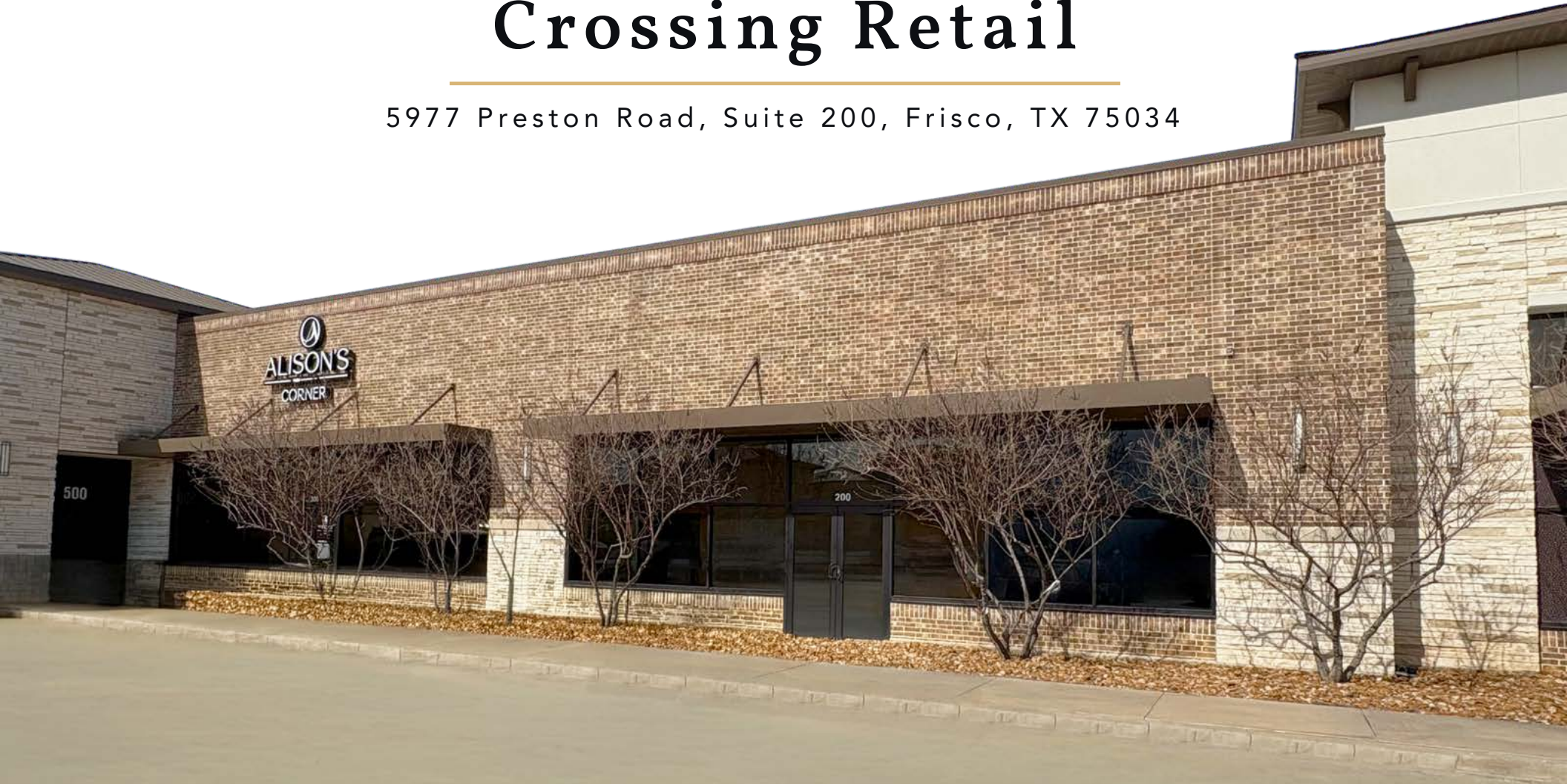


OFFERING MEMORANDUM

Preston @ Wade Crossing Retail

5977 Preston Road, Suite 200, Frisco, TX 75034



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ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM



Suite 200



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PROPERTY SUMMARY

PRESTON @ WADE CROSSING RETAIL, SUITE 200

- Conveniently located in the heart of Frisco off Preston Road, with average daily vehicle count of over 55,000
- Positioned among other complementary retail establishments, emphasizing foot traffic, visibility, and accessibility
- Nearby multiple Elementary Schools, Middle Schools, High Schools, and Collin County Community College
- In close vicinity to restaurant & retail amenities such as Stonebriar Centre, The Shops at Legacy, Legacy West, The Star District, Ford Center at the Star, and Scottish Rites Children's Hospital
- Positioned near Stonebriar Community Church, Hunt Middle School, and Frisco's future "Performance Art Center"
- Superior Design, Steel Construction, Cast Masonry, Modern Stone, Metal Roof, Suspended Steel Canopy
- Prominent Entrance with Building and Monument Signage



LISTED PRICE
\$1,427,850



SQUARE FOOTAGE
2,505



LEASE TYPE
NNN

TENANT

NOUVIA



YEAR BUILT
2023



OCCUPANCY
100%



PRICE PSF
\$570

PRESTON @ WADE CROSSING RETAIL

82,370 SF

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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INVESTMENT HIGHLIGHTS

SUITE 200 | RETAIL



PRICE

\$1,427,850



CAP RATE

6.5%



SQUARE FOOTAGE

2,505 SF



OCCUPANCY

100%



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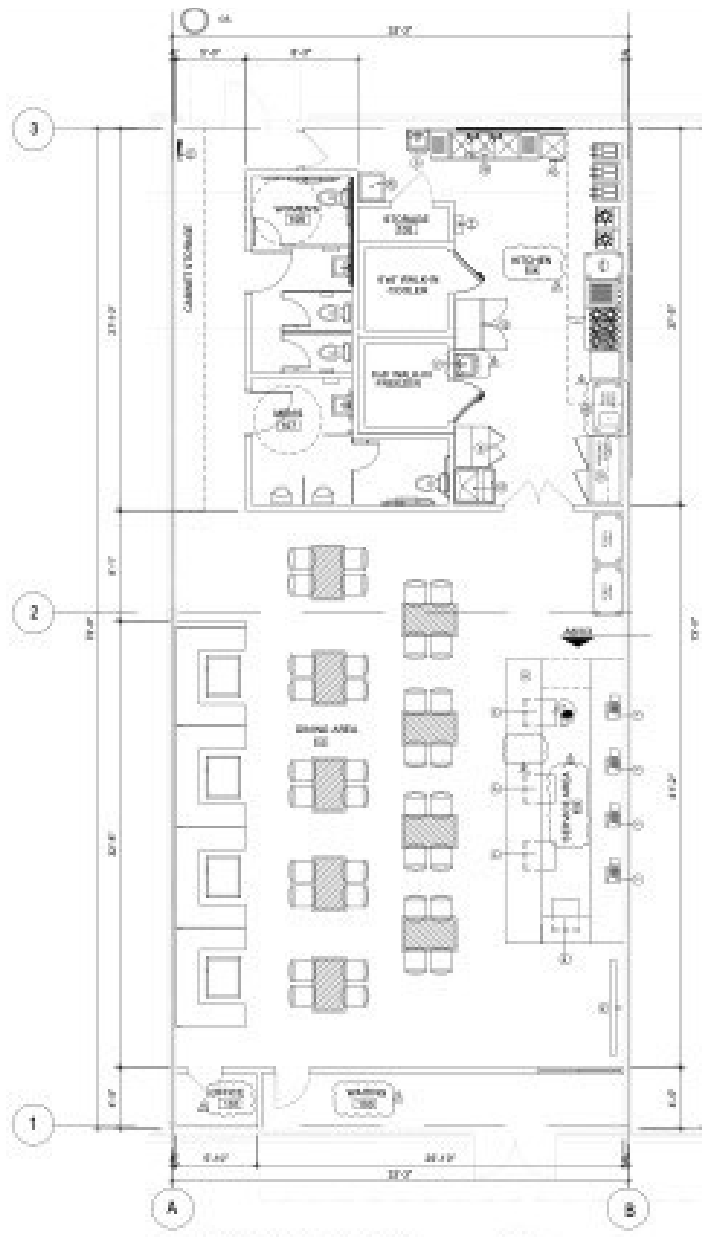
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AS-BUILT FLOOR PLAN

SUITE 200 | NOUVIA

Nouvia is Frisco's newest upscale brunch and cocktail destination. A vibrant social dining experience designed for unforgettable moments. 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 5-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, NOUVIA enhances the property's strength as part of a lifestyle-driven retail center.



LISTED PRICE	\$1,427,850
CAP RATE:	6.5%
SF:	2,505 SF
FINISH OUT:	2023
PRICE PSF:	\$570
LEASE TYPE:	NNN
LEASE START:	March 10, 2026
LEASE EXPIRATION:	April 30, 2031
INITIAL TERM:	5 Years
RENEWAL OPTIONS:	Two 5-Year
USE:	Retail

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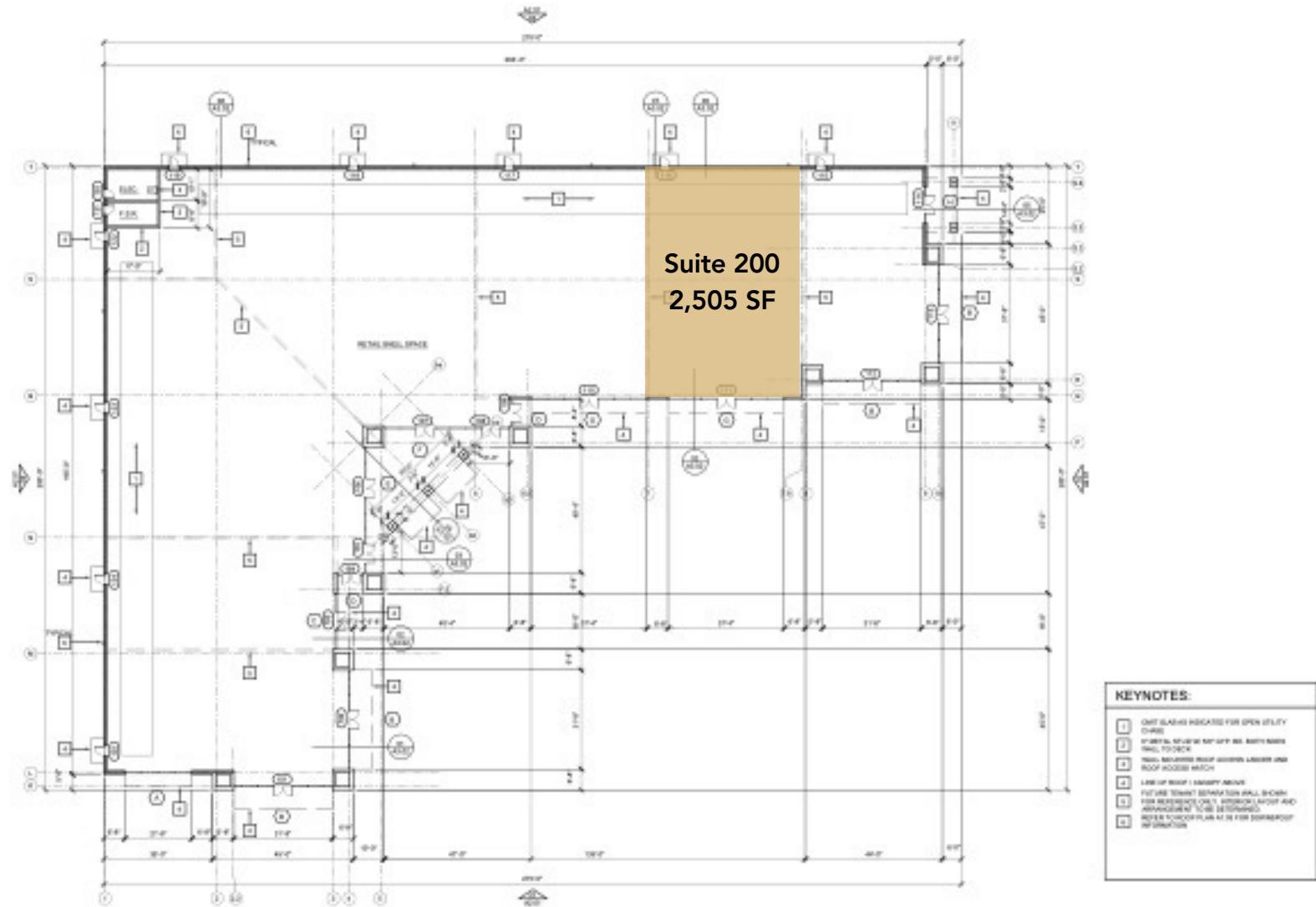


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BUILDING PLAN



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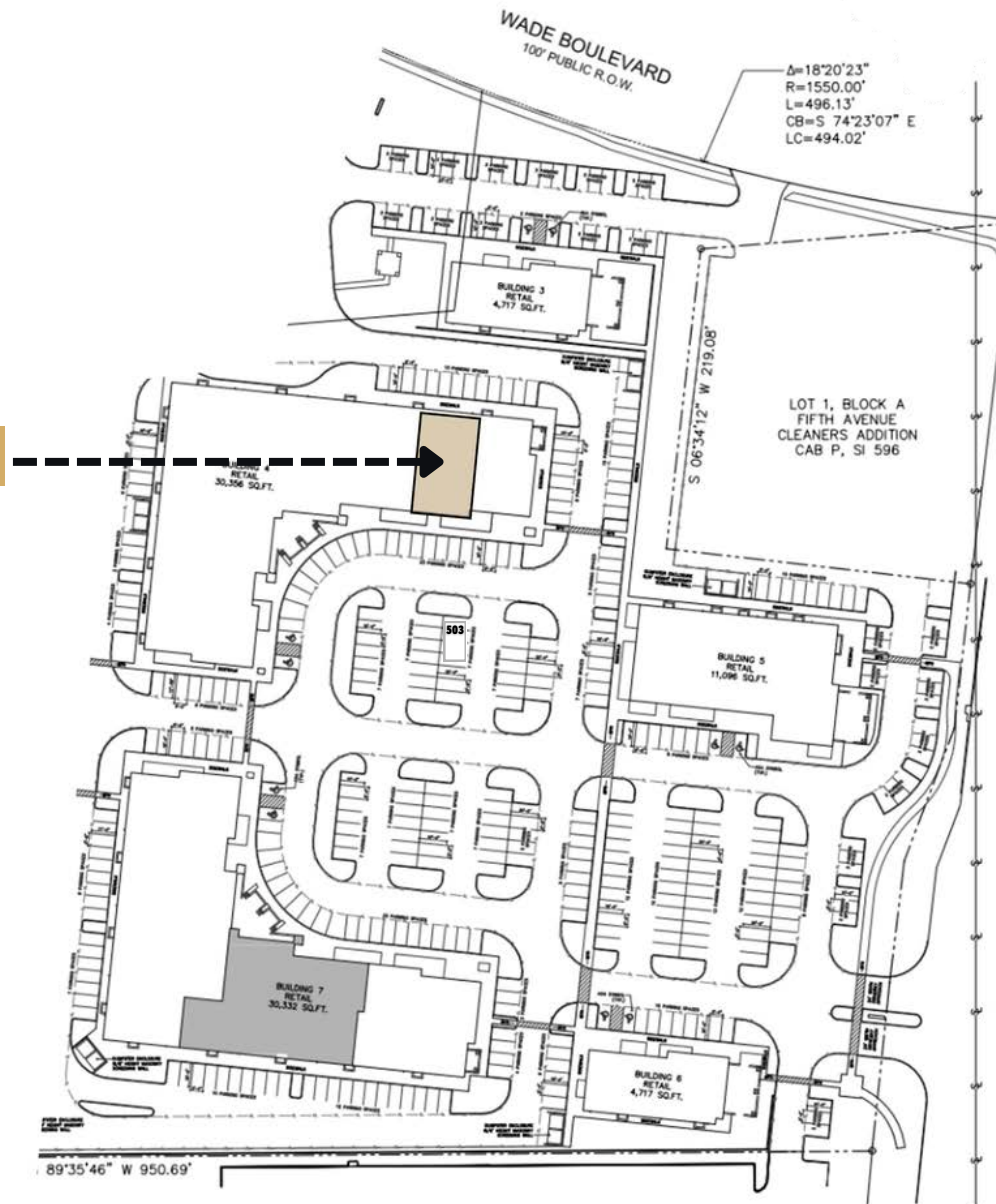
SITE PLAN



BUILDING 1

SUITE 200 | 2,505 SF

Restaurant - Second
Generation



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SUITE 200 | 2,505 SF



EXTERIOR



MONUMENT



EXTERIOR



EXTERIOR



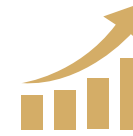
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AERIAL MAP

Nouvia benefits 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.



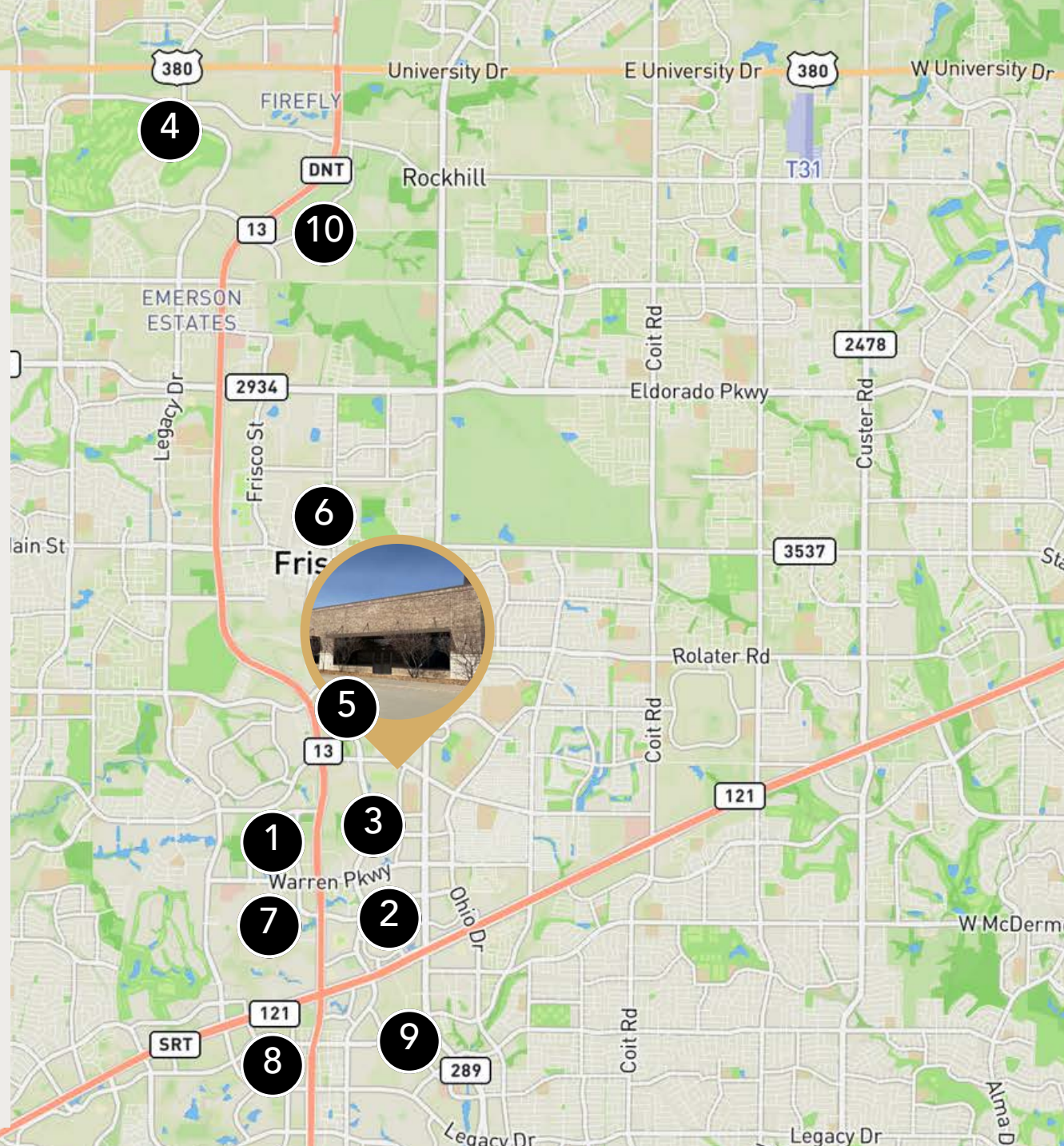
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AREA AMENITIES

- 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 Nouvia
- 11 Coffee U
- 12 The Alchemy Yoga
- 13 The Canon Team Keller Williams
- 14 Jessica Beauty Supply
- 15 Spicy Vihaar



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



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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

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 do so by law.

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 W. Griffin	582592	rgriffin@rockhillinvestments.com	214.975.0842
LICENSED BROKER AGENT	LICENSE NO.	EMAIL	PHONE
Tonya LaBarbera	678307	tonya@rockhillcre.com	469.323.2615
LICENSED BROKER AGENT	LICENSE NO.	EMAIL	PHONE
Denton H. Beams	824937	denton@rockhillcre.com	469.744.6634



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____