



FOR LEASE

Frisco Highlands Office Park

9300 John Hickman Pkwy, Suite 104, Frisco, TX 75035



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ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

PROPERTY SUMMARY

FRISCO HIGHLANDS OFFICE PARK SUITE 104

- 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"
- Individual SUITES can be combined to 2,250 SF

USE	PROFESSIONAL OFFICE
AVAILABLE SF	1,125 / SF
LEASE RATE	\$3,300 + ELECTRIC
LEASE TERM	18 MOS. - 5 YEARS
SIGNAGE	BUILDING + MONUMENT

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.



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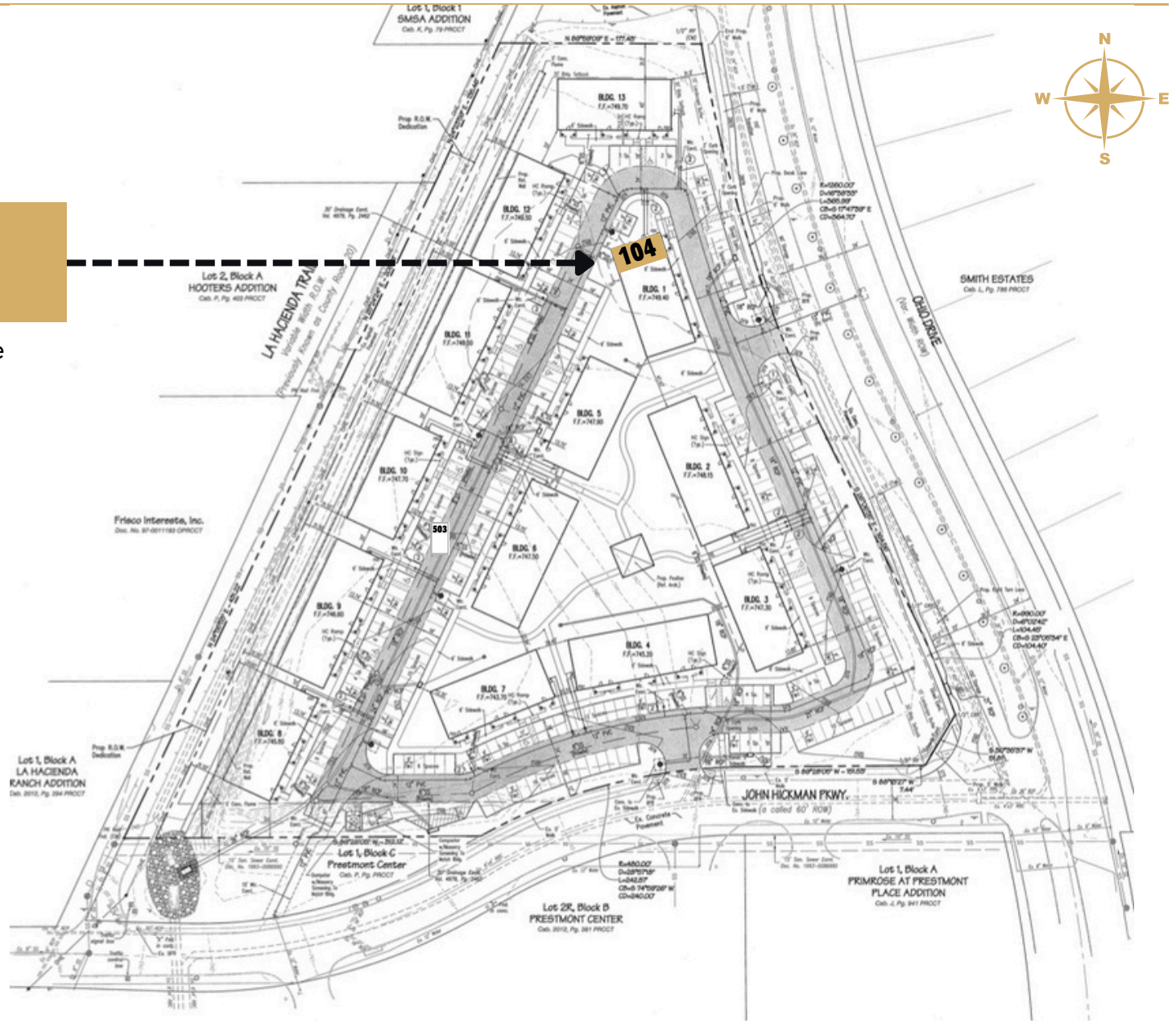
SITE PLAN

**BUILDING 1
SUITE: 104**

Professional Office



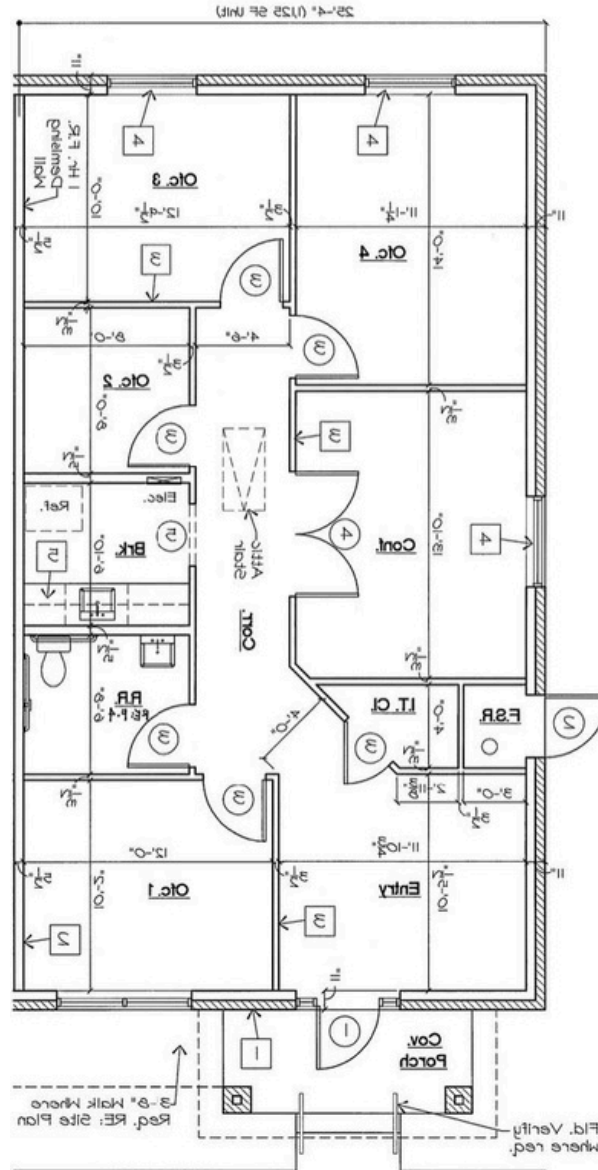
LOCATION MAP
1" = 1500'



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FLOOR PLANS



AVAILABLE FOR LEASE

SUITE 104 | 1,125 SF

Professional Office



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AERIAL MAP



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NOTABLE ATTRACTIONS



1

Fit To A Tee PGA of America



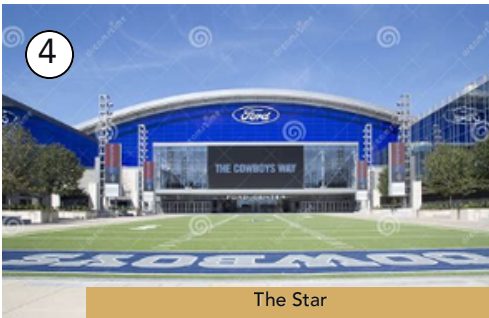
2

New Universal Studios Park



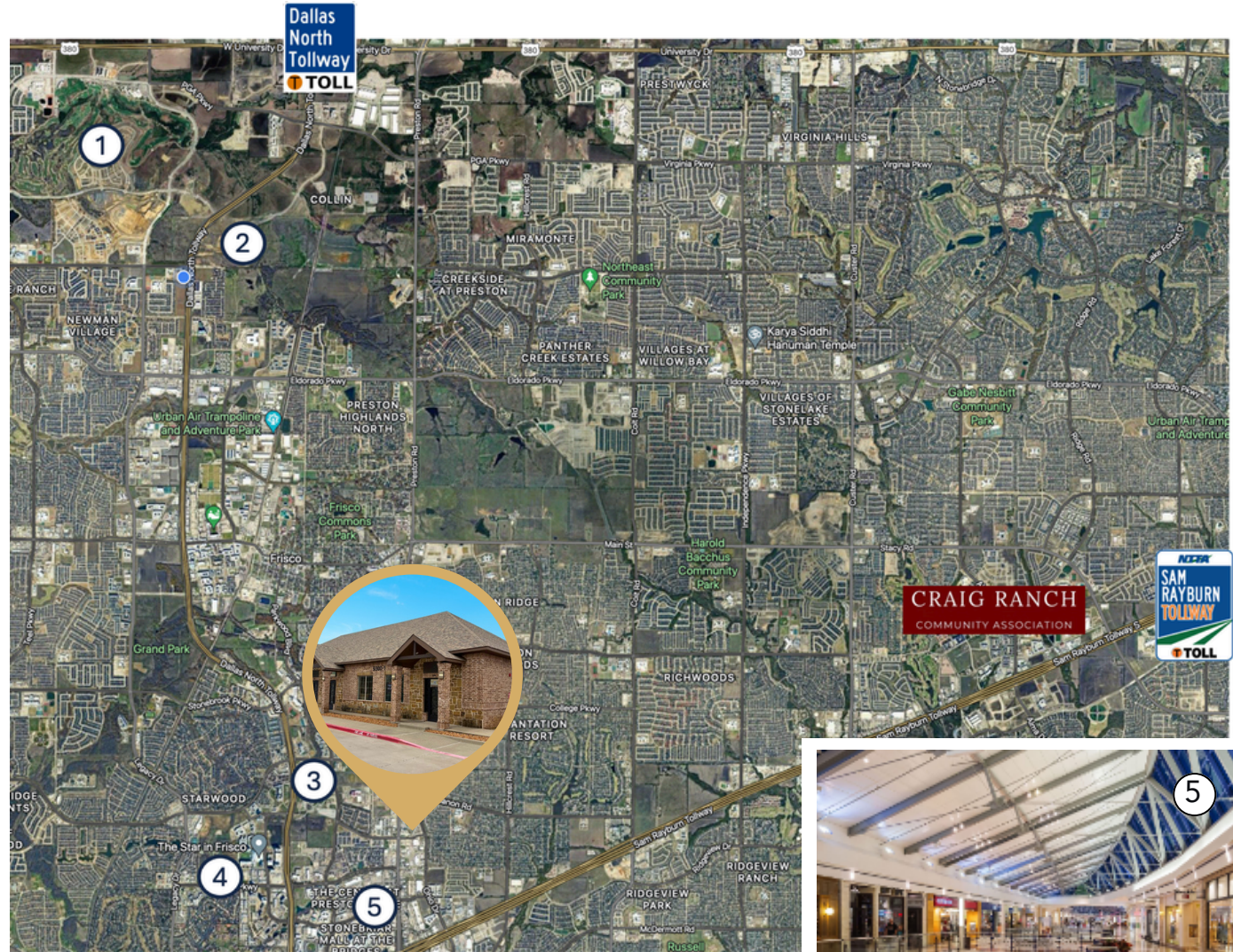
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Developers Announce \$3B "The Mix"



4

The Star



5

Stonebriar Center



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Frisco, Texas

DEMOGRAPHICS

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

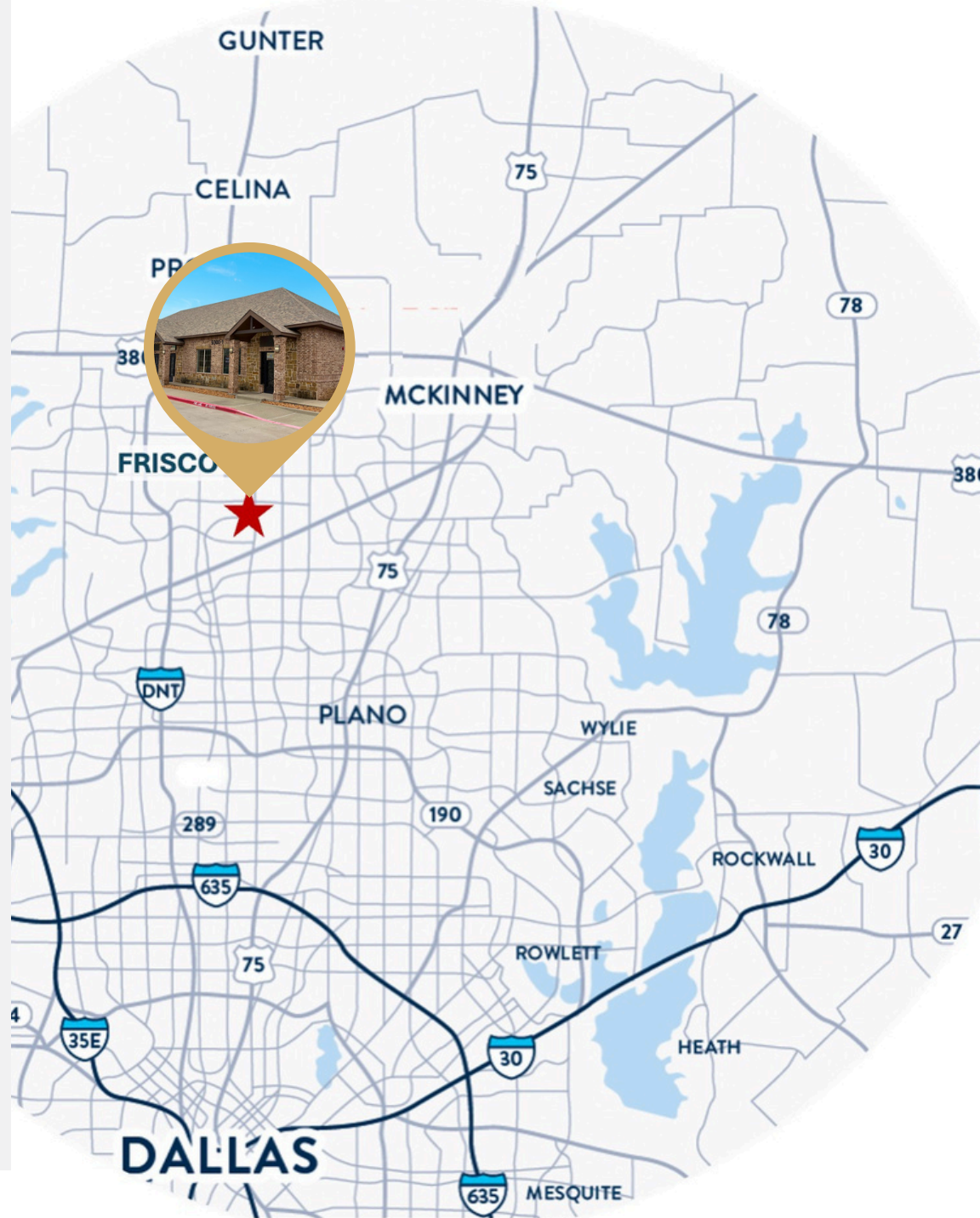
ANNUAL SPENDING

2024 Total Specified	1 MILE	3 MILE	5 MILE
Consumer Spending	\$205.2M	\$1.8B	\$4.9B

TRAFFIC

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

Source: © 2024 CoStar Group / Traffic 2022



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CITY OVERVIEW

Frisco, Texas

Frisco is one of the fastest-growing cities in North Texas, supported by strong residential demand and a diverse business base. Its central location, schools, and overall quality of life continue to attract families and major employers. The city benefits from a skilled workforce, modern infrastructure, and direct access to the Dallas North Tollway, Sam Rayburn 121, and Highway 380. With established neighborhoods, corporate campuses, and ongoing development, Frisco remains a steady and reliable market for both residents and businesses across the region.

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.



DALLAS - FORT WORTH / FRISCO / DEVELOPMENT

Frisco to get \$3 billion project The Mix at former Wade Park

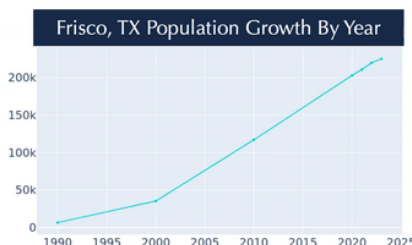


NEWS

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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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.

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 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.

LICENSED BROKER/BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Rockhill Commercial Real Estate	9015723		
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	214.975.0842
LICENSE BROKER AGENT	LICENSE NO.	EMAIL	PHONE
Tonya LaBarbera Davis	678307	tonya@rockhillcre.com	469.323.2615



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BUYER/TENANT/SELLER/LANDLORD INITIALS: _____ DATE: _____