



2401 PRESTON ROAD · FRISCO, TX 75034

RETAIL · 2ND-GEN RESTAURANT · STONEBRIAR CENTRE

2401 Preston Road, Frisco, TX.

A standalone ±8,375 SF second-generation restaurant (former Uncle Julio's), built 2024, directly adjacent to Stonebriar Centre Mall with covered & uncovered patios and turnkey restaurant infrastructure.

LEASE RATE

Call Agent
FOR PRICING & DETAILS

BUILDING SF

8,375

PATIO SF

2,680 ±

YEAR BUILT

2024

PARKING

117 SP

↓ SCHEDULE A PRIVATE TOUR

LISTING BROKER

Grace Sun

214.236.4186
gsun@capstonecommercial.com

CAPSTONE COMMERCIAL

Real Estate Group

Leasing · Sales · Acquisitions
Dallas-Fort Worth, TX

OFFICE

972.250.5800

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Dallas, TX



2401 PRESTON ROAD · FRISCO, TX

Property Details.

PROPERTY OVERVIEW

A rare opportunity to lease a second-generation restaurant space (former Uncle Julio's) in a high-profile, standalone building located directly adjacent to Stonebriar Centre Mall — one of the premier regional retail destinations in North Texas. The property sits along a major retail corridor with exceptional traffic counts, strong frontage, and prominent signage exposure, capturing both steady local and regional customer flow.

The existing restaurant infrastructure provides a significant advantage for operators seeking to minimize build-out time and cost while positioning themselves in a proven dining location. The standalone configuration offers strong identity and operational flexibility for a wide range of restaurant, bar, or experiential retail concepts in dense, affluent, fast-growing Frisco.

PROPERTY HIGHLIGHTS

- 2nd-generation restaurant space · former Uncle Julio's
- Adjacent to Stonebriar Centre Mall · premier shopping
- Standalone building · excellent visibility & signage
- Strong traffic counts & high-exposure frontage
- Dense, affluent, fast-growing Frisco trade area
- Surrounded by national retailers, hotels & entertainment
- Ideal for restaurant, bar or experiential retail concepts

PROPERTY SPECS

PROPERTY TYPE	Retail / Restaurant
BUILDING SF	±8,375 SF
COVERED PATIO	±817 SF
UNCOVERED PATIO	±1,863 SF
YEAR BUILT	2024
PARKING	117 Spaces
COUNTY	Collin
MARKET	Frisco
AVAILABILITY	Immediate
LEASE RATE	Call Agent



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2401 PRESTON ROAD · FRISCO, TX

Photos · Location

BUILDING & SITE

±8,375 SF · BUILT 2024 · 117 PARKING



LOCATION & TRADE AREA



LOCATION

ADDRESS

**2401 Preston Road
Frisco, TX 75034**

Stonebriar Centre Mall	Adjacent
Dallas North Tollway	±1 mi
Preston Rd & SH-121	±0.5 mi
The Star (Cowboys HQ)	±3 mi
Dallas CBD	±28 mi

Frisco is among the fastest-growing U.S. cities, anchoring Collin County's affluent retail corridor surrounding Stonebriar Centre, national retailers, hotels, and entertainment venues.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, year built, parking and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group, LLC.

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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<i>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Grace Sun <i>Name of Sales Agent/Associate</i>	<i>License No.</i>	gsun@capstonecommercial.com <i>Email</i>	(214) 236-4186 <i>Phone</i>
<i>Buyer/Tenant/Seller/Landlord Initials</i>		<i>Date</i>	