

OFFERING MEMORANDUM

Preston @ Wade Crossing Retail

5855 Preston Road, Frisco, Texas 75034



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ROCKHILL
COMMERCIAL REAL ESTATE



Suite 600



Suite 700

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PROPERTY SUMMARY

FLAVOR LOUNGE AND F45 TRAINING

This two-tenant investment sits within Preston @ Wade Crossing, a five-building retail center totaling roughly 82,370 square feet. Just west of the retail component is Preston @ Wade Crossing Office Park — a 13-building professional and medical office development spanning about 67,000 square feet. Together, the retail and office parks create a built-in customer base and steady daytime traffic, supporting the long-term stability of both tenants.

Set along Preston Road, one of Frisco's most established and high-traffic commercial corridors, the property offers modern construction, spacious layouts, and excellent visibility. The surrounding area combines established neighborhoods with national retailers and a strong mix of medical and office users, driving consistent daily activity. With quality tenancy in place, Preston @ Wade Crossing Retail Suites 600 and 700 are well positioned to deliver stable, long-term value for investors.



LISTED PRICE
\$3,212,474



SQUARE FOOTAGE
(SUITES 600 & 700)
6,119



LEASE TYPE
NNN

PRESTON @ WADE CROSSING RETAIL

82,370 SF



YEAR BUILT (SHELL)
2018



OCCUPANCY
100%



PRICE PSF
\$525

PRESTON @ WADE CROSSING OFFICE PARK

67,364 SF



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INVESTMENT HIGHLIGHTS

FLAVOR LOUNGE AND F45 TRAINING

Flavor Lounge is a high-end Indian kitchen and bar that opened in 2023 with a modern build-out and upscale finishes. The restaurant has quickly developed a following in Frisco’s dining scene and is secured by a 10-year NNN lease with renewal options, offering investors long-term stability.

F45 Training, a global fitness brand known for its high-intensity group workouts, opened its Frisco location in 2022. The suite was customized to the tenant’s concept, reducing landlord exposure to future capital needs. Backed by a strong international brand and a loyal local membership base, F45 provides steady daily traffic and complements the restaurant use next door.

Together, these tenants create a balanced mix of food, fitness, and lifestyle that benefits from Frisco’s affluent demographics and active community.



SUITE 600 - FLAVOR LOUNGE



PRICE

\$1,465,275



CAP RATE

6.3%



SQUARE FEET

2,791



SUITE 700 - F45 TRAINING



PRICE

\$1,747,200



CAP RATE

6.3%



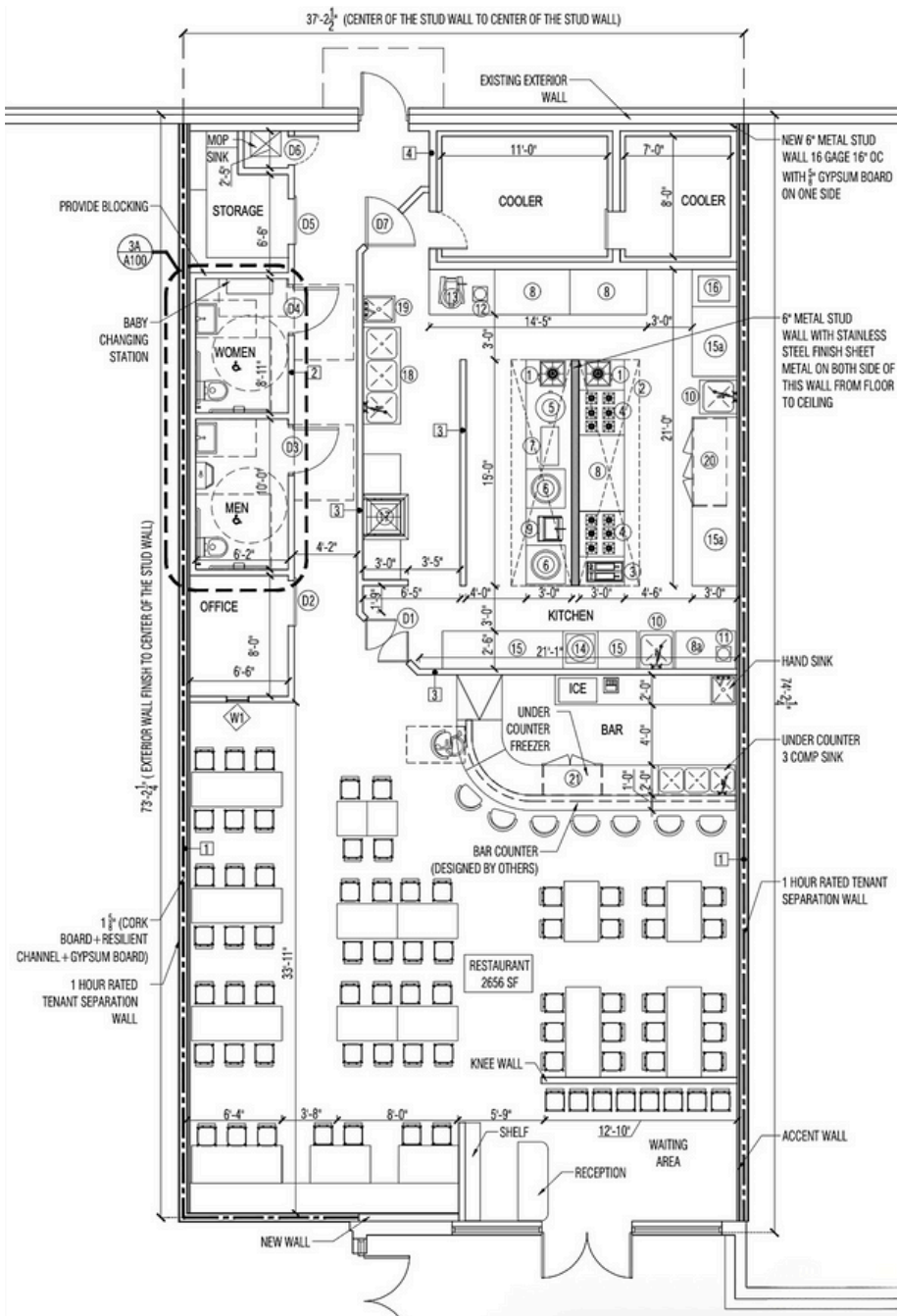
SQUARE FEET

3,328



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FLOOR PLAN

SUITE 600 | FLAVOR LOUNGE

Flavor Lounge is an upscale Indian kitchen and bar that has quickly become a local favorite in Frisco. Completed in 2023, the space features a modern build-out with high-quality finishes and a fully equipped kitchen, minimizing near-term capital expenditures for ownership. The tenant operates under a 10-year NNN lease with two five-year renewal options, providing consistent cash flow and long-term stability. With a loyal customer base and steady growth, Flavor Lounge enhances the property's strength as part of a lifestyle-driven retail center.

LISTED PRICE	\$1,465,275
CAP RATE:	6.3%
SF:	2,791 SF
FINISH OUT:	2023
PRICE PSF:	\$525
LEASE TYPE:	NNN
LEASE START:	October 1, 2023
LEASE EXPIRATION:	October 31, 2033
INITIAL TERM:	10 Years
RENEWAL OPTIONS:	Two 5-Year
USE:	Upscale Restaurant



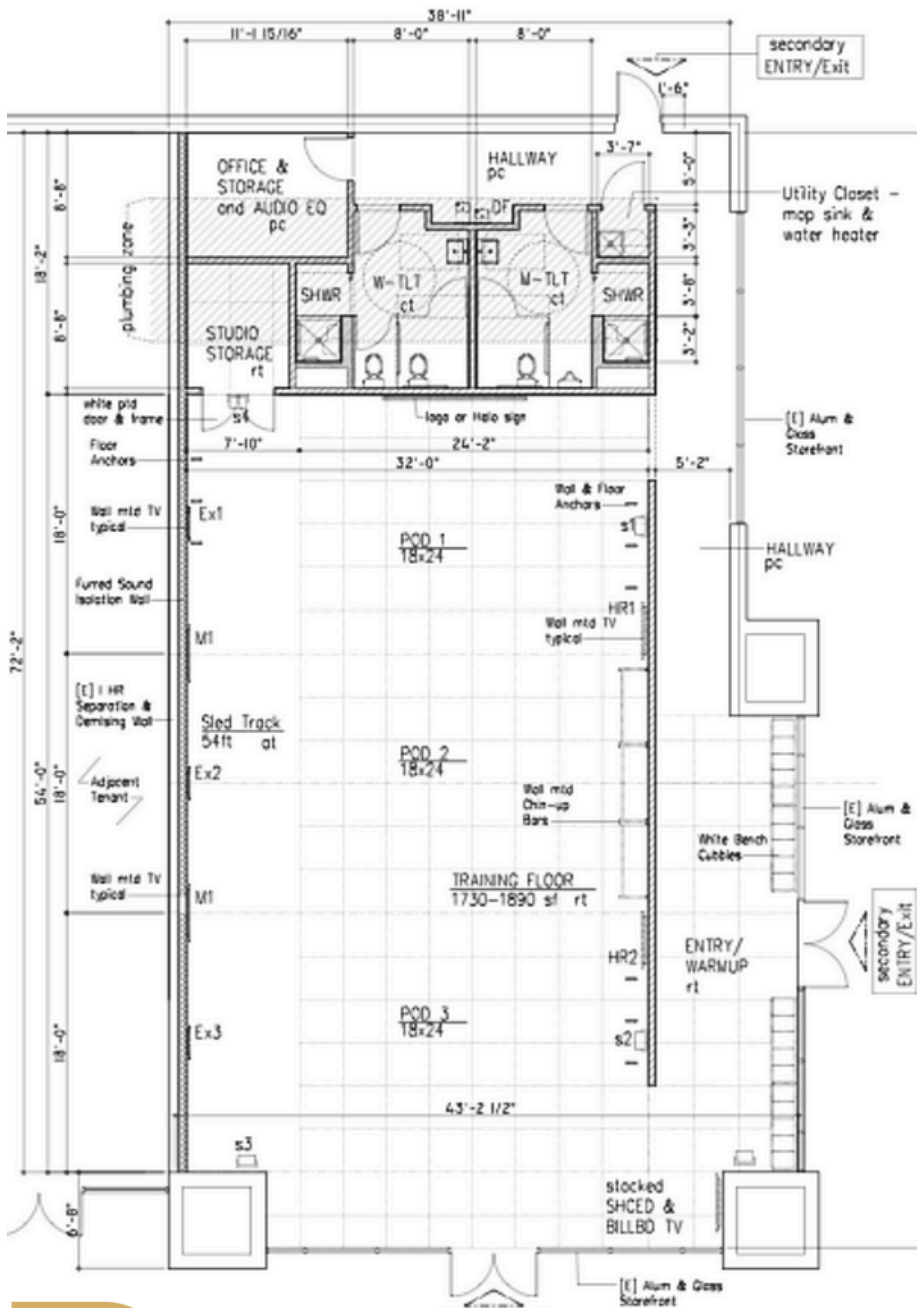
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FLOOR PLAN

SUITE 700 | F45 TRAINING

F45 Training is a global fitness brand known for its high-intensity group workouts and strong community focus. The Frisco studio opened in 2022 with a custom build-out designed to meet the tenant's operational standards. The tenant is secured under a five-year NNN lease with a renewal option, providing predictable income and stable occupancy. As demand for health and wellness continues to rise, F45 drives consistent daily traffic and complements the property's experience-oriented tenant mix.



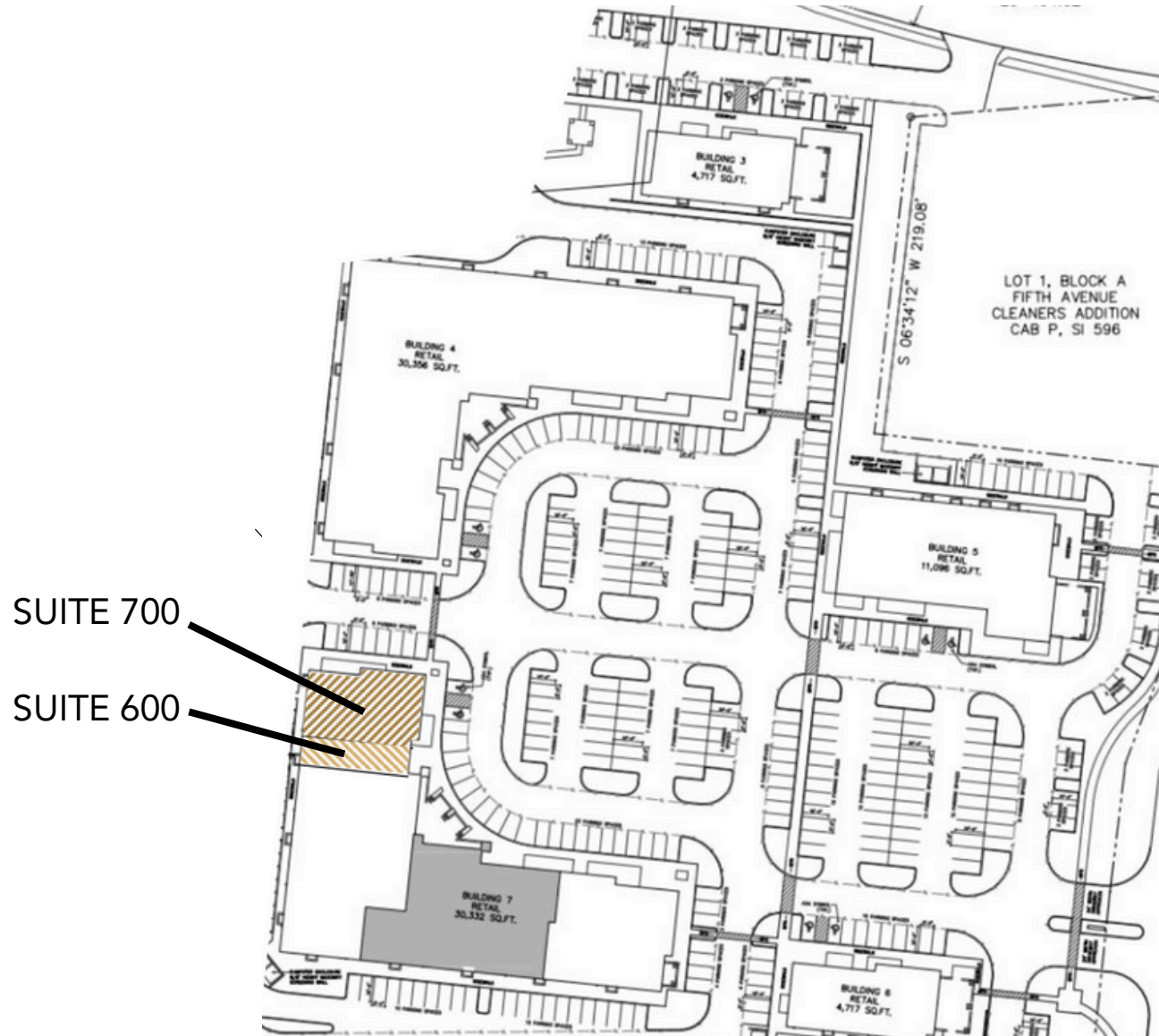
LISTED PRICE	\$1,747,200
CAP RATE:	6.3%
SF:	3,328 SF
FINISH OUT:	2022
PRICE PSF:	\$525
LEASE TYPE:	NNN
LEASE START:	April 1, 2022
LEASE EXPIRATION:	March 14, 2027
INITIAL TERM:	5 Years
RENEWAL OPTIONS:	One 5-Year
USE:	Fitness Studio



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SITE PLAN

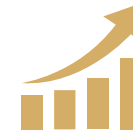
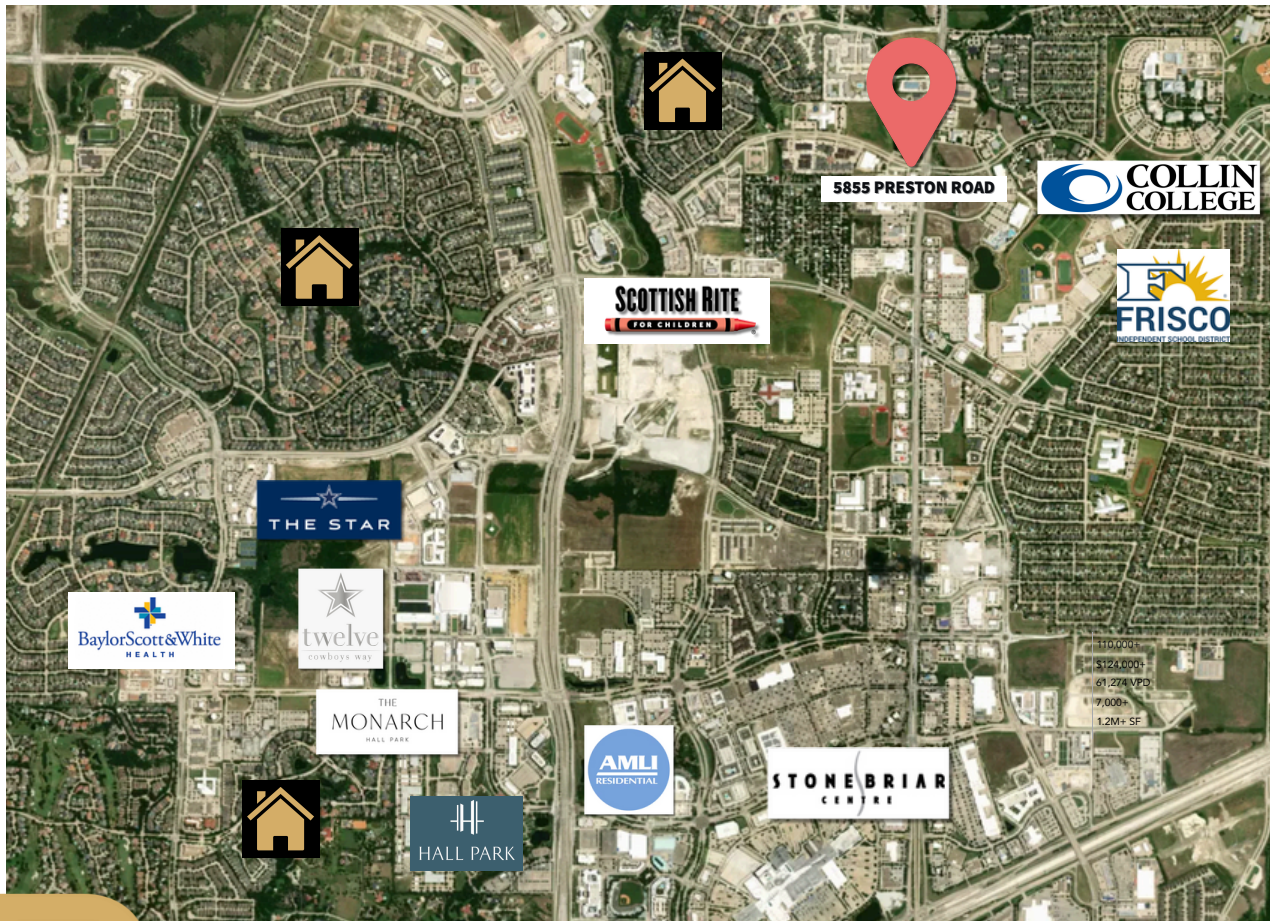


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AERIAL MAP

Flavor Lounge and F45 Training benefit from a balanced mix of daytime and evening activity. Surrounding neighborhoods like **Starwood, Chapel Creek, and Villages of Stonebriar Park** provide an established, high-income residential base, while nearby **Monarch and Twelve Cowboys Way** bring steady traffic from young professionals. **Collin College, Stonebriar Centre, and The Star** help drive consistent daily activity throughout the area, supported by nearby hospitals and office campuses. This combination of **affluence, employment, and visibility** continues to strengthen the long-term performance of both tenants.



**#1 Fastest-Growing
City in Texas /
#3 in U.S.**



**#1 Best Place to Live
for Families in Texas /
#13 in the U.S.**

DAYTIME DEMAND & EMPLOYMENT BASE

Collin College's Frisco campus serves more than 7,000 students, while Stonebriar Centre draws over 10 million visitors each year, creating steady regional traffic. Nearby lifestyle destinations like The Shops at Starwood and The Rail District add complementary dining and entertainment options.

AFFLUENT ROOFTOPS & ACTIVE RESIDENTS

High-income neighborhoods such as Starwood, Chapel Creek, and Villages of Stonebriar Park sit within two miles, joined by over 2,000 Class A apartments—including Monarch, Twelve Cowboys Way, and AMLI Frisco Crossing—which help drive consistent evening and weekend activity.

REGIONAL DRAWS & RETAIL SYNERGY

More than 110,000 employees work within a three-mile radius, supported by hospitals, and office parks. Nearby institutions like Baylor Scott & White Medical Center, Texas Health Frisco, and Mateo Office Park bring a strong daytime population that supports both F45 Training and Flavor Lounge.

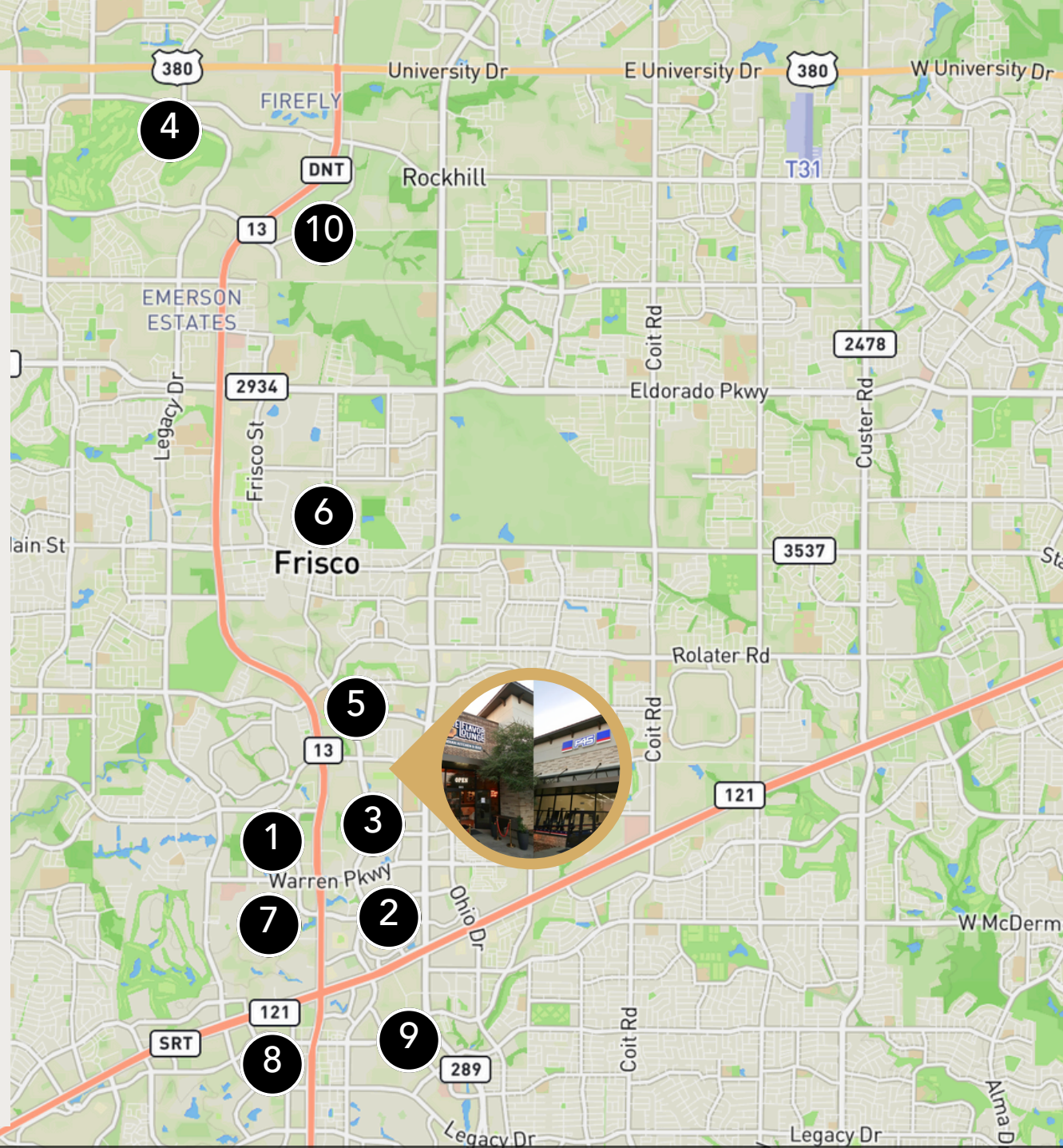


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AREA AMENITIES

- 1 The Star in Frisco
- 2 Stonebriar Centre Mall
- 3 The Centre at Preston Ridge
- 4 PGA Headquarters
- 5 Scottish Rite
- 6 Toyota Stadium
- 7 HALL Park
- 8 Legacy West
- 9 Children's Medical Center Plano
- 10 Universal Kids Resort



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TENANT ROSTER

PRESTON @ WADE CROSSING

- 1 Malabar Gold and Diamonds
- 2 X-GOLF
- 3 Stereo East Home and Video
- 4 Stewart Title
- 5 1947 Restaurant
- 6 + CBD Sacred Oils
- 7 Dental Care of Frisco
- 8 Allison's Corner
- 9 Fanzo Sports Bar
- 10 Tequileros
- 11 Coffee U
- 12 The Alchemy Yoga
- 13 The Canon Team Keller Williams
- 14 Jessica Beauty Supply
- 15 *Coming Soon, 8,800 SF Indian Fusion Upscale Bar + Dining*



MALABAR GOLD & DIAMONDS

Malabar Gold & Diamonds is a global jewelry retailer with more than 300 showrooms worldwide. The Frisco location serves as a flagship-style store, drawing customers from across the Metroplex and creating steady traffic for the center. Known for quality and brand recognition, Malabar adds a strong luxury presence and enhances the center's position as a regional shopping destination.

- Over 300 showrooms worldwide
- Top 5 global jewelry retailers
- Flagship location draws customers



X-GOLF

X-Golf is an indoor golf and entertainment concept that combines advanced simulator technology with a social, hospitality-focused setting. The Frisco location attracts both dedicated golfers and casual groups, creating consistent evening and weekend traffic. By drawing an active, affluent customer base, X-Golf strengthens the center's mix of tenants and supports cross-shopping with nearby dining and retail.

- 80+ locations nationwide
- State-of-the-art golf simulator tech
- Drives steady group and repeat visits



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DEMOGRAPHICS + TRAFFIC

Growth & Demand

Frisco remains one of the fastest-growing cities in Texas, with population expected to rise more than **20%** over the next **five years** across the trade area. That kind of growth continues to fuel new retail demand and supports long-term stability for centers like Preston @ Wade Crossing.

Spending Power

Within a five-mile radius, households average more than **\$120,000** in annual income—well above regional norms. Strong earning power, combined with steady residential development, creates reliable demand for both daily-needs retail and destination concepts.

Traffic & Accessibility

Preston Road is one of North Texas' busiest thoroughfares, giving the property high visibility and easy access to surrounding neighborhoods, schools, and employment hubs. Steady traffic along Preston and Lebanon provides consistent exposure and drives tenant performance.

METRIC	1 MILE	3 MILE	5 MILE
Population	13,545	113,681	325,026
Households	5,675	5,675	116,410
Projected 5 Year Growth	21.3%	22.6%	22%
Median Age	36	38	38
Households Projected 5 Year Growth	21.5%	23.1%	22.5%
Avg Household Income	\$70,449	\$106,929	\$124,000

TRAFFIC	DAILY TRAFFIC COUNT	MILES FROM SUBJECT
Preston Rd.	56,556	0.08
Wade Blvd.	8,673	0.08
Lebanon Rd.	19,137	0.40





UNIVERSAL KIDS RESORT



THE STAR



PGA HEADQUARTERS

CITY OVERVIEW

Frisco, Texas

Frisco is one of the fastest-growing cities in North Texas and sits just 25 miles north of downtown Dallas. With direct access to the Dallas North Tollway, US 380, and State Highway 121, the city connects easily to the entire DFW Metroplex.

Over the past decade, Frisco has nearly doubled in population and is now home to more than 225,000 residents and 75,000 households. Household incomes average above \$150,000, and home values exceed \$600,000, reflecting the city's strong demographics and spending power.

Frisco has built a reputation as both a business and lifestyle hub. It is home to major employers, corporate campuses, and professional sports organizations, including the Dallas Cowboys headquarters at The Star, PGA of America, FC Dallas, and the Frisco RoughRiders. The city also benefits from award-winning schools, extensive parkland, and a steady influx of retail and medical development, making it one of the most desirable markets in Texas for both residents and investors.



POPULATION
210,238
(22% increase - 2019-23)



EMPLOYEES
110,000



HOUSEHOLD
84,791



AVG. INCOME
\$146,158



BUSINESSES
31,000+



MEDIAN AGE
38.1



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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 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
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BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____