

PRESTON HIGHLANDS

SWC of Preston Rd & Eldorado Pkwy, Frisco, Texas 75033



SEGOVIA
PARTNERS



Property Information

LOCATION:

SWC of Preston Rd (TX-289) & Eldorado Pkwy
Frisco, Texas 75033

LEASE RATES:

Available Upon Request

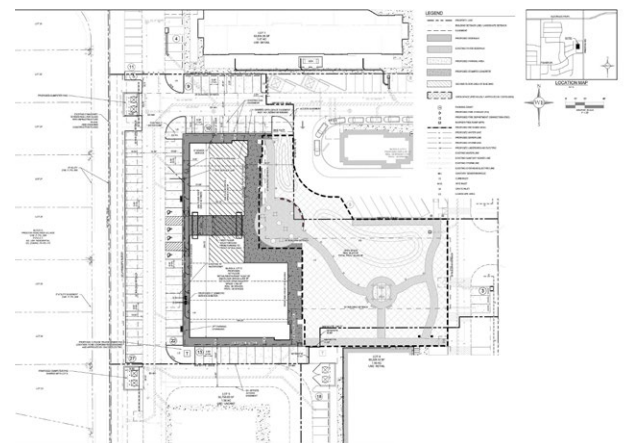
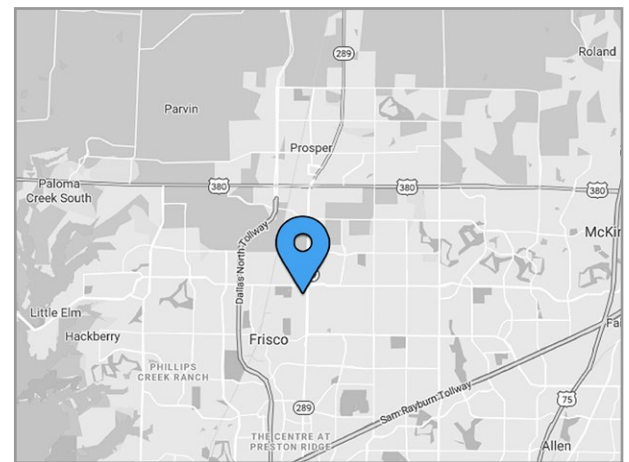
HIGHLIGHTS:

- 18,761 SF Retail Building Fronting Preston Rd
 - Available: 11,536 SF on ground level
 - Available: 4,225 SF on second level
- Estimated Delivery Date: Q4 2023
- Less than a mile from UNT at Frisco (~3,500 Students) & Warren Softball Complex (over a million annual visitors)
- Heavily trafficked thoroughfare in high growth market
- [\\$2 Billion Development – Brinkmann Ranch – set to begin construction across the street in Q4 2023](#)
 - Development to include 2,500 single family residences, 2,200 multi-family residences, & anchored by Tom Thumb

Traffic Counts

PRESTON RD: 35,557 VPD

ELDORADO PKWY: 25,896 VPD



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	8,288	77,149	256,125
HOUSEHOLDS	2,788	26,553	84,929
AVG HH INCOME	\$152,259	\$149,069	\$168,705
DAYTIME POPULATION	5,960	69,953	226,830

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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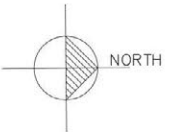
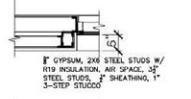
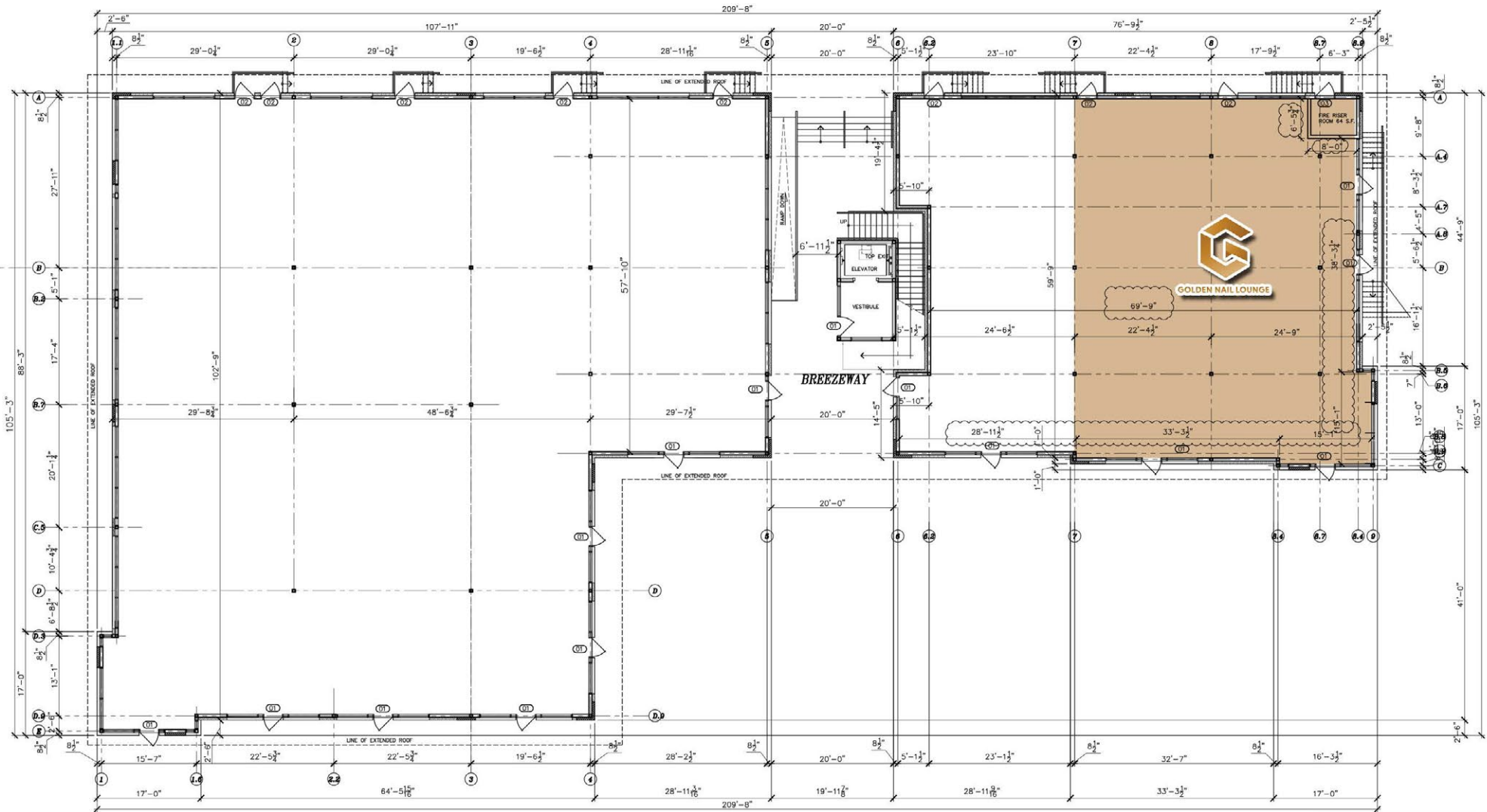
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1 *FIRST FLOOR PLAN*
SCALE: 1/8" = 1'-0"

2 *RECESSED WINDOWS*
NTS

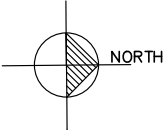
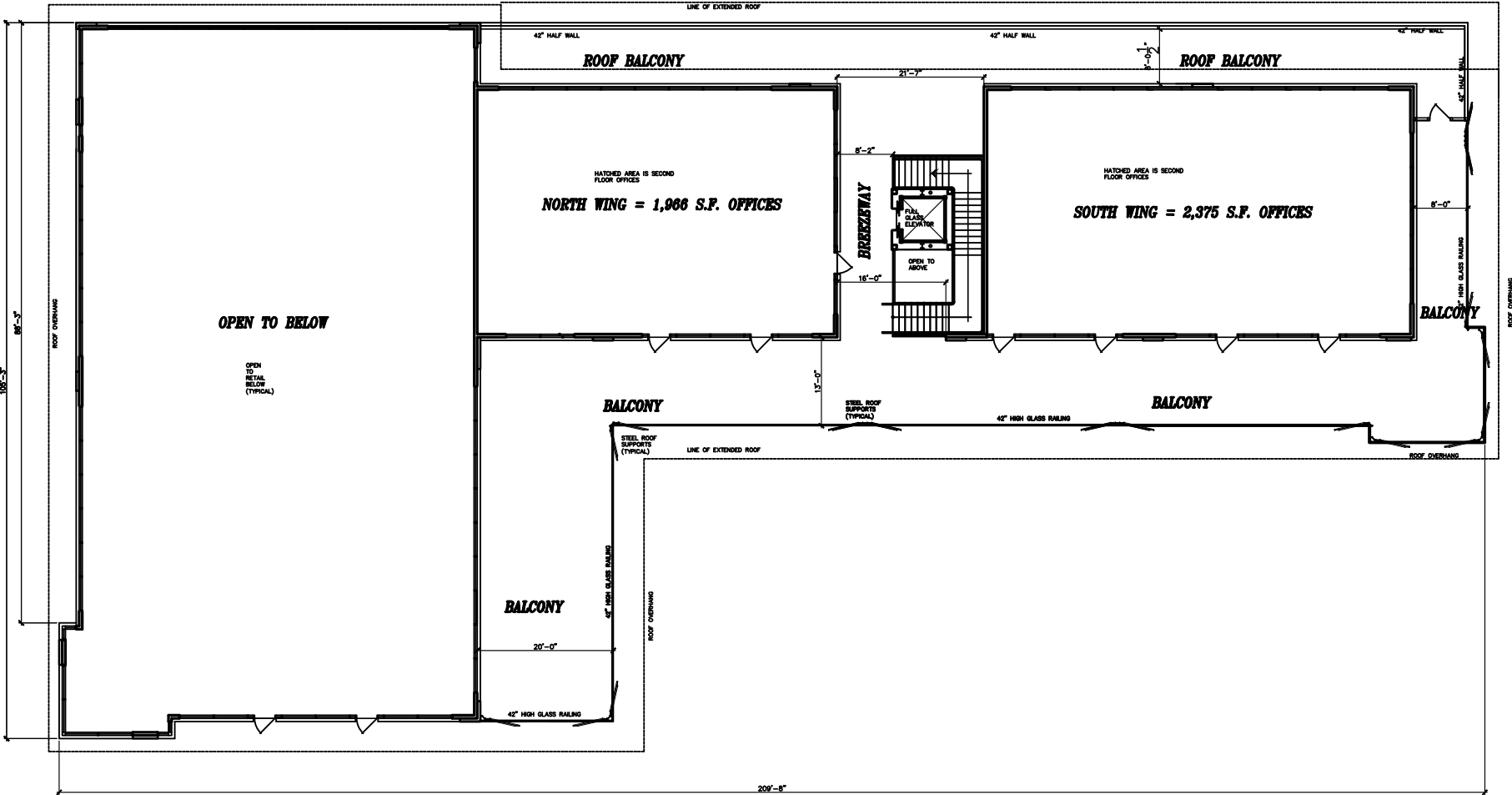
BUILDING AREAS	
FIRST FLOOR RETAIL	4,420 SQ. FT.
SECOND FLOOR OFFICE	4,541 SQ. FT.
TOTAL BUILDING	8,961 SQ. FT.
FIRE RISK ROOM	65 SQ. FT.
FIRST FLOOR BREZEWAY	1,528 SQ. FT.
SECOND FLOOR BREZEWAY	468 SQ. FT.
BALCONY	3,081 SQ. FT.
TOTAL AREA UNDER ROOF	23,671 SQ. FT.

PRELIMINARY : FOR REVIEW

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1 SECOND FLOOR CONCEPT
 SCALE: 1/8" = 1'-0"

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 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.

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.

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.

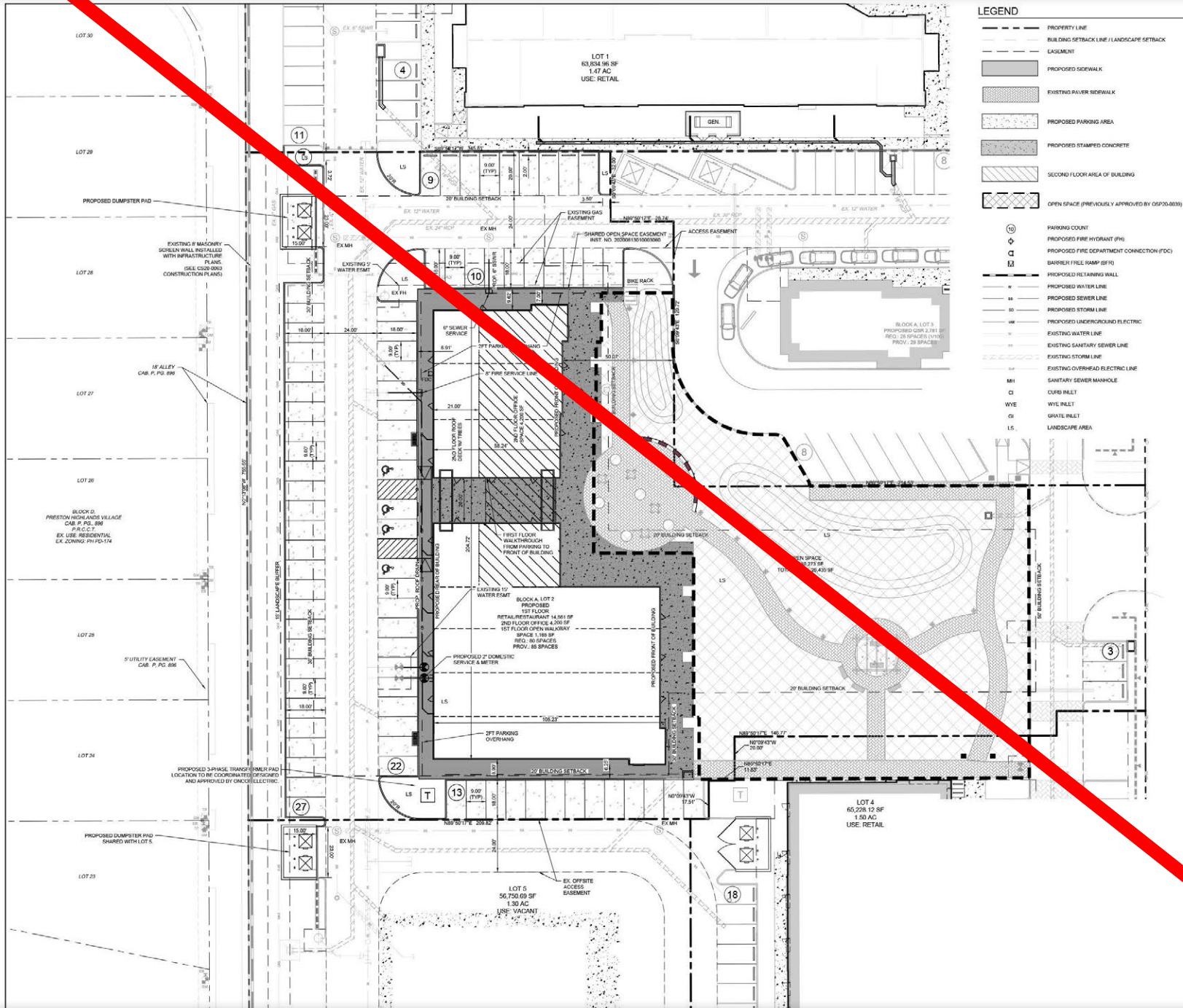
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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- ### LEGEND
- PROPERTY LINE
 - - - BUILDING SETBACK LINE / LANDSCAPE SETBACK
 - - - EASEMENT
 - ▨ PROPOSED SIDEWALK
 - ▨ EXISTING PAVER SIDEWALK
 - ▨ PROPOSED PARKING AREA
 - ▨ PROPOSED STAMPED CONCRETE
 - ▨ SECOND FLOOR AREA OF BUILDING
 - ▨ OPEN SPACE (PREVIOUSLY APPROVED BY OSP00-0003)
 - ⊙ PARKING COUNT
 - ⊕ PROPOSED FIRE HYDRANT (FH)
 - ⊕ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
 - ⊕ BARBER (FIRE RAMP) (BR)
 - ▬ PROPOSED RETAINING WALL
 - ▬ PROPOSED WATER LINE
 - ▬ PROPOSED SEWER LINE
 - ▬ PROPOSED STORM LINE
 - ▬ PROPOSED UNDERGROUND ELECTRIC
 - ▬ EXISTING WATER LINE
 - ▬ EXISTING SANITARY SEWER LINE
 - ▬ EXISTING STORM LINE
 - ▬ EXISTING OVERHEAD ELECTRIC LINE
 - MH SANITARY SEWER MANHOLE
 - CI CURB INLET
 - WYE WYE INLET
 - GI GRATE INLET
 - LS LANDSCAPE AREA

