

# Frisco Highlands Office Park

9300 John Hickman Pkwy

Suite 1104

Frisco, TX 75035

## Professional Office



**ROCKHILL**  
COMMERCIAL REAL ESTATE

**Tonya LaBarbera**  
469.323.2615  
[tonya@rockhillcre.com](mailto:tonya@rockhillcre.com)

# Property Overview

- Located in the heart of Frisco, TX, a vibrant city known for its thriving economy, excellent schools, and a wide range of recreational activities, making it an ideal place to live, work, and play.
- One-story professional building surrounded by growing neighborhood communities
- Part of an excellent 13 Building Office Park across from the Academy Sports Authority
- Fully Finished Out, Professional Office ready for immediate occupancy
- Proximity to Preston Road, the Dallas North Tollway, the Sam Rayburn Tollway, & Frisco's "North Platinum Corridor"
- Building and Monument Signage
- Individual SUITES can be combined to 2,250 SF

## Suite # 1104

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- Size: 1,125 SF
- Lease: \$3,200 + Electric
- Use: Professional Office
- Terms: 3-10 Years

## Suite # 1105

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- Size: 1,125 SF
- Lease: \$3,300 + Electric

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.

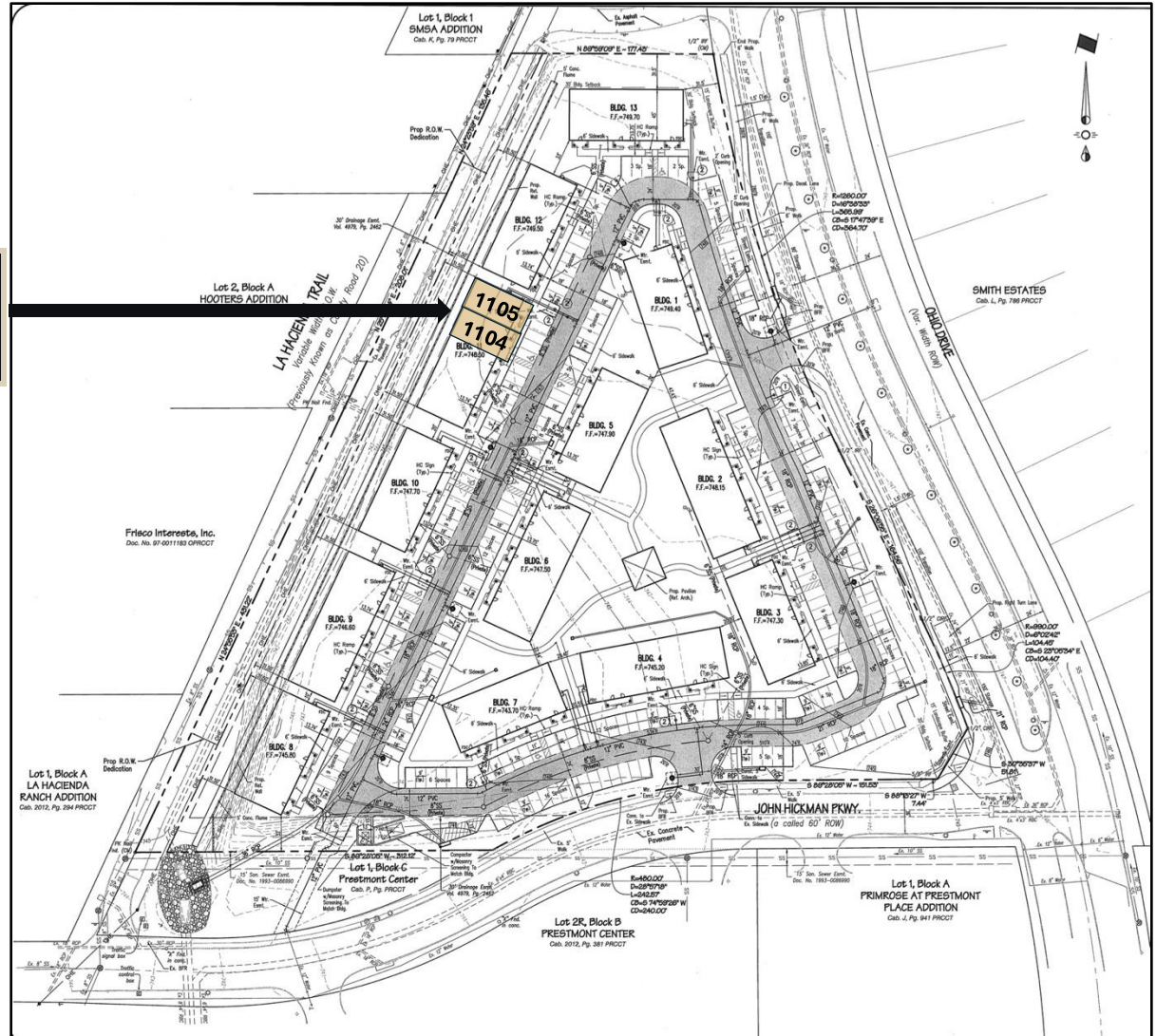


# Site Plan

Building 11  
Suites 1104 / 1105



LOCATION MAP  
1" = 1000'



3

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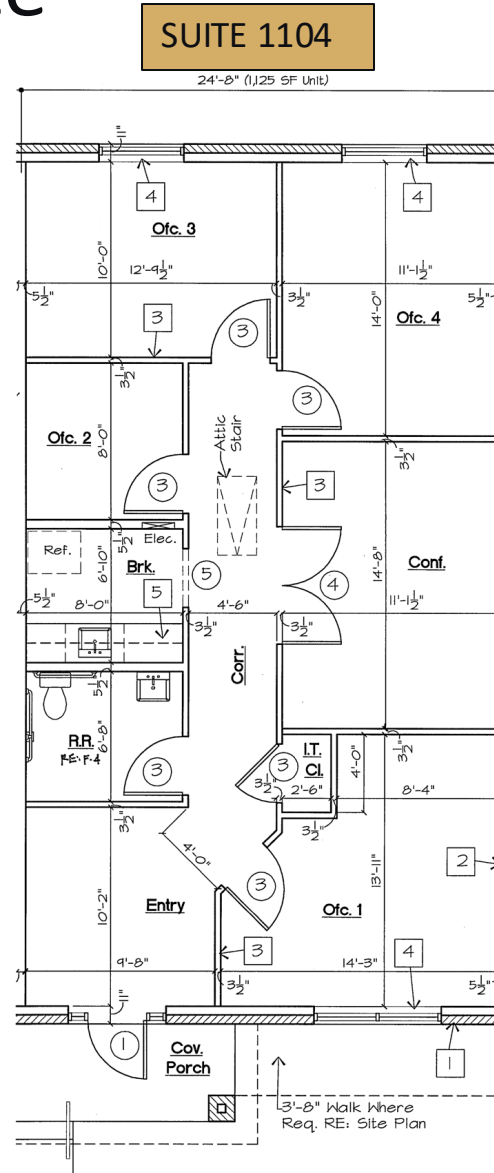
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# Floor Plan – Single Suite

AVAILABLE FOR LEASE

1,125 SF

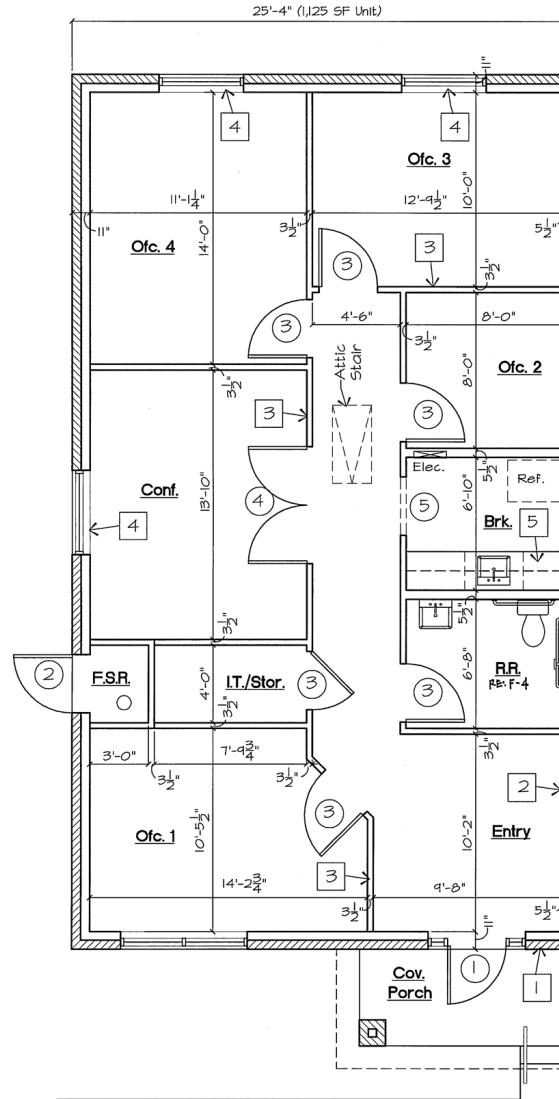


# Floor Plan – Single Suite

SUITE 1105

AVAILABLE FOR LEASE

1,125 SF



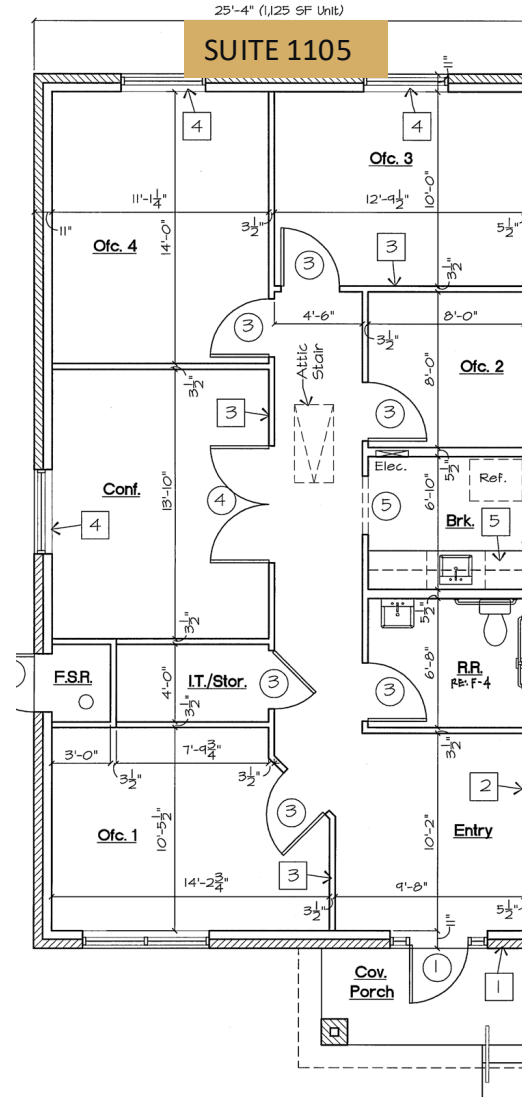
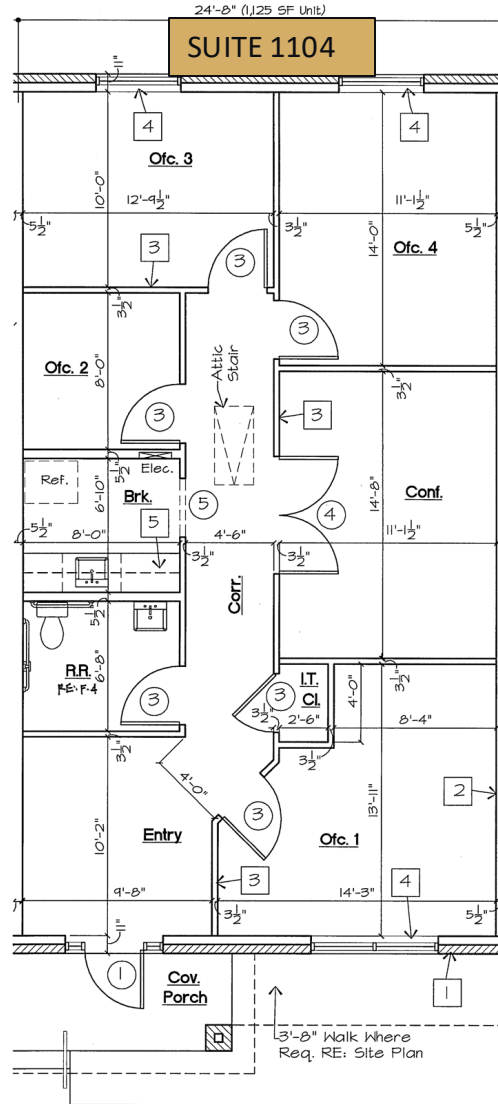
# Floor Plan – Two Suites

AVAILABLE FOR LEASE

1104: 1,125 SF

1105: 1.125 SF

Total SF: 2,250



# Demographics | Traffic



## Demographics

	1 MI	3 MI	5 MI
Population / 2024	13,599	125,217	335,928
Households / 2024	5,740	49,632	124,431
Medium Age	36.4	37.7	38.4
Medium HH Income	\$111,842	\$106,699	\$119,037
Population Growth 2024-2029	21.29%	22.27%	22.06%



## 2024 Annual Spending <sup>1</sup>

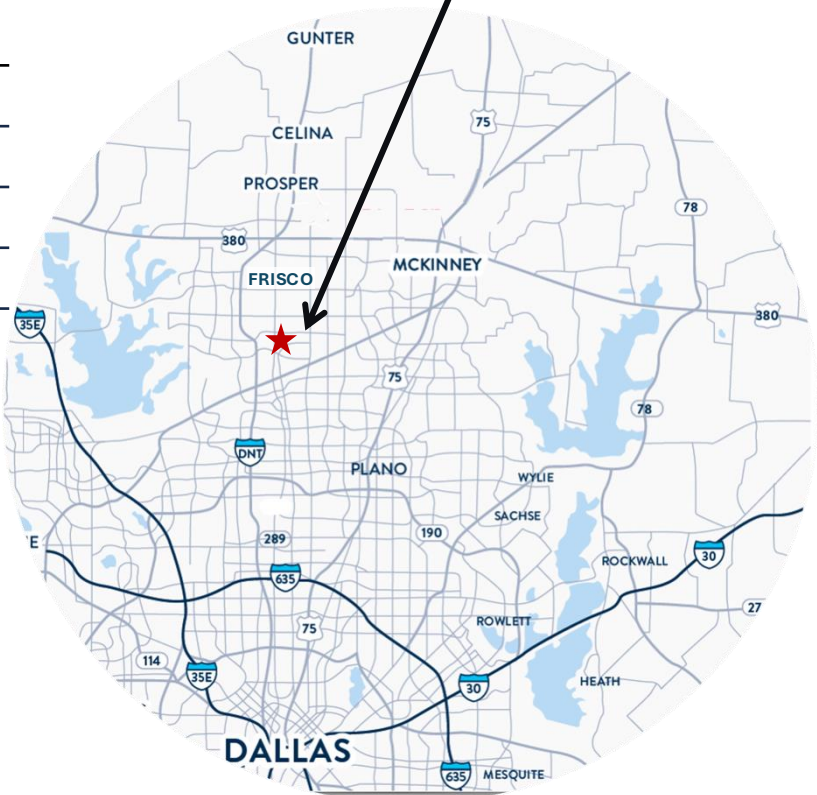
	1 MI	3 MI	5 MI
Total Specified Consumer Spending	\$205.2M	\$1.8B	\$4.9B



## Average Daily Traffic Volume

	Traffic Count	Miles From Subject
Preston Rd./Preston Circle	52,265	.29
Preston Rd./Stockard Drive	48,083	.14

Subject Property



Source: © 2024 CoStar Group / Traffic 2022



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# Location | Frisco, TX

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.

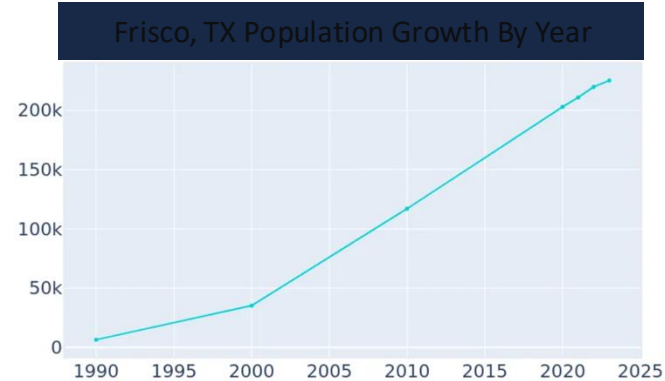


NEWS

## 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.



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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# Aerial





# Notable Attractions

Fit To A Tee

PGA of America



1

New Universal Studios Park



2

Developers Announce \$3B 'The Mix'



3

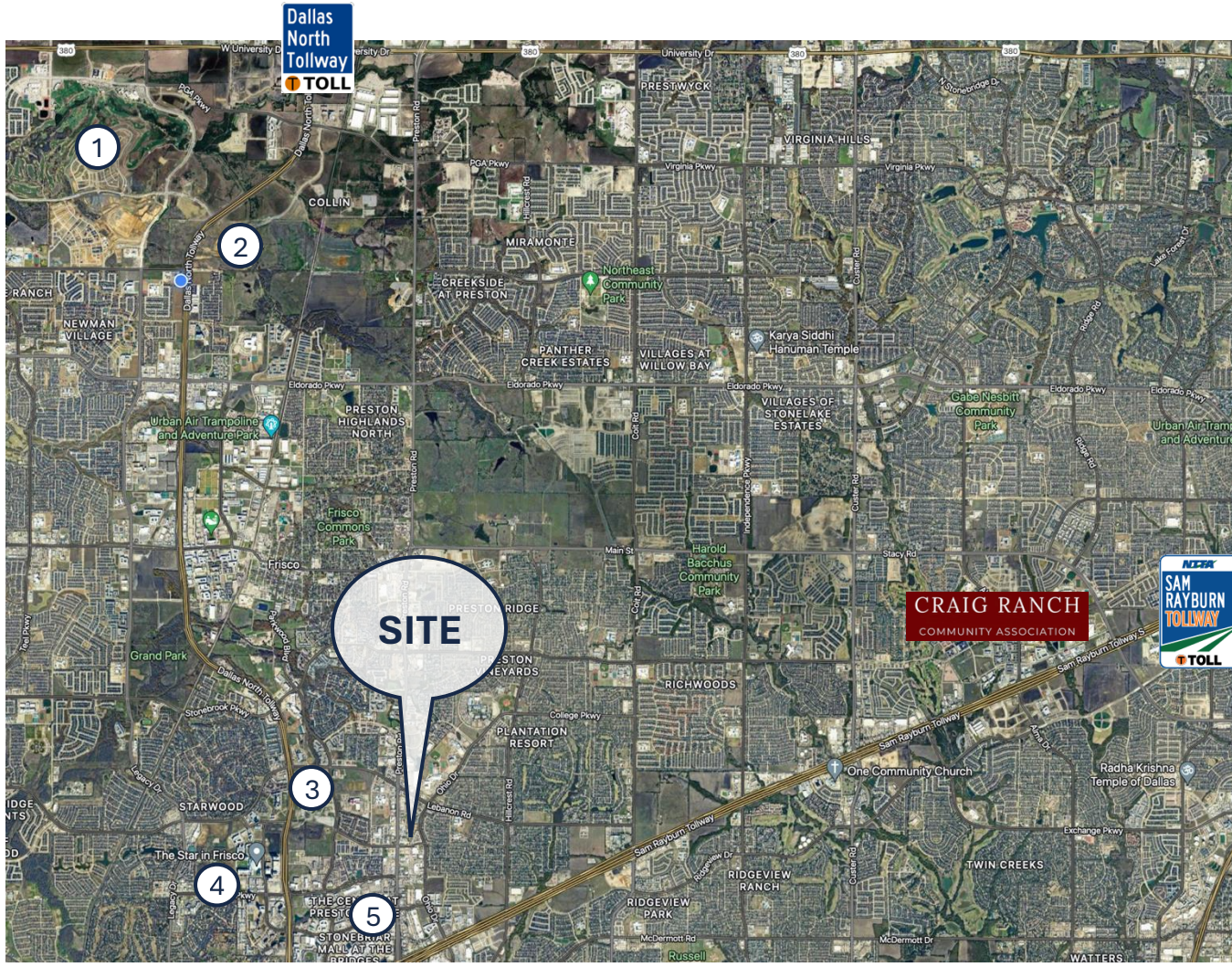


4



5

STONEBRIAR CENTRE



10

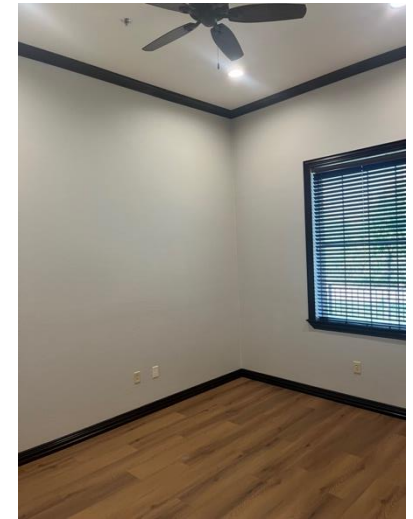
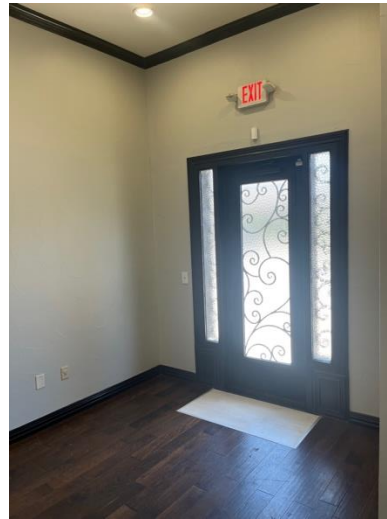
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# Interior Photos - 1104





## INFORMATION ABOUT BROKERAGE SERVICES

### 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.

**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.

**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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate	9015723		
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
<u>License Broker Agent</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

