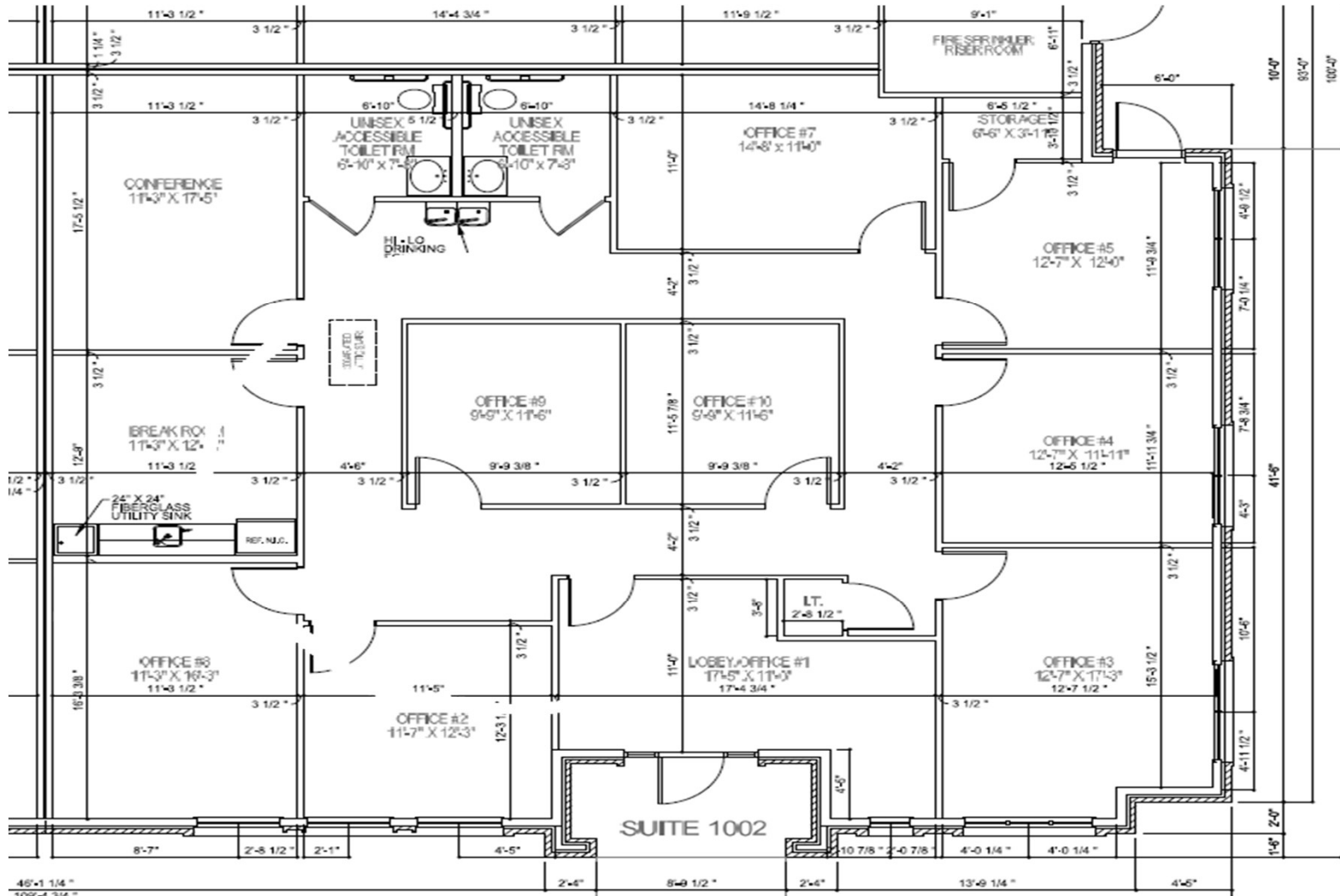
- Great Location
- Closer proximity to Tollways
- Very close to “The Mix” project
- Fully finished out
- Corner Suite
- Natural light
- Private entrance
- Open parking
- Signage
- Office Association
- NNN: \$9.45 for 2025

- 9 Private offices
- Reception
- Break room
- 2 ADA Restrooms
- 11’ High ceiling
- Carpet & Tiled floors
- 24HR HVAC`
- Fire Sprinklers
- Fire Extinguisher
- Emergency Lights
- Security system

# PRESTON CIRCLE OFFICE PARK



# FLOOR PLAN



# SITE PLAN



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## LOCATION OVERVIEW

Less than 3 minutes to

- Dallas North Tollway
- Hwy 121 &
- Sam Rayburn Tollway

About 20 – 25 minutes to

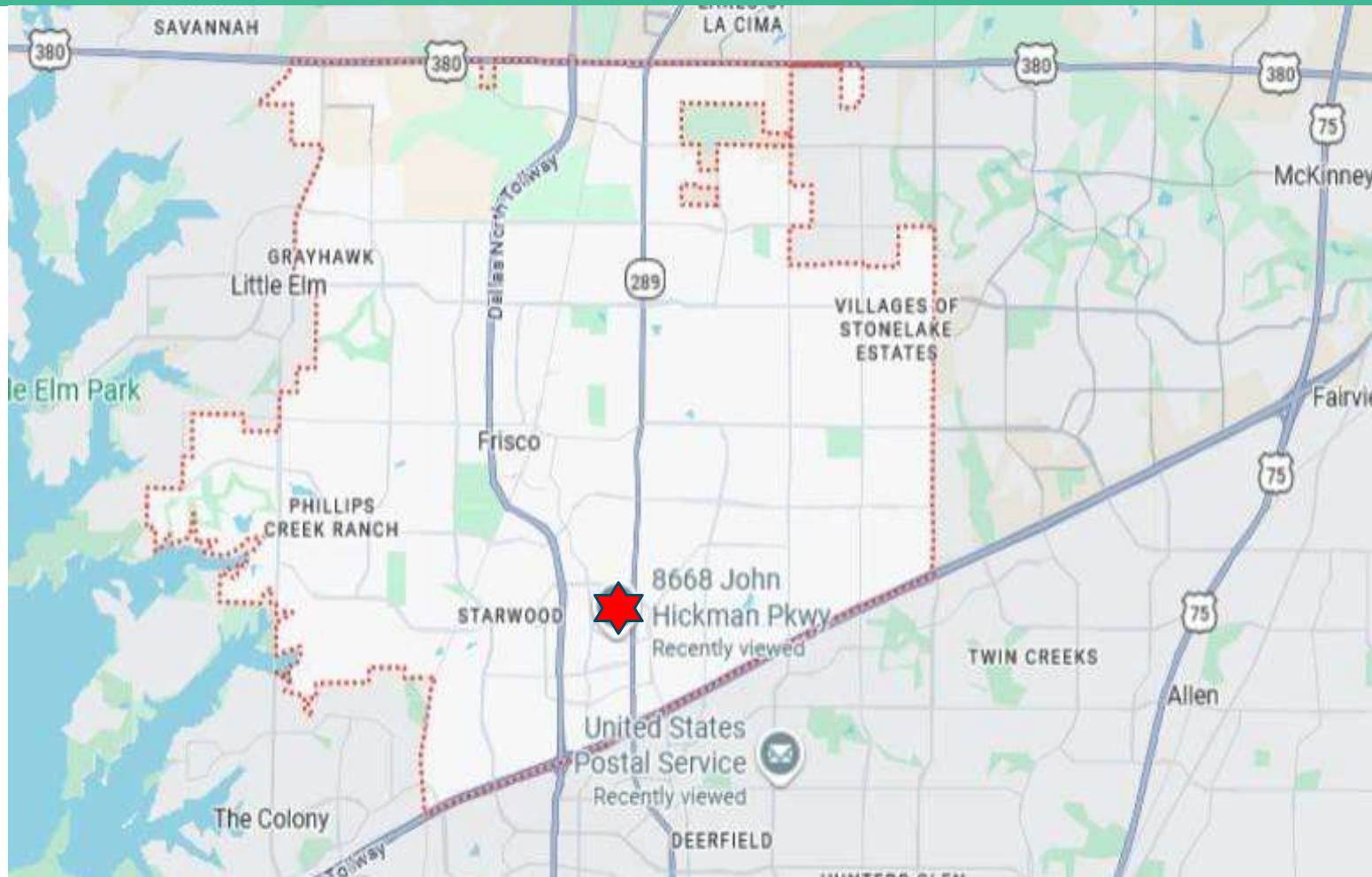
- DFW Airport
- Dallas Love Field Airport

Near by Malls:

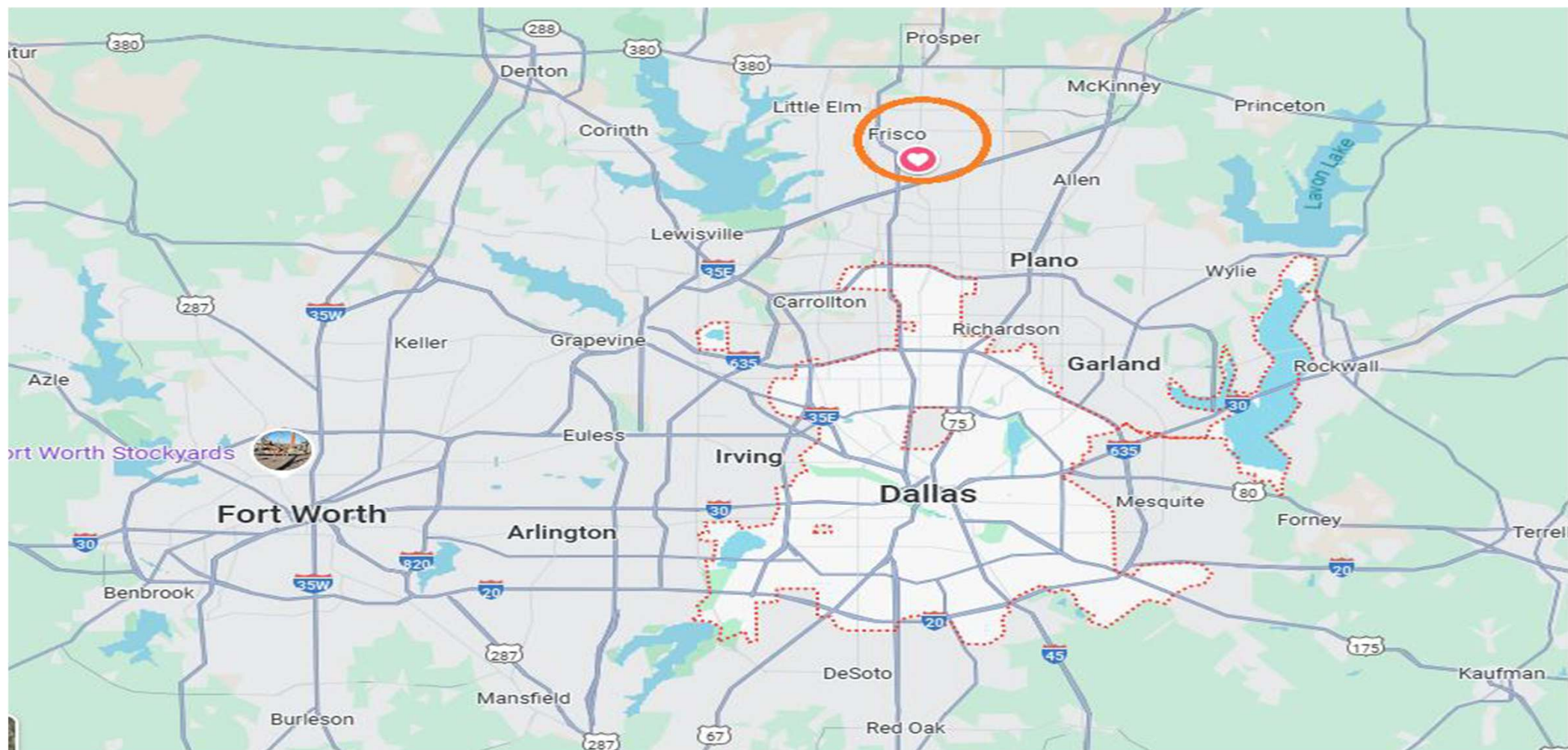
- Stonebriar Centre

Near by Projects

- \$3B The Mix
- \$5B Mile



# REGIONAL MAP



## DEMOGRAPHICS

### POPULATION

2024: 236,483

2023: 225,007

2022: 225,060

Median Age: 39.3 yrs

Adults: 72.9%

5-17 Yrs: 22.2%

### RACE &

White: 50.4%

Asian: 35.1%

Black: 9.2%

Others: 5.3%

### ECONOMICS

Median household income: \$141,129

Median family income: \$173,721

Median home value: \$687,900

\*\* Per the City of Frisco, TX

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