

FOR LEASE

Preston Trace Business Condominiums

PROFESSIONAL OFFICE

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Frisco, TX 75033

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ROCKHILL
COMMERCIAL REAL ESTATE

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PROPERTY SUMMARY

Preston Trace Business Condos is a highly visible office project located along Preston Road, benefiting from significant traffic flow and easy access to the Dallas North Tollway, Sam Rayburn Tollway, and US-380. The property offers professional office space in a thriving corridor surrounded by restaurants, retail, and lifestyle destinations including the Shops at Starwood, Stonebriar Centre, The Star District, and the future \$3B development, The Mix. The project also features building and monument signage, and proximity to multiple elementary, middle, and high schools, as well as Collin College.

BUILDING DETAILS

Address: 9250 Pasadena Dr, Suite 201, Frisco, TX 75033

Suite 201: 2,350 SF

Lease Rate: \$24.00/SF + NNN

Lease Term: 5 – 10 years

Use: Professional Office

Parking Ratio: 3:1000 SF

Year Built: 2016

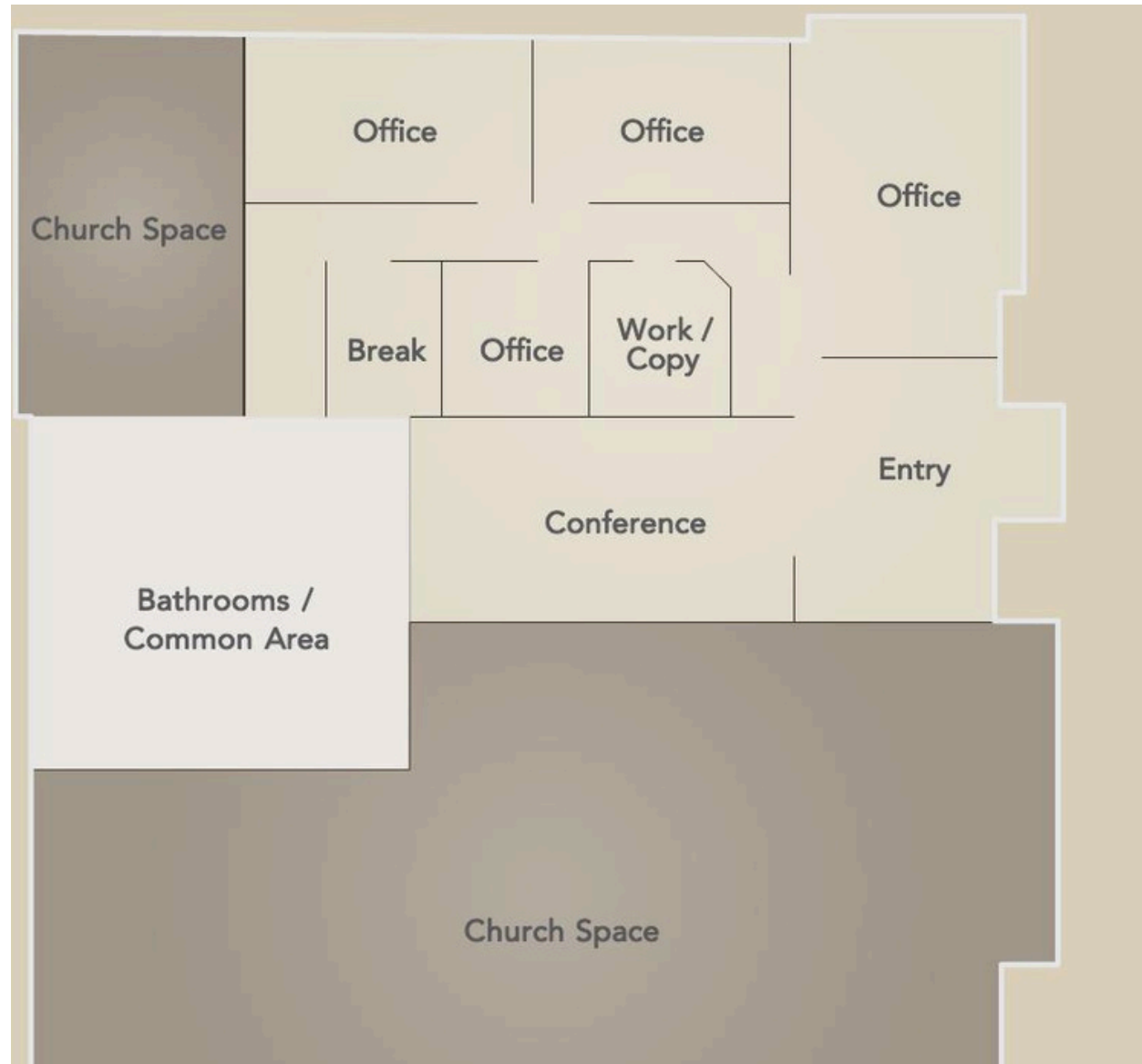
Building Signage: Available



FLOOR PLAN

Preston Trace Business Condomoniums

Suite 201
2,350 SF



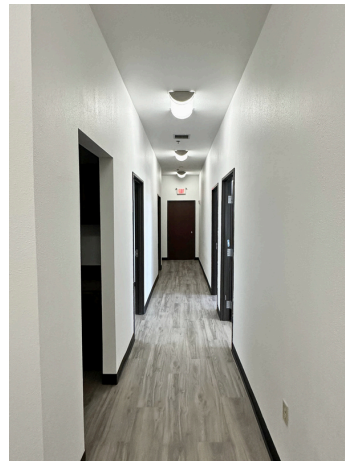
EXTERIOR

Preston Trace Business Condominiums



INTERIOR

Preston Trace Business Condominiums



DEMOGRAPHICS & TRAFFIC

Frisco, Texas

CATEGORY	1 MILE	3 MILES	5 MILES
Population (2024)	7,916	104,790	300,918
Households (2024)	2,976	37,920	103,366
Median Age	39.4	37.2	37.5
Median Household Income	\$97,632	\$113,789	\$131,149
Population Growth (2024-2029)	21.64%	23.16%	2211.00%
Household Growth (2024-2029)	21.77%	23.57%	22.72%

ROADWAY	DAILY TRAFFIC COUNT	MILES FROM SUBJECT
Preston Rd.	55,000 VPD	At Site Frontage
Sam Rayburn Tollway (SH-121)	130,000 VPD	1.2 Miles South
Main St & Farm to Market 720	31,000 VPD	1.0 Mile North

CITY OVERVIEW

FRISCO, TEXAS

Frisco is one of the nation's **fastest-growing cities** with more than **225,000 residents** and projections exceeding **300,000 by 2035**. Located along the **Dallas North Tollway** and **SH-121**, Frisco has become a regional hub for corporate headquarters, sports and entertainment venues, and master-planned mixed-use developments. With world-class amenities, high-income demographics, and ongoing large-scale investment, Frisco continues to attract strong interest from both businesses and institutional investors.

THE MIX — \$3B, 112-ACRE MIXED-USE LAUNCH

Frisco has officially broken ground on The Mix, a \$3 billion, 112-acre development situated near Dallas Parkway and Lebanon Road. The first phase covers 28 acres and will include retail, office, urban living, luxury hotels, medical office space, and a central park feature. The City Council approved a \$113.4M master development agreement to fund Phase 1 infrastructure and underground parking.

Source: FOX 4 News, Dallas Fort Worth

FIREFLY PARK — 217-ACRE URBAN VILLAGE

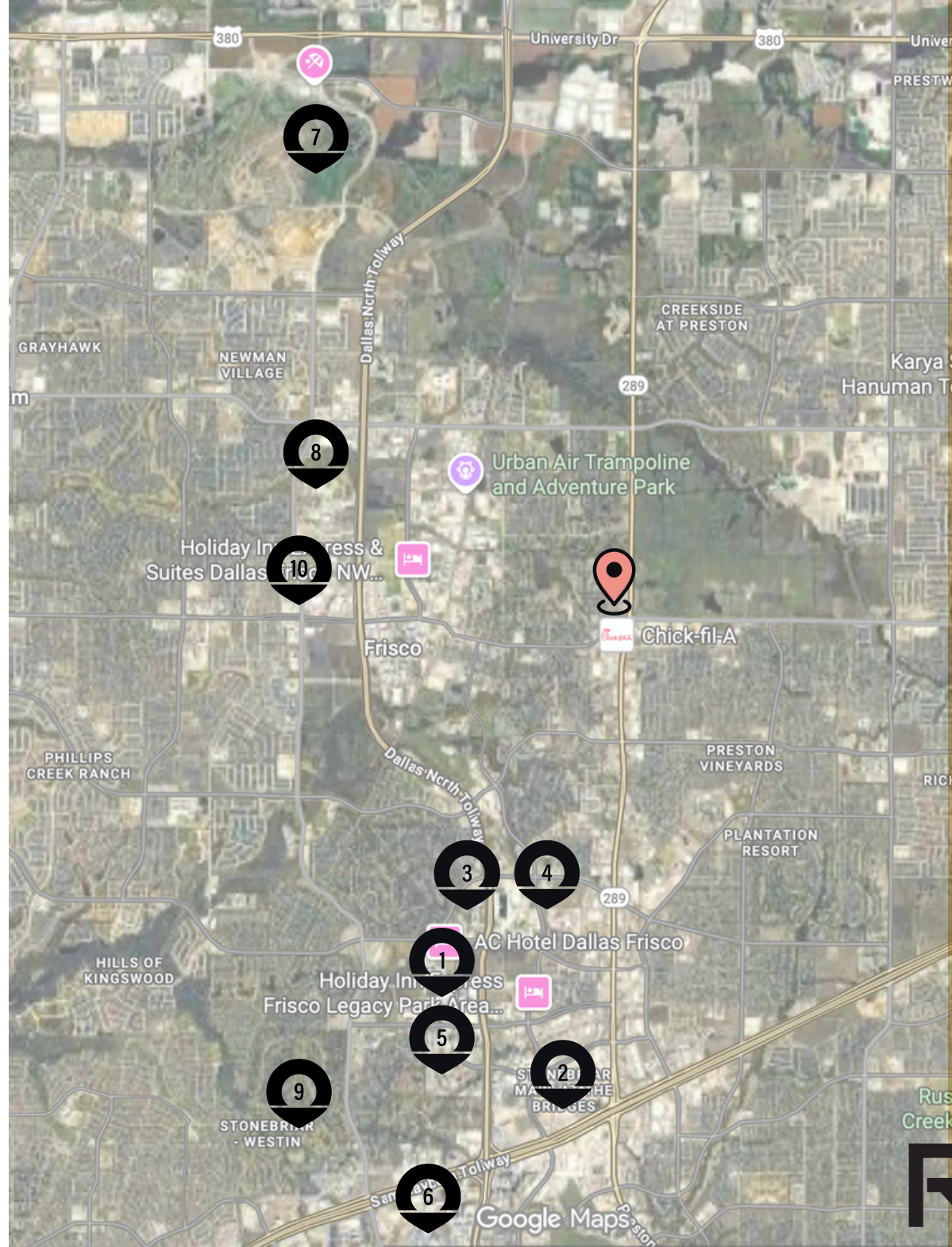
Wilks Development is building Firefly Park, a new 217-acre urban village in Frisco projected to include 3M+ square feet of commercial space, 400,000 SF of retail, hotels, entertainment, and residential. This project aims to create a live-work-play destination in one of Frisco's fastest-growing corridors.

Source: Construction Connect

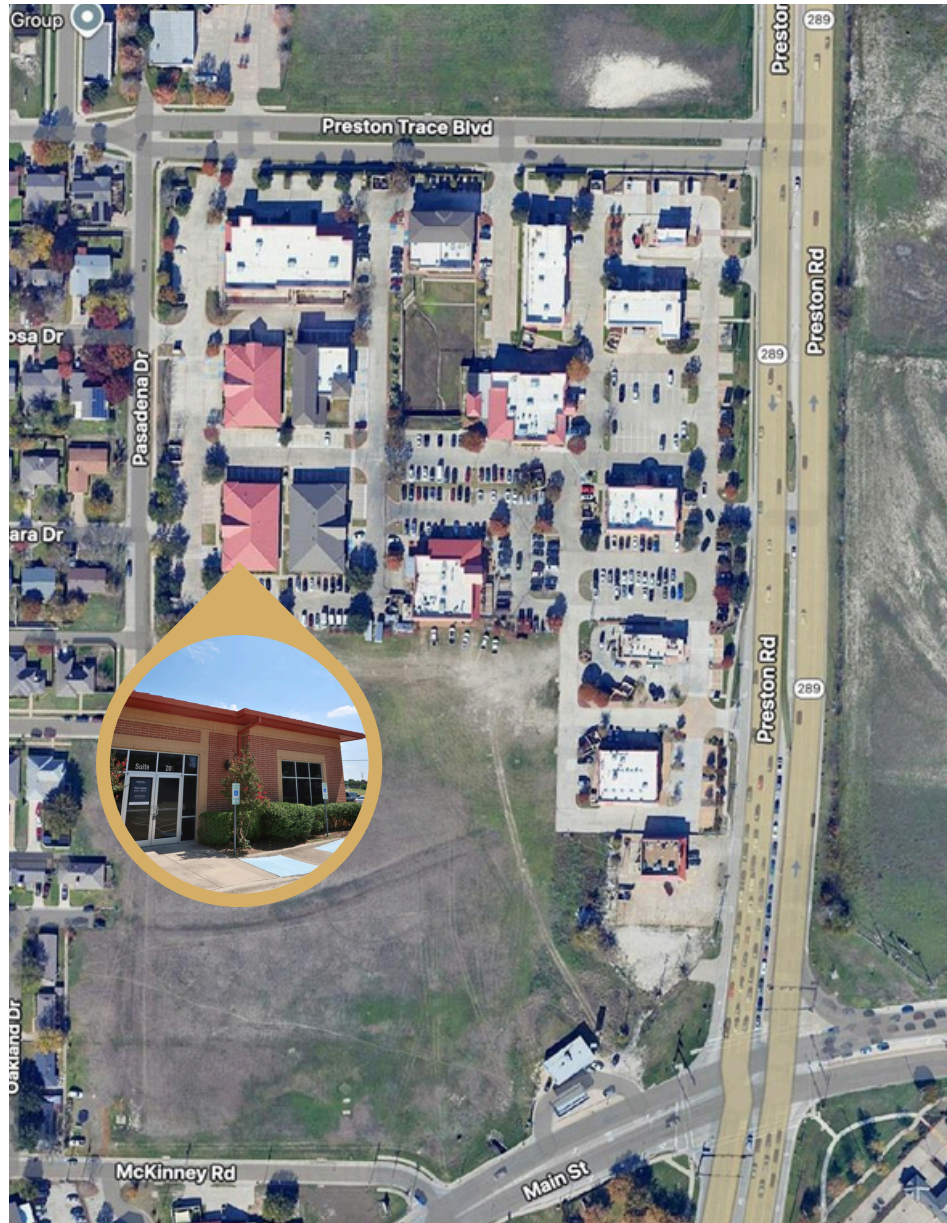


NEARBY AMENITIES

- 1 The Star in Frisco — Dallas Cowboys World HQ with office, dining, hotels, and Ford Center indoor stadium.
- 2 Stonebriar Centre — Super-regional shopping mall with dining, retail, and entertainment anchors.
- 3 The Shops at Starwood — Upscale dining and boutique retail at Lebanon & Dallas North Tollway.
- 4 The Mix (Future \$3B Development) — 112-acre mixed-use project with retail, office, hotels, and residential.
- 5 Hall Park Redevelopment — \$7B expansion transforming office park into mixed-use with retail, dining, and outdoor amenities.
- 6 Legacy West — Mixed-use hub with corporate HQs, restaurants, retail, and entertainment.
- 7 PGA Frisco & Omni Resort — \$500M golf, resort, and entertainment destination west of the site.
- 8 Frisco Station — 242-acre mixed-use development blending corporate, retail, residential, and entertainment.
- 9 Stonebriar Country Club — Private golf and lifestyle club minutes from the property.
- 10 H-E-B Frisco & Retail Corridor — Texas grocer and surrounding retail fueling neighborhood traffic and convenience.



AERIAL



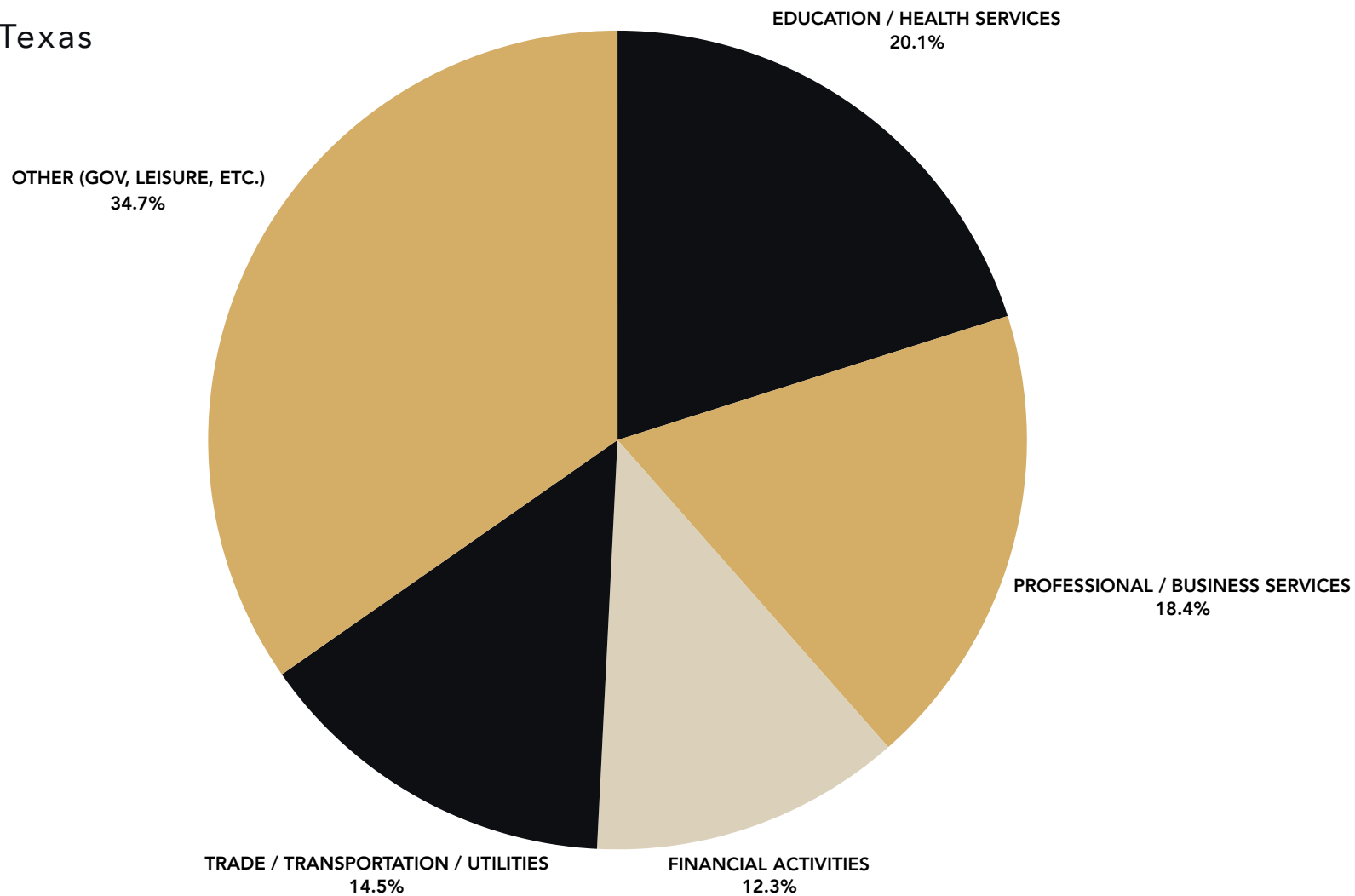
Adrija Dance Academy



Connecting People To God

MARKET PROFILE

Frisco, Texas



TOTAL EMPLOYMENT
BY INDUSTRY



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



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 (<http://www.trec.texas.gov>)

BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____