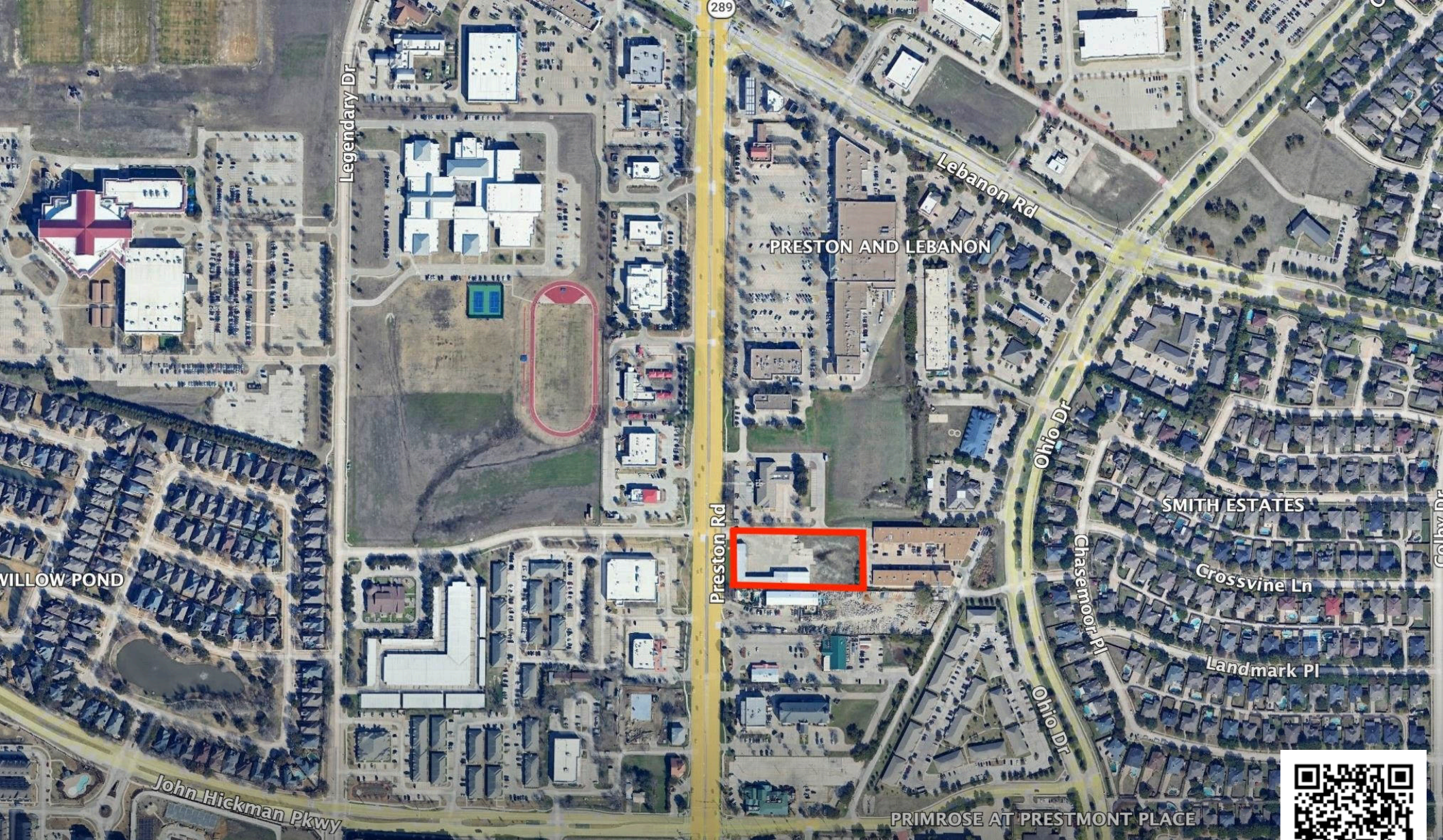


2.44 ACRE +/- COMMERCIAL PROPERTY

Redevelopment or Owner User Opportunity

4400 Preston Road
Frisco TX 75034

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

OFFERING MEMORANDUM

FRANCHISE REAL ESTATE GROUP

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

05 Additional Information
- Zoning Potential Uses

Exclusively Marketed by:



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

FRANCHISE REAL ESTATE GROUP

Brokerage License No.: 9007274
www.franchisereg.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

4400 PRESTON ROAD

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	4400 Preston Road Frisco TX 75034
COUNTY	Collin
TRAFFIC COUNT	51300
NUMBER OF UNITS	1
BUILDING SF	13,932
LAND ACRES	2.442
LAND SF	106,374 SF
YEAR BUILT	1989

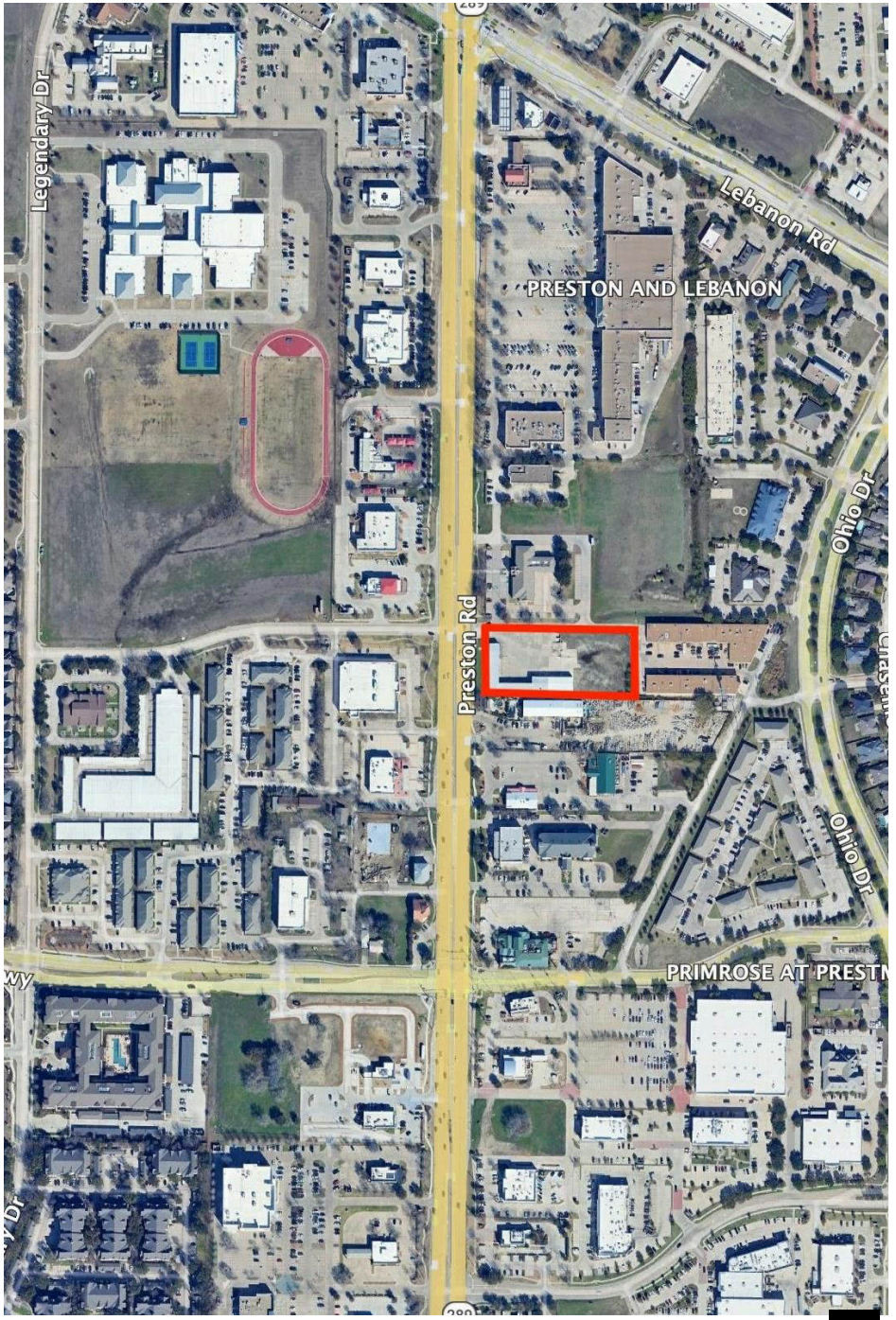
FINANCIAL SUMMARY

OFFERING PRICE	$3,850,000
PRICE PSF	$276.34

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



Potential Commercial Uses

- The property's Commercial-1 (C-1) AND Retail Corridor zoning offers a broad range of potential commercial uses, including:
  - Medical, professional and administrative offices
  - Retail stores, showrooms and specialty shops
  - Automobile repair, minor, and vehicle-related services
  - Health and fitness centers, dance and gymnastics studios
  - Hotels and hospitality accommodations
  - Banks, financial services and business services
  - Beauty salons, barber shops and wellness businesses
  - Educational facilities and community centers
  - Convenience stores without gas pumps
  - Laundromats, workshops and other service-oriented businesses

  All uses are subject to applicable zoning, overlay district requirements, development standards, permits and City of Frisco confirmation.

Located in Frisco's Premier Growth Corridor

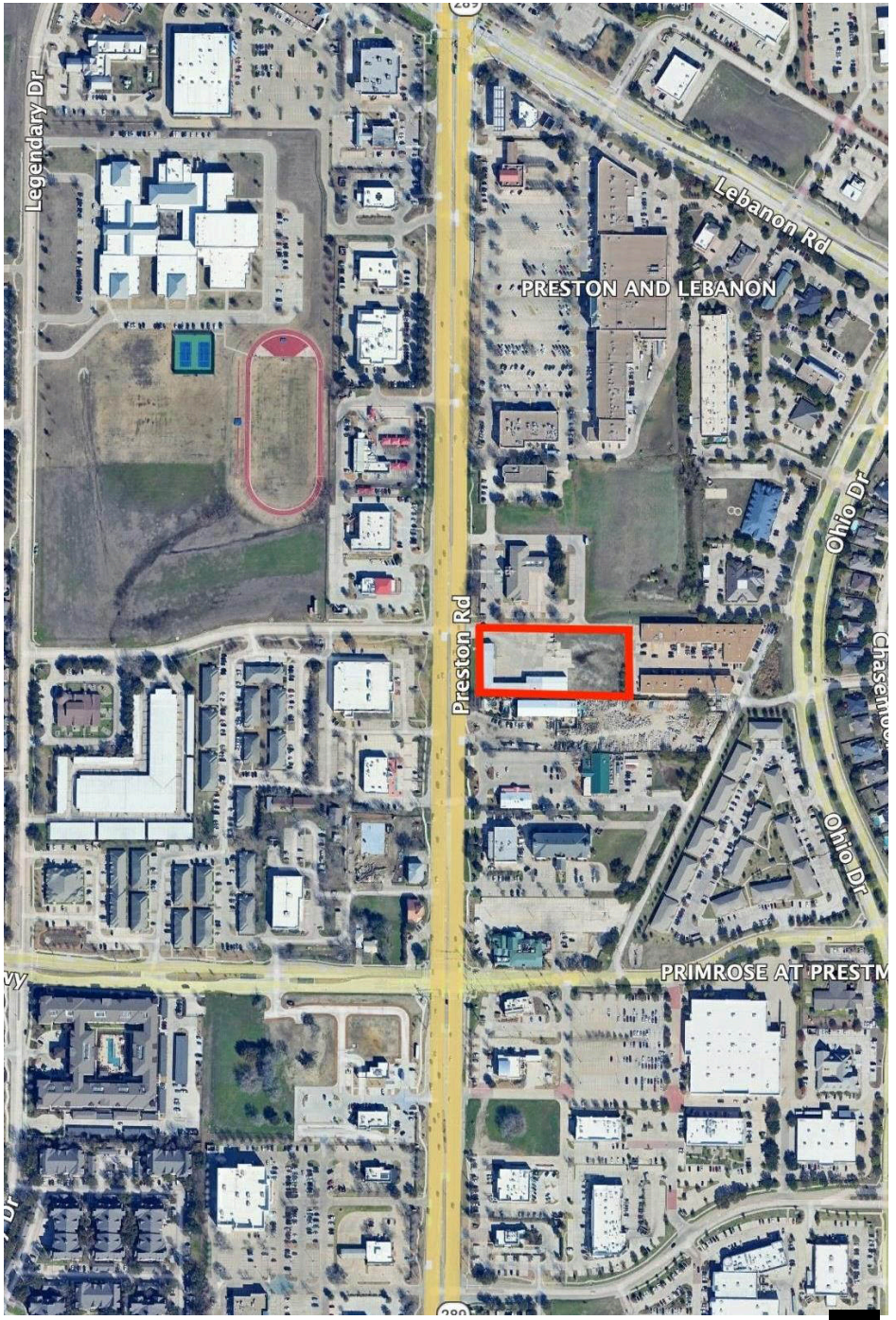
- Minutes from the PGA Headquarters & Fields development
- Positioned in the path of northward expansion (Prosper/Celina)
- One of the fastest-growing areas in North Texas

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

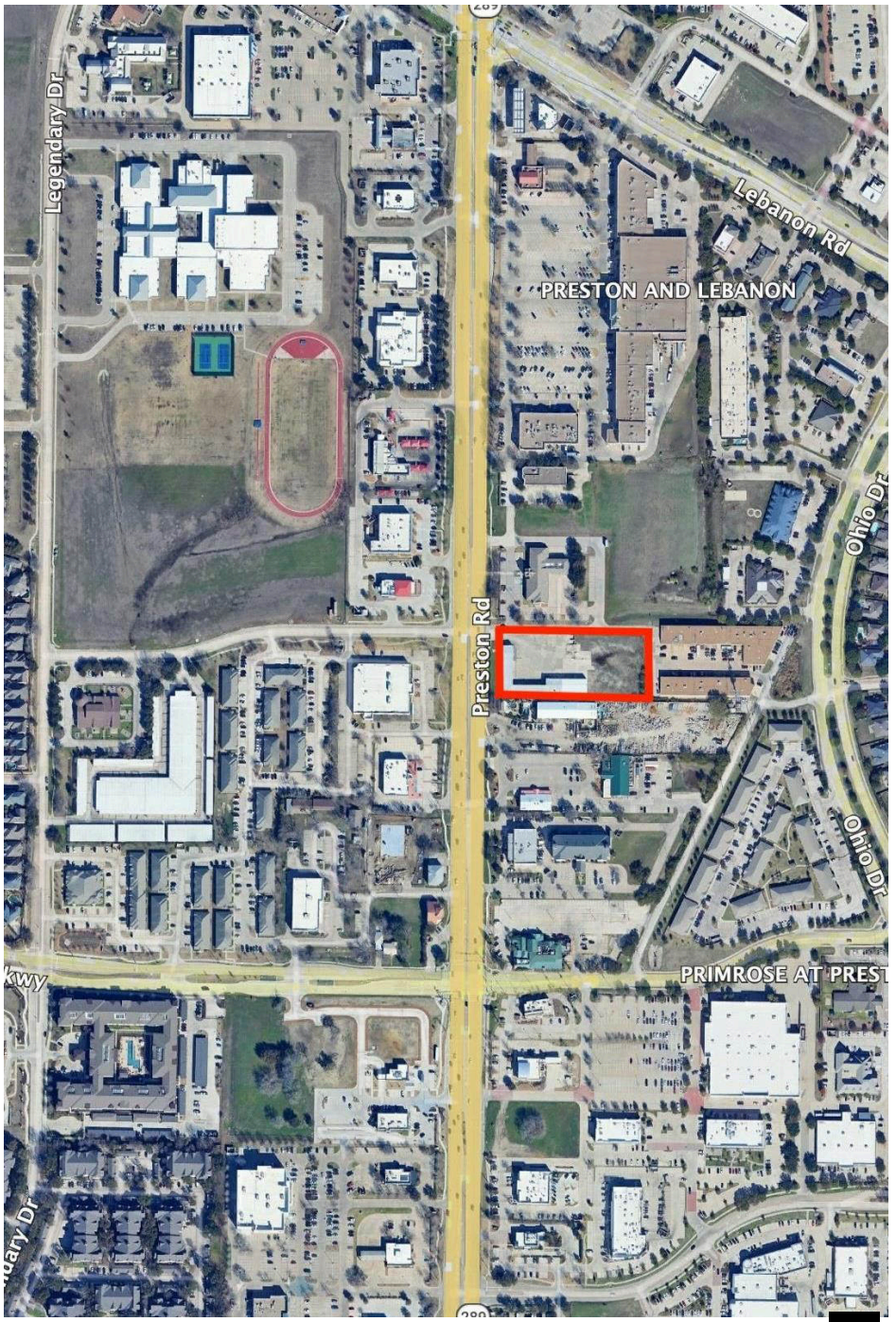
- Limited availability along Preston Rd
- Increasing land constraints in Frisco

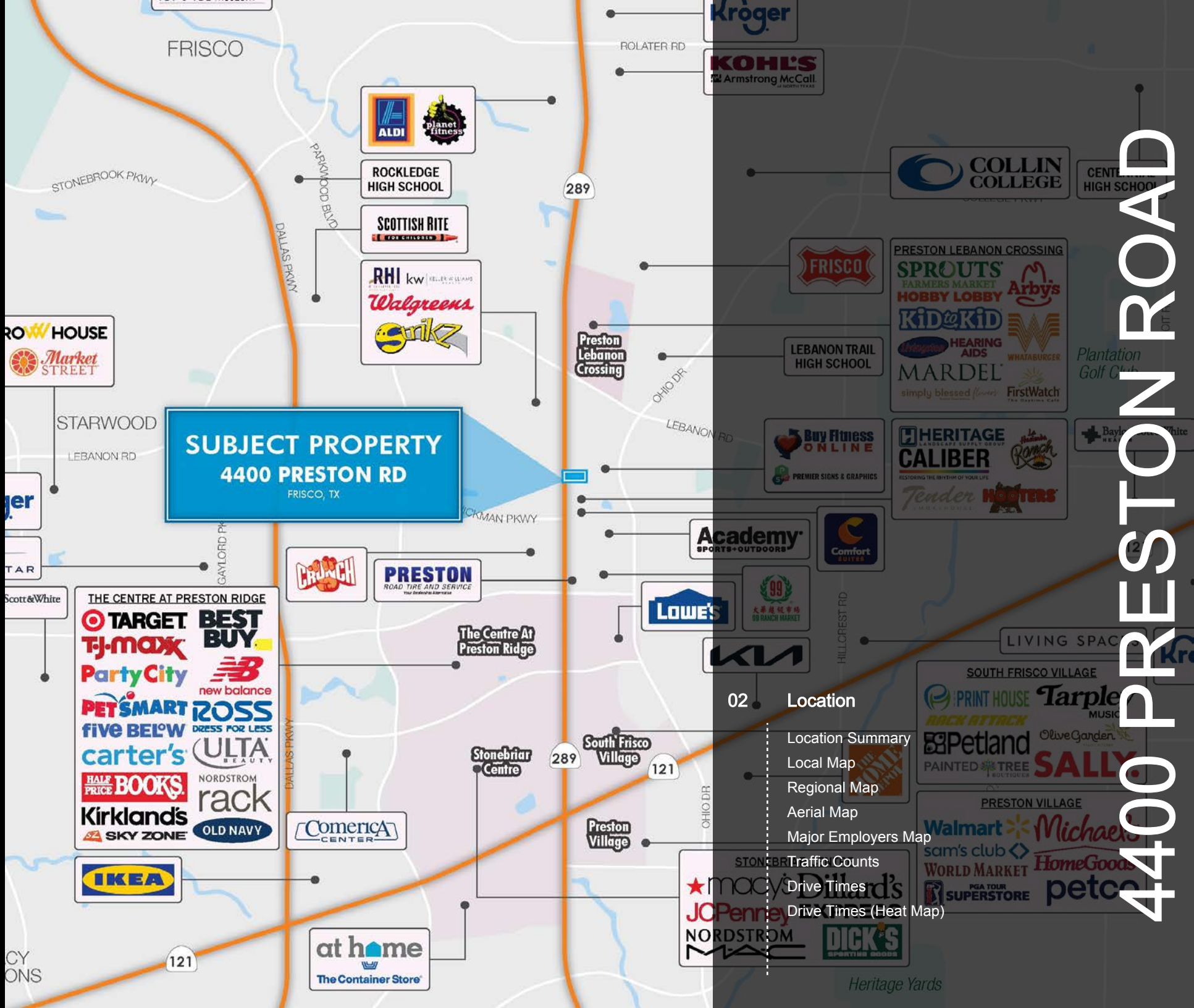


- Opportunity to secure a position in a maturing, high-demand submarket

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





4400 PRESTON ROAD

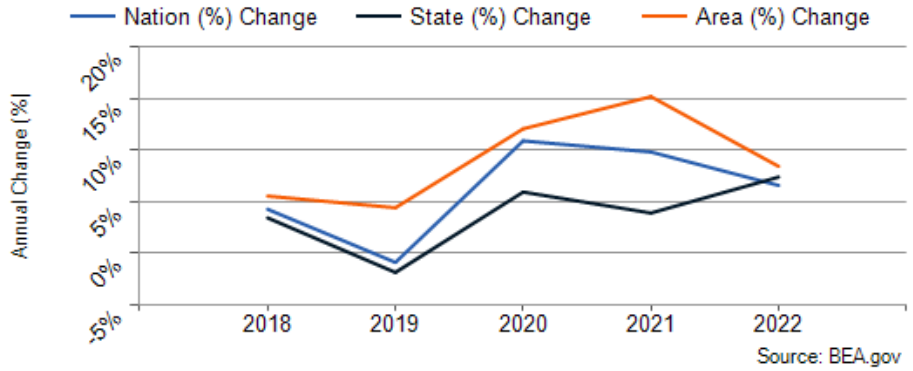
02 Location

- Location Summary
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- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

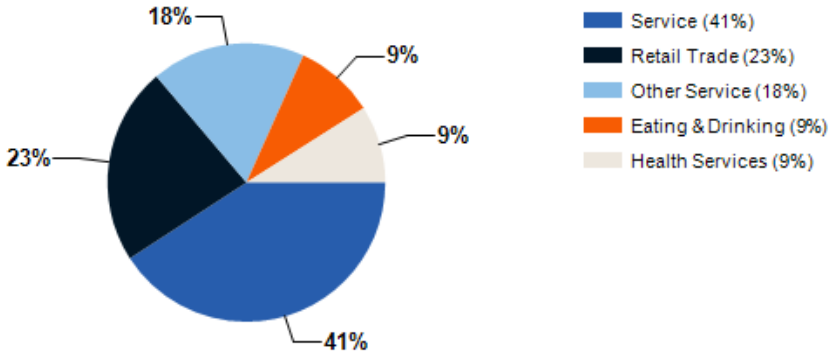
Explosive Economic Growth

- 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

Collin County GDP Trend



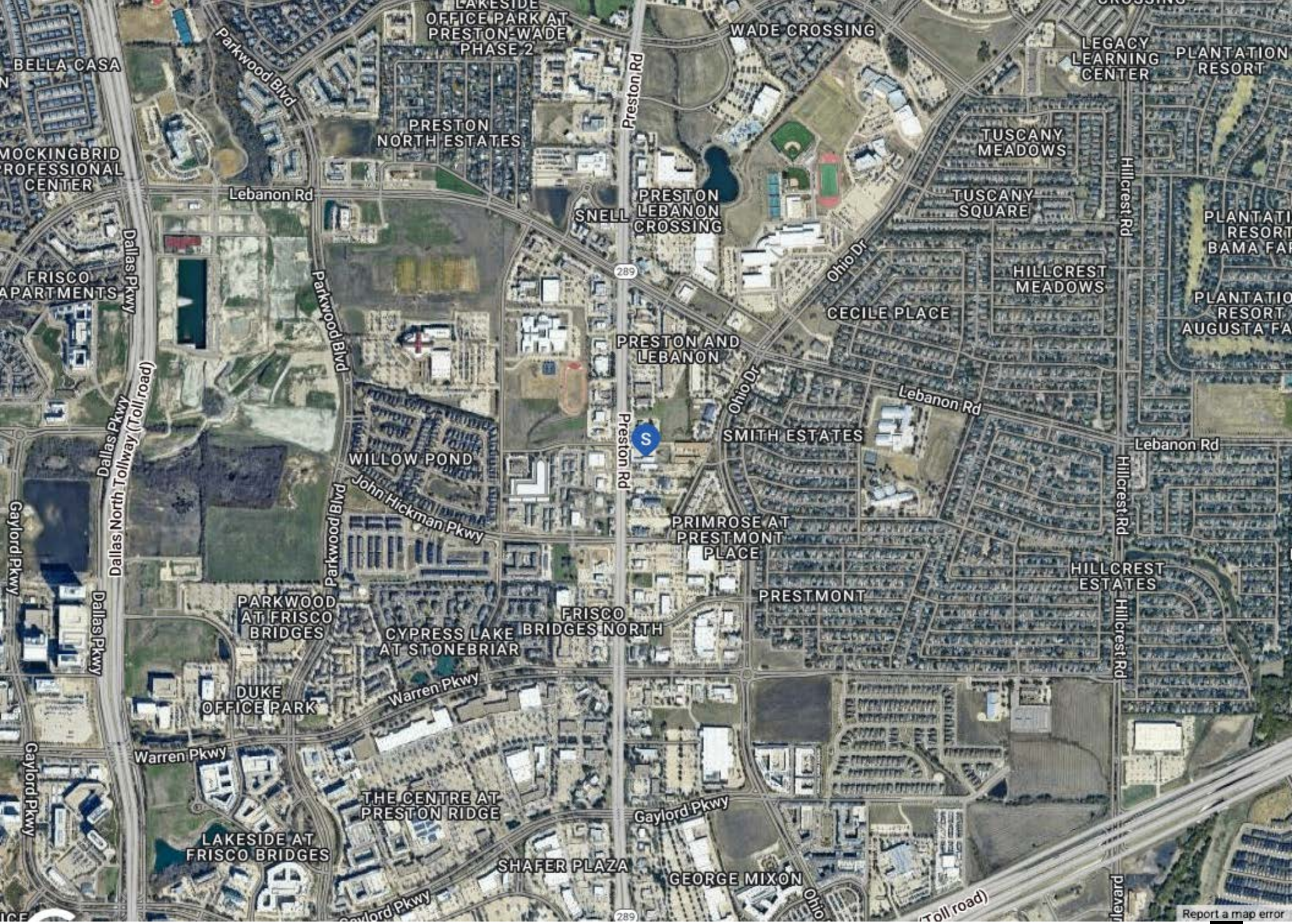
Major Industries by Employee Count

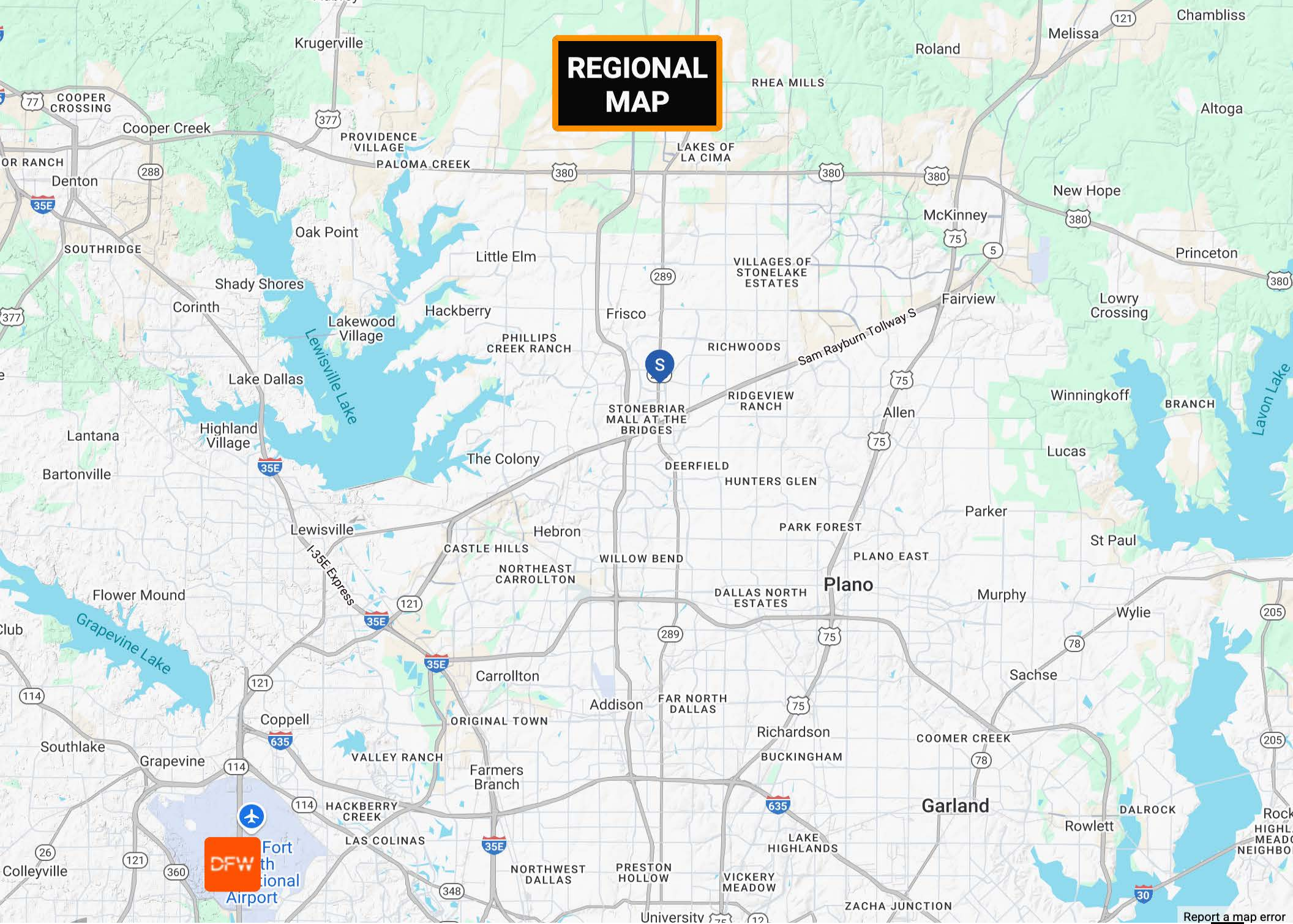


Largest Employers

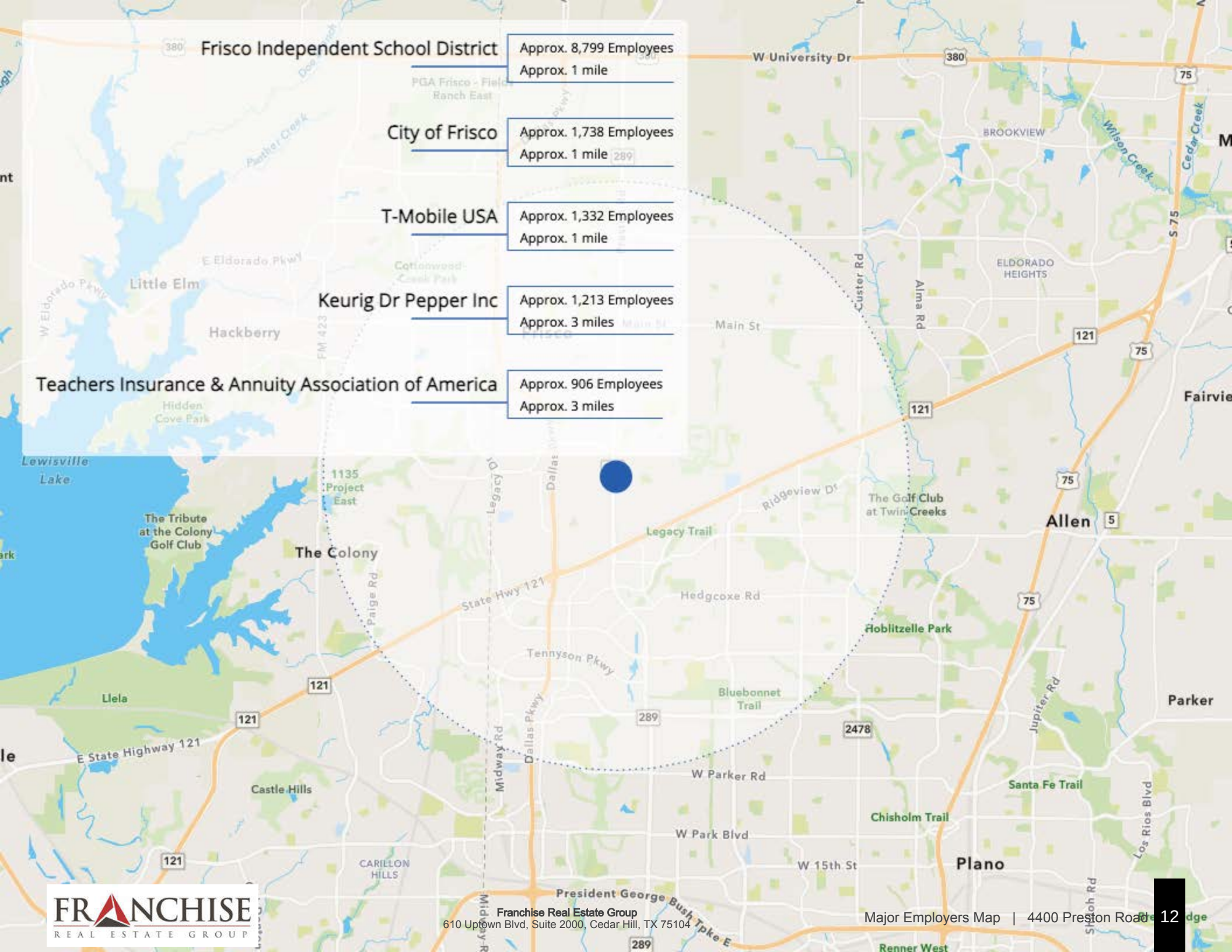
Frisco Independent School District	8,799
City of Frisco	1,738
T-Mobile USA	1,332
Keurig Dr Pepper Inc	1,213
Teachers Insurance & Annuity Association of America (TIAA)	906
Conifer Health Solutions	903
Baylor Scott & White Centennial Hospital	663
Dallas Cowboys Football Club	471

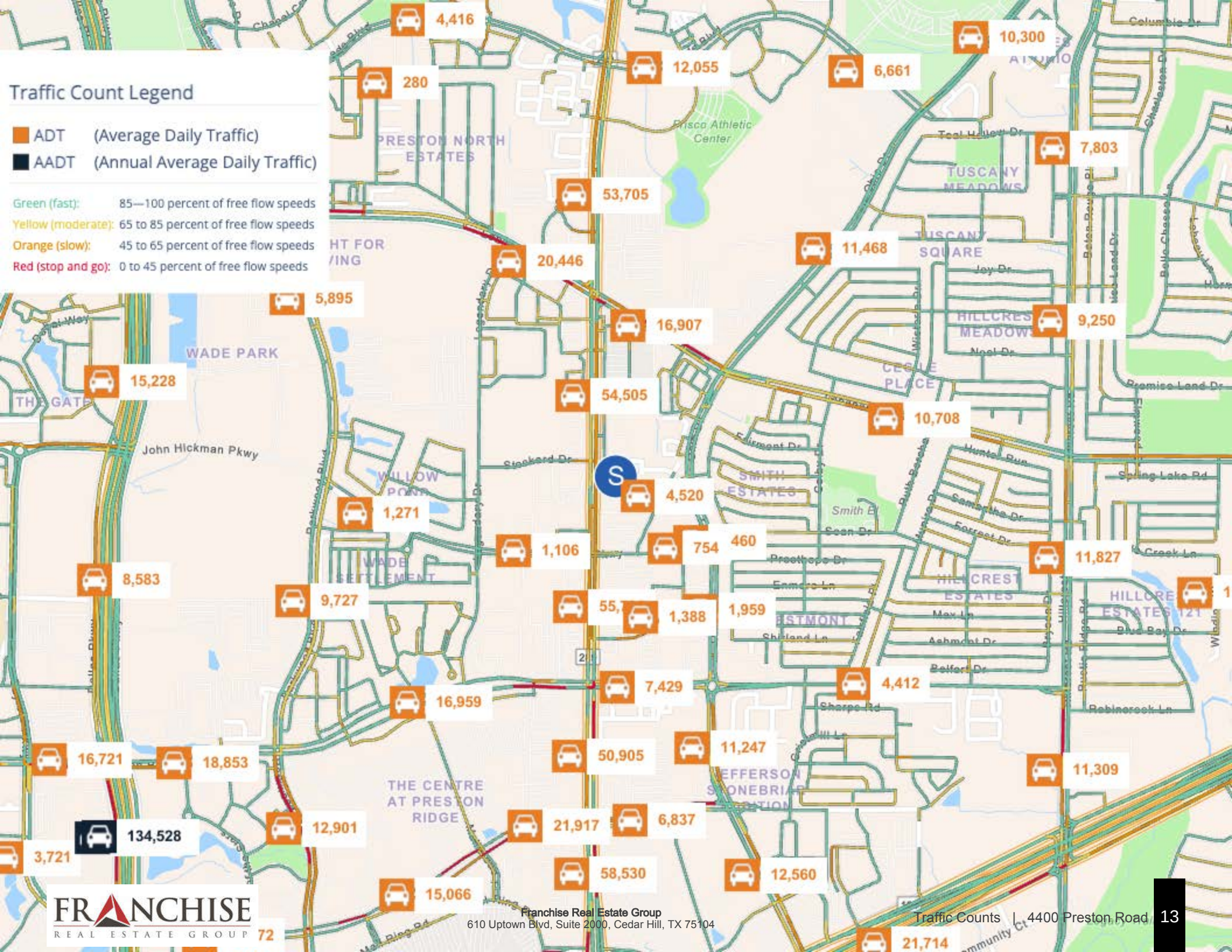


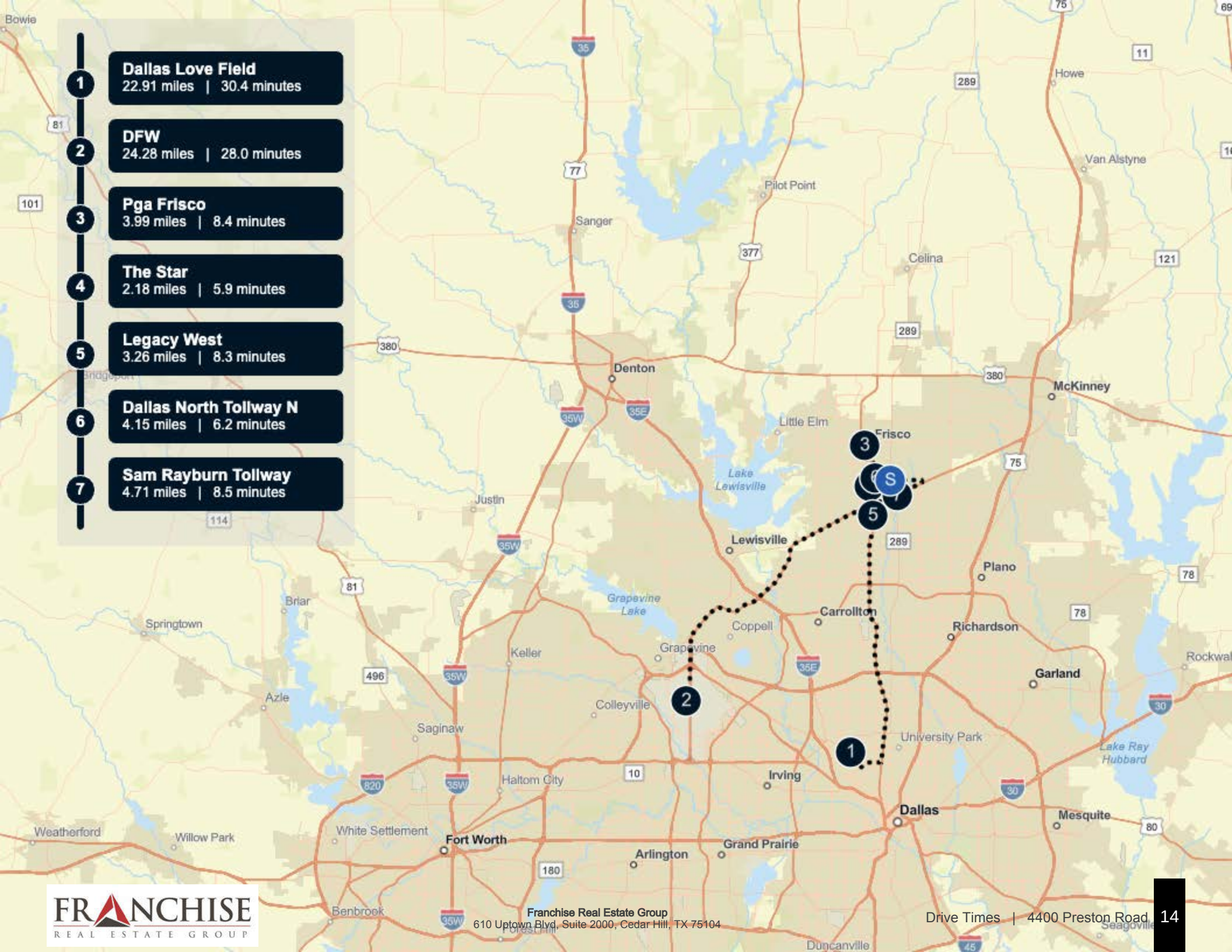

LAKESIDE OFFICE PARK AT PRESTON-WADE PHASE 2
WADE CROSSING
LEGACY LEARNING CENTER
PLANTATION RESORT
BELLA CASA
Parkwood Blvd
Preston Rd
PRESTON NORTH ESTATES
TUSCANY MEADOWS
MOCKINGBIRD PROFESSIONAL CENTER
Lebanon Rd
PRESTON LEBANON CROSSING
SNELL
TUSCANY SQUARE
Hillcrest Rd
Dallas Pkwy
289
Ohio Dr
FRISCO APARTMENTS
HILLCREST MEADOWS
CECILE PLACE
PRESTON AND LEBANON
Dallas North Tollway (Toll road)
SMITH ESTATES
WILLOW POND
John Hickman Pkwy
PRIMROSE AT PRESTMONT PLACE
Gaylord Pkwy
HILLCREST ESTATES
PRESTMONT
PARKWOOD AT FRISCO BRIDGES
FRISCO BRIDGES NORTH
CYPRESS LAKE AT STONEBRIAR
DUKE OFFICE PARK
Warren Pkwy
THE CENTRE AT PRESTON RIDGE
LAKESIDE AT FRISCO BRIDGES
SHAFER PLAZA
GEORGE MIXON
Report a map error

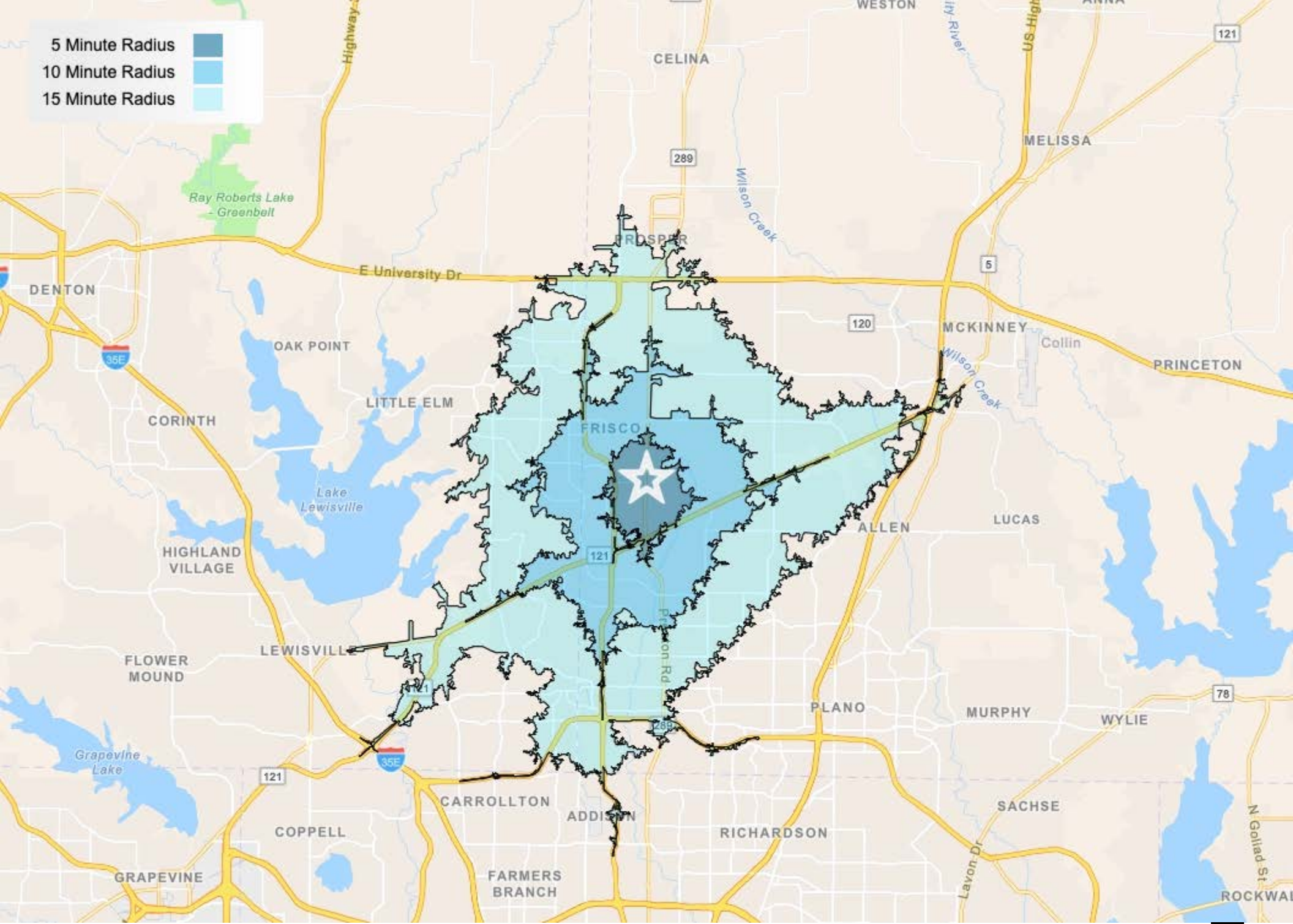

REGIONAL MAP
Krugerville
Roland
Melissa
Chambliss
RHEA MILLS
Altoga
COOPER CROSSING
Cooper Creek
PROVIDENCE VILLAGE
LAKES OF LA CIMA
PALOMA CREEK
Denton
New Hope
McKinney
Oak Point
SOUTHRIDGE
Little Elm
VILLAGES OF STONELAKE ESTATES
Princeton
Shady Shores
Corinth
Hackberry
Frisco
Fairview
Lowry Crossing
Lakewood Village
Lewisville Lake
PHILLIPS CREEK RANCH
RICHWOODS
Sam Rayburn Tollway S
Lake Dallas
STONEBRIAR MALL AT THE BRIDGES
RIDGEVIEW RANCH
Winningkoff
BRANCH
Lavon Lake
Allen
Lantana
Highland Village
The Colony
DEERFIELD
Lucas
Bartonville
HUNTERS GLEN
Parker
Lewisville
Hebron
PARK FOREST
St Paul
CASTLE HILLS
WILLOW BEND
PLANO EAST
I-35E Express
NORTHEAST CARROLLTON
Flower Mound
Plano
DALLAS NORTH ESTATES
Murphy
Wylie
Grapevine Lake
Carrollton
Sachse
Addison
FAR NORTH DALLAS
ORIGINAL TOWN
Coppell
Richardson
COOMER CREEK
Southlake
Grapevine
VALLEY RANCH
BUCKINGHAM
Farmers Branch
HACKBERRY CREEK
Garland
DALROCK
Rowlett
LAS COLINAS
LAKE HIGHLANDS
DFW
Fort Worth International Airport
Colleyville
NORTHWEST DALLAS
PRESTON HOLLOW
VICKERY MEADOW
ZACHA JUNCTION
University
Report a map error


AERIAL MAP
S
Report a map error


Frisco Independent School District
Approx. 8,799 Employees
Approx. 1 mile
City of Frisco
Approx. 1,738 Employees
Approx. 1 mile
T-Mobile USA
Approx. 1,332 Employees
Approx. 1 mile
Keurig Dr Pepper Inc
Approx. 1,213 Employees
Approx. 3 miles
Teachers Insurance & Annuity Association of America
Approx. 906 Employees
Approx. 3 miles
W University Dr
BROOKVIEW
ELDORADO HEIGHTS
Little Elm
Hackberry
Lewisville Lake
The Tribute at the Colony Golf Club
The Colony
1135 Project East
Legacy Trail
Ridgeview Dr
Allen
Hedgcoxe Rd
Hobiltzelle Park
Tennyson Pkwy
Bluebonnet Trail
Parker
Llela
E State Highway 121
Castle Hills
W Parker Rd
Santa Fe Trail
Chisholm Trail
W Park Blvd
W 15th St
Plano
CARILLON HILLS
President George Bush Tpke E
Renner West
Main St
Custer Rd
Alma Rd
Paige Rd
Midway Rd
Dallas Pkwy
Jupiter Rd
Los Rios Blvd
Shiloh Rd
Wilson Creek
Cedar Creek
Panther Creek
E Eldorado Pkwy
W Eldorado Pkwy
Cottonwood Creek Park
Hidden Cove Park
FM 423
380
75
121
289
2478
5


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
4,416
280
12,055
6,661
10,300
7,803
53,705
20,446
11,468
5,895
16,907
9,250
15,228
54,505
10,708
4,520
1,271
1,106
754
460
11,827
8,583
9,727
1,388
1,959
7,429
4,412
16,959
16,721
18,853
50,905
11,247
11,309
134,528
12,901
21,917
6,837
3,721
58,530
12,560
15,066
21,714
WADE PARK
PRESTON NORTH ESTATES
Frisco Athletic Center
TUSCANY MEADOWS
TUSCANY SQUARE
HILLCREST MEADOWS
CEDAR PLACE
SMITH ESTATES
HILLCREST ESTATES
THE CENTRE AT PRESTON RIDGE
John Hickman Pkwy
Stockard Dr
Preston Rd


1
Dallas Love Field
22.91 miles | 30.4 minutes
2
DFW
24.28 miles | 28.0 minutes
3
Pga Frisco
3.99 miles | 8.4 minutes
4
The Star
2.18 miles | 5.9 minutes
5
Legacy West
3.26 miles | 8.3 minutes
6
Dallas North Tollway N
4.15 miles | 6.2 minutes
7
Sam Rayburn Tollway
4.71 miles | 8.5 minutes
S
Bowie
Howe
Van Alstyne
Pilot Point
Sanger
Celina
Denton
McKinney
Little Elm
Frisco
Lake Lewisville
Justin
Lewisville
Plano
Carrollton
Coppell
Richardson
Grapevine
Grapevine Lake
Keller
Garland
Rockwall
Springtown
Briar
Azle
Colleyville
Saginaw
University Park
Lake Ray Hubbard
Haltom City
Irving
Dallas
Mesquite
Weatherford
Willow Park
White Settlement
Fort Worth
Arlington
Grand Prairie
Benbrook
Duncanville
Seagoville


5 Minute Radius
10 Minute Radius
15 Minute Radius
CELINA
WESTON
MELISSA
PROSPER
Ray Roberts Lake - Greenbelt
Wilson Creek
E University Dr
DENTON
OAK POINT
LITTLE ELM
CORINTH
FRISCO
MCKINNEY
Collin
PRINCETON
Lake Lewisville
HIGHLAND VILLAGE
ALLEN
LUCAS
LEWISVILLE
FLOWER MOUND
PLANO
MURPHY
WYLIE
Grapevine Lake
CARROLLTON
ADDISON
SACHSE
COPPELL
RICHARDSON
GRAPEVINE
FARMERS BRANCH
Lavon Dr
N Goliad St
ROCKWALL
289
121
120
5
35E
78

4400 PRESTON ROAD

03 Property Description

Property Features

Survey

Additional Image

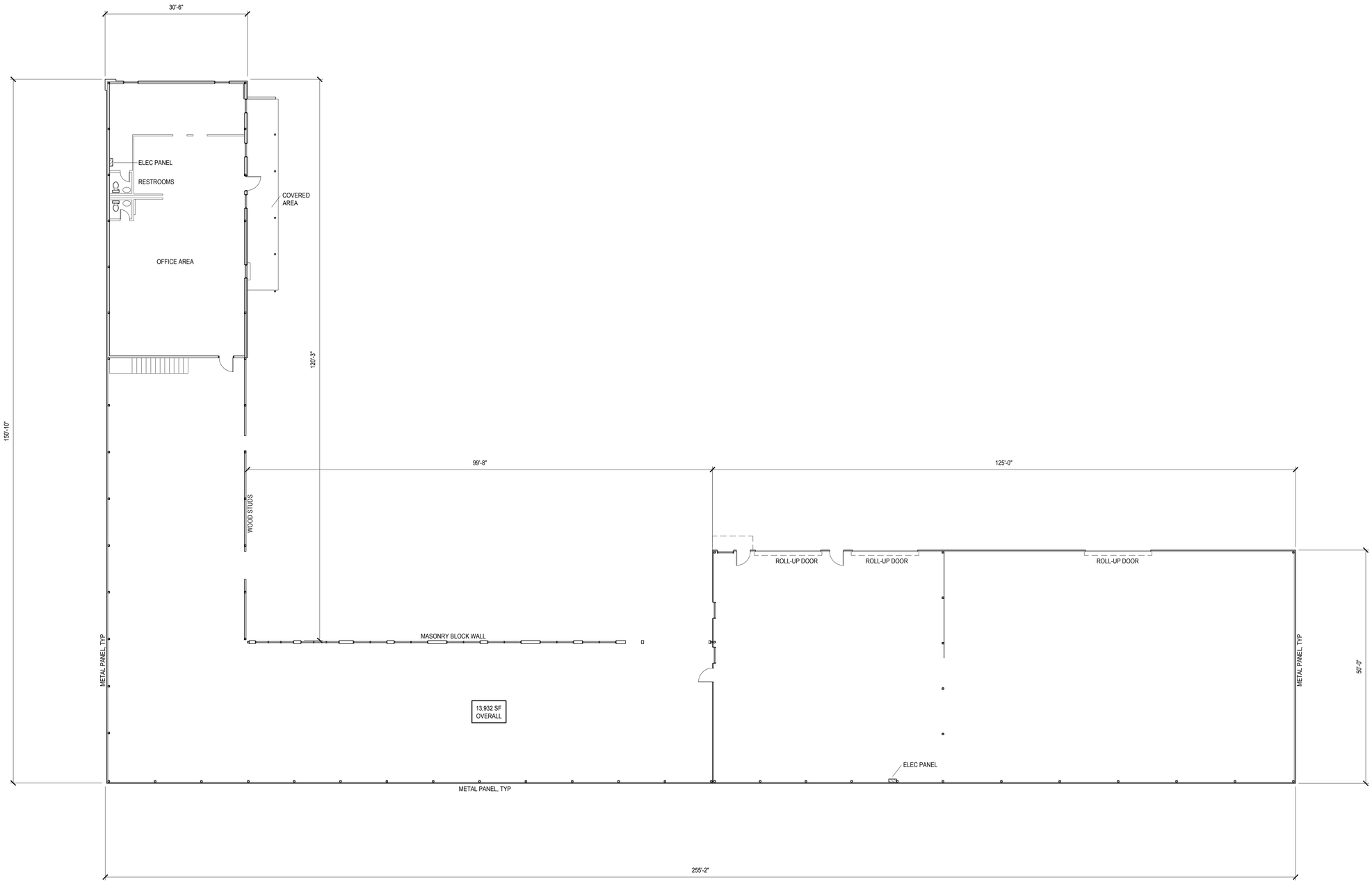
Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	13,932
LAND SF	106,374
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)



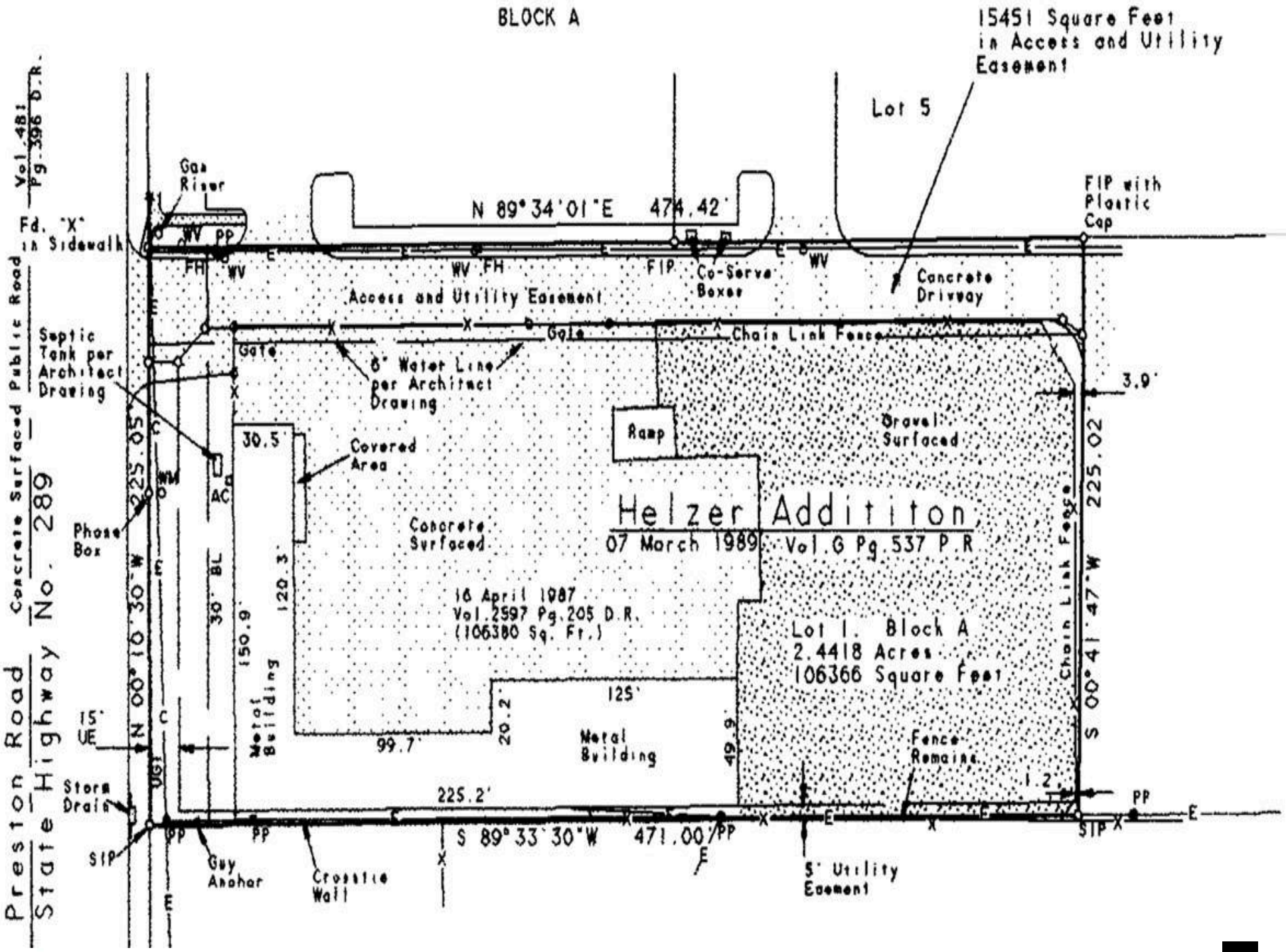
FRANCHISE
REAL ESTATE GROUP



4400 PRESTON RD

FRISCO, TX 75034

EXISTING FLOOR PLAN


BLOCK A
15451 Square Feet in Access and Utility Easement
Lot 5
Vol. 481 Pg. 396 D.R.
Gas Riser
Fd. "X" in Sidewalk
N 89°34'01"E 474.42'
FIP with Plastic Cap
FIP
Co-Serve Boxes
Concrete Driveway
Access and Utility Easement
Septic Tank per Architect Drawing
Gate
Chain Link Fence
8" Water Line per Architect Drawing
3.9'
Ramp
Gravel Surfaced
30.5'
Covered Area
Helzer Addition
07 March 1989 Vol. 6 Pg. 537 P.R
Concrete Surfaced
16 April 1987
Vol. 2597 Pg. 205 D.R.
(106380 Sq. Ft.)
Lot 1, Block A
2.4418 Acres
106366 Square Feet
Phone Box
225.05'
N 00°10'30"W
Concrete Surfaced Public Road
State Highway No. 289
Preston Road
30' BL
150.9'
120.3'
Metal Building
125'
20.2'
99.7'
Metal Building
49.6'
Fence Remains
1.2'
225.02'
S 00°41'47"W
Chain Link Fence
15' UE
Storm Drain
225.2'
S 89°33'30"W 471.00'
PP
SIP
Guy Anchor
Crosstie Wall
5' Utility Easement



FRANCHISE REAL ESTATE GROUP

Franchise Real Estate Group
610 Uptown Blvd, Suite 2000, Cedar Hill, TX 75104







4400 PRESTON ROAD

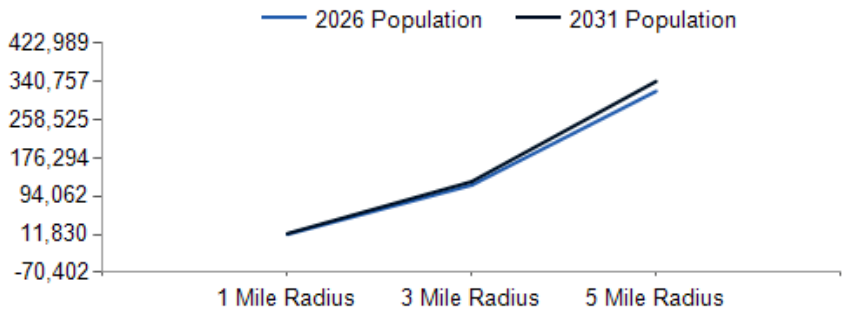
04 Demographics

General Demographics

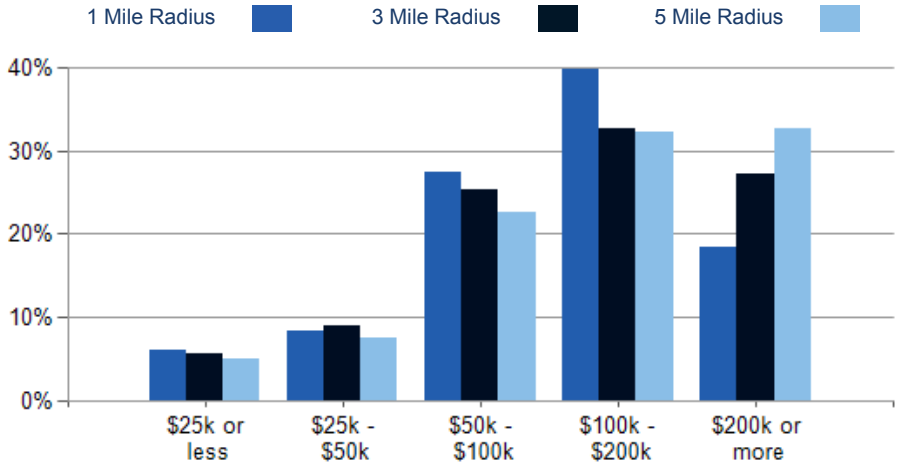
Race Demographics

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%

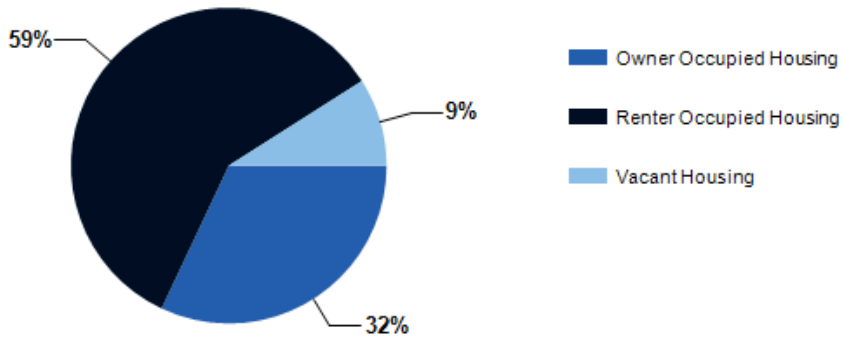
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	198	1,693	3,632
$15,000-$24,999	111	1,074	2,470
$25,000-$34,999	125	1,430	3,134
$35,000-$49,999	308	2,965	5,890
$50,000-$74,999	743	6,038	13,301
$75,000-$99,999	675	6,232	13,945
$100,000-$149,999	1,440	9,766	22,729
$150,000-$199,999	609	6,080	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

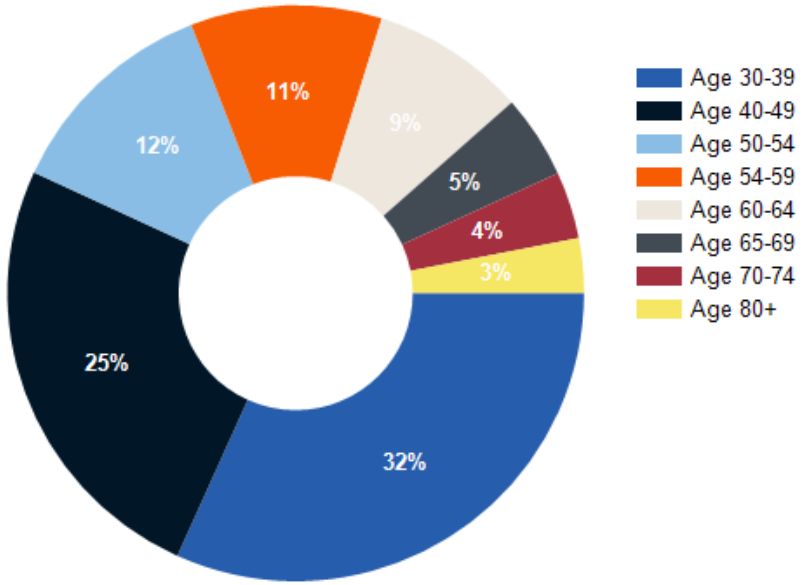


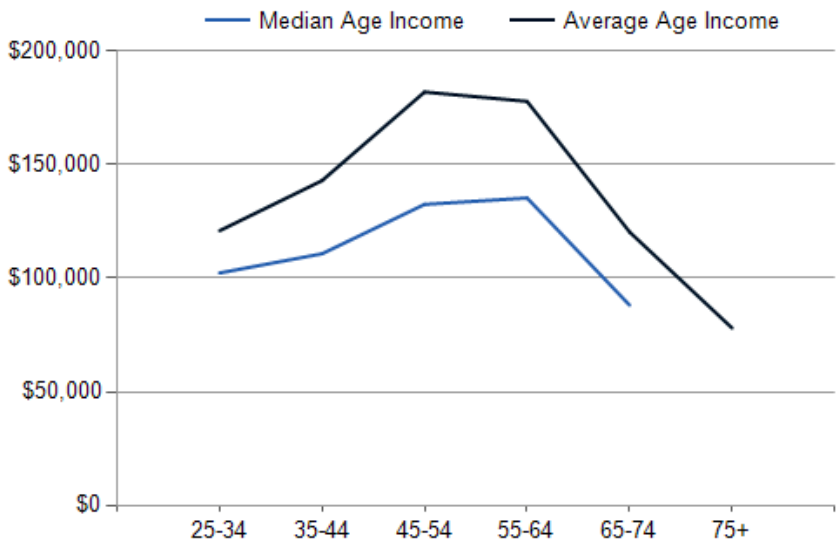
Source: esri

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

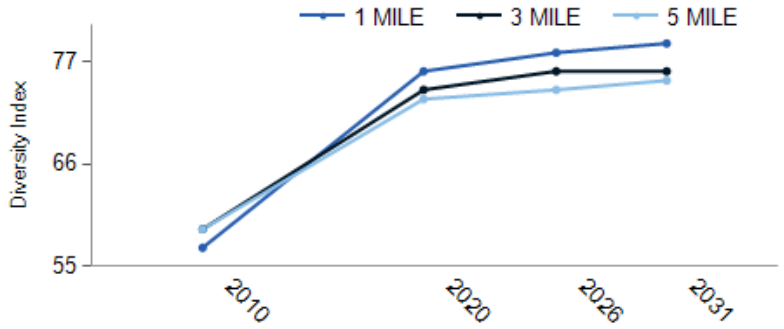
Population By Age





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

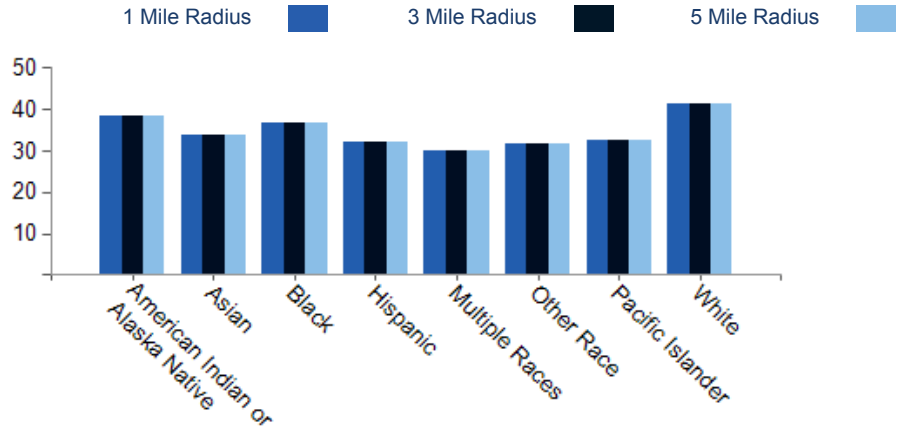


1 MILE 3 MILE 5 MILE

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

05 Additional Information

Zoning Potential Uses

ZONING & POTENTIAL USES

ZONING CLASSIFICATION

Commercial-1 (C-1) with Preston Road Overlay District – Retail Corridor Subdistrict

PERMITTED USES

Selected examples from city use chart

- Retail stores and shops
- Office: administrative, medical, professional
- Office / showroom
- Bank or credit union
- Beauty salon / barber shop
- Health / fitness center
- Gymnastics / dance studio
- Hotel
- Bed and breakfast inn
- Convenience store without gas pumps
- Laundromat
- Antique shop / used furniture
- Automobile repair, minor
- Automobile parking lot / garage
- Building material / hardware sales, minor
- Business service
- Cabinet / upholstery shop
- Artisan workshop
- Carwash, full service
- College / trade / private school
- Indoor commercial amusement
- Museum / art gallery
- Veterinary clinic / indoor kennel
- Governmental office

CONDITIONAL USES

Additional conditions / approvals may apply

- Restaurant
- Child-care center (licensed)
- Food truck court
- Reception / banquet / meeting hall
- Place of worship
- Convenience store with gas pumps
- Motel
- Big box retail development

SPECIAL USE PERMIT REQUIRED

- Assisted living facility
- Automobile repair, major
- New automobile sales / leasing
- Data center
- Nursing / convalescent home
- Heavy industrial

IMPORTANT ZONING NOTICE

Examples above are drawn from the supplied use schedule and are not an exhaustive list. Uses and project feasibility must be verified with the City of Frisco, including the Preston Road Overlay District, site-specific restrictions, development standards, ditional-use requirements and special-use-permit procedures. No use is guaranteed approved.

4400 Preston Road

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