

FOR LEASE | PROFESSIONAL OFFICE CONDOMINIUM

7828 Preston Road, Suites 1102 and 1103, Frisco, Texas 75035

Offices For Lease

Property Highlights

- **High-visibility frontage on Preston Road with significant daily traffic counts**
- **Positioned in a dense retail corridor with national and regional co-tenancy**
- **Strong daytime population supported by nearby offices and medical users**
- **Affluent residential base with continued population growth**
- **Ample parking and easy ingress/egress**



*Please
Contact*

NATHAN ENGLAND
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Information

Property Overview

Located along the highly trafficked Preston Road corridor in Frisco, 7828 Preston Rd offers premier visibility and accessibility in one of the fastest-growing retail and commercial sub-markets in North Texas. The property benefits from strong demographics, affluent surrounding neighborhoods, and proximity to major retail, dining, and employment centers.



Location & Accessibility

The site is strategically positioned with direct frontage on Preston Road, a major north-south arterial connecting Plano, Frisco, and Prosper. It provides convenient access to Sam Rayburn Tollway (SH 121) and Dallas North Tollway, allowing efficient connectivity throughout the Dallas-Fort Worth metroplex.

Surrounding Area

The property is surrounded by a mix of national retailers, restaurants, and service-oriented businesses, contributing to consistent consumer traffic. It is located minutes from key destinations including Stonebriar Centre and The Star, both of which drive regional draw and foot traffic.

Ideal Uses:

- Medical / wellness
- Professional office

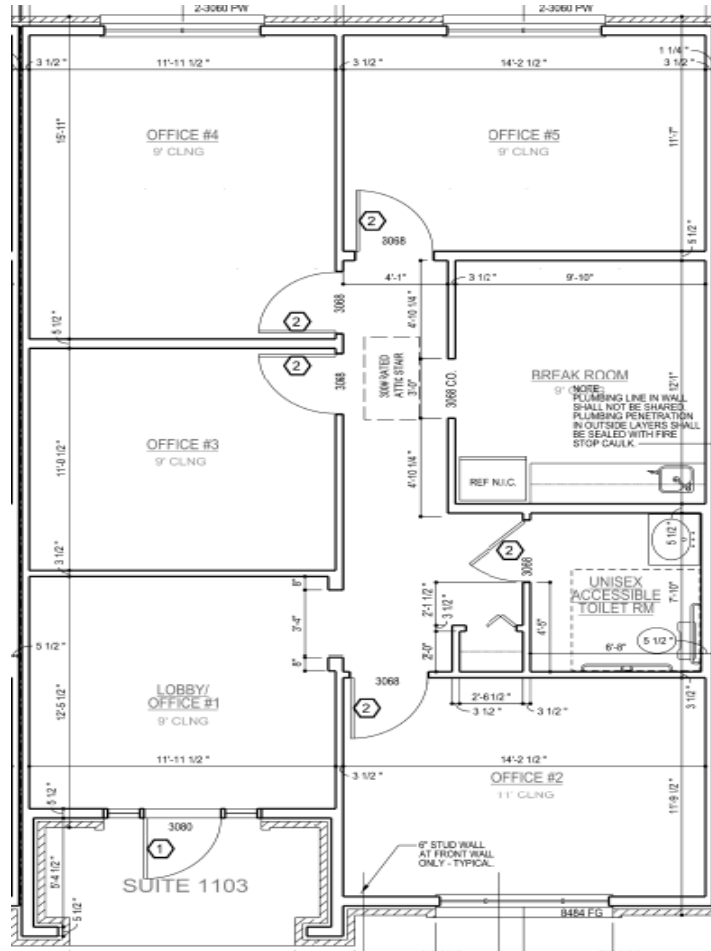
Frisco

Frisco continues to rank among the top-performing cities for economic growth and development in Texas. The combination of strong demographics, prime frontage, and proximity to major demand drivers positions.

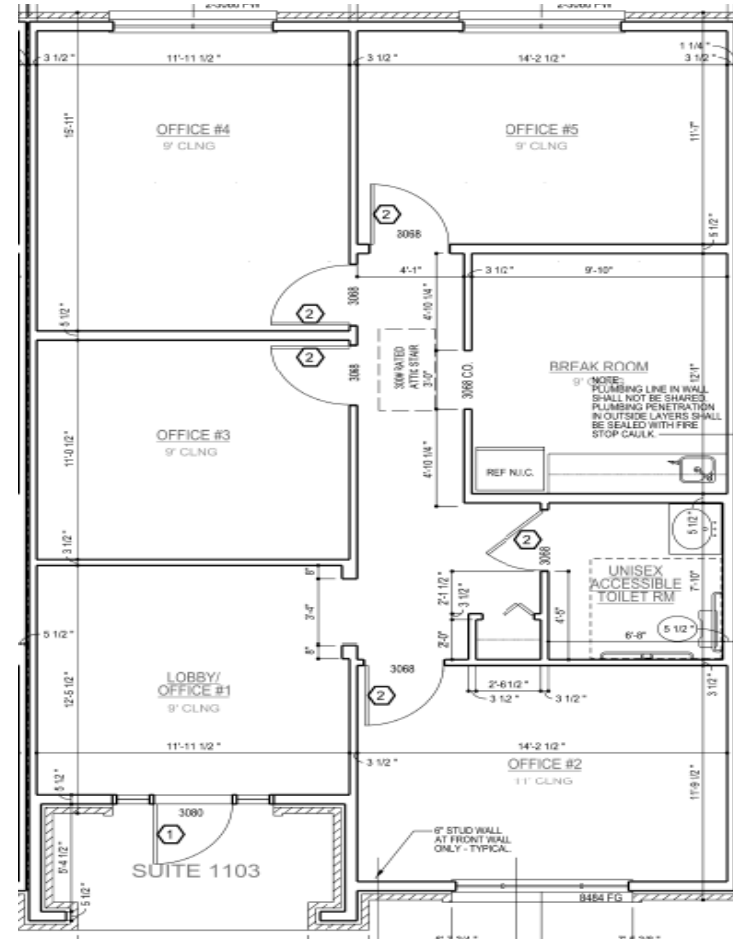
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Floor Plans



1,168 SF
Suite 1102



1,168 SF
Suite 1103

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Demographics

Population

	2 miles	5 miles	10 miles
2020 Population	42,673	277,481	951,222
2025 Population	49,109	325,299	1,125,590
2030 Population Projection	55,900	370,098	1,280,918
Annual Growth 2020-2025	3.0%	3.4%	3.7%
Annual Growth 2025-2030	2.8%	2.8%	2.8%

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$140,326	\$172,210	\$157,084
Median Household Income	\$110,580	\$144,021	\$127,525
< \$25,000	1,266	5,903	25,356
\$25,000 - 50,000	1,849	8,047	36,611
\$50,000 - 75,000	2,896	12,267	50,316
\$75,000 - 100,000	2,507	11,809	46,555
\$100,000 - 125,000	2,064	11,726	43,418
\$125,000 - 150,000	1,755	10,012	36,061
\$150,000 - 200,000	2,424	16,045	58,431
\$200,000+	4,022	38,931	115,050



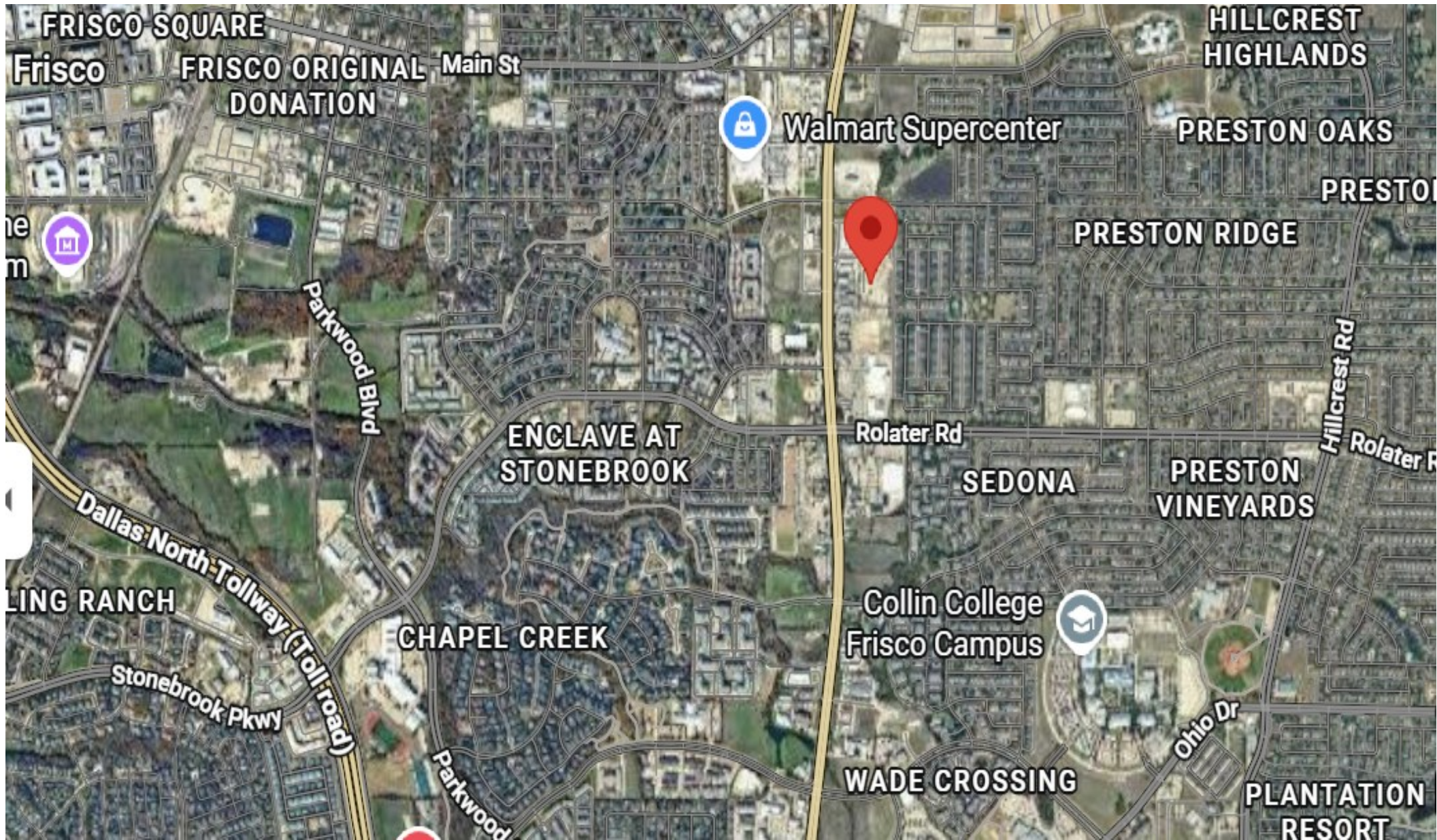
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Aerial



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Photographs



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Wynmark Commercial

11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>Wynmark Commercial Real Estate Group, PLLC</u>	<u>9000664</u>	<u>Markp@wynmarkcommercial.com</u>	<u>(972) 897-0562</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Mark Pittman</u>	<u>0526290</u>	<u>Markp@wynmarkcommercial.com</u>	<u>(972) 897-0562</u>
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<u>Mark Pittman</u>	<u>0526290</u>	<u>Markp@wynmarkcommercial.com</u>	<u>(972) 897-0562</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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