



FOR LEASE

# Preston @ Wade Crossing

5899 Preston Road, Suite 1101, Frisco, TX 75034



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**ROCKHILL**  
COMMERCIAL REAL ESTATE

# PROPERTY SUMMARY

## PRESTON@WADE CROSSING OFFICE SUITE 1101

- Located in the heart of Frisco, TX, a vibrant city known for its thriving economy, excellent schools, and a wide range of recreational activities, making it an ideal place to live, work, and play.
- One-story professional building surrounded by growing neighborhood communities
- Part of an excellent 13 Buildings, multi-tenant medical and professional office park
- Fully Finished Out, Professional Office ready for immediate occupancy
- Proximity to Preston Road, the Dallas North Tollway, the Sam Rayburn Tollway, & Frisco's "North Platinum Corridor"
- Located near Scottish Rite Children's Hospital, UT Southwestern, Medical City Frisco, Baylor Scott & White Medical Centers of Frisco & Centennial, and a \$3 billion mix-experience community, The Mix

|              |                     |
|--------------|---------------------|
| USE          | PROFESSIONAL OFFICE |
| AVAILABLE SF | 1,408 SF            |
| LEASE RATE   | \$4,400 + ELECTRIC  |
| LEASE TERM   | 3-10 YEARS          |
| CONDITION    | FULLY FINISHED-OUT  |
| SIGNAGE      | BUILDING + MONUMENT |
| YEAR BUILT   | 2018                |
| PARKING      | 3:1,000 / 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.

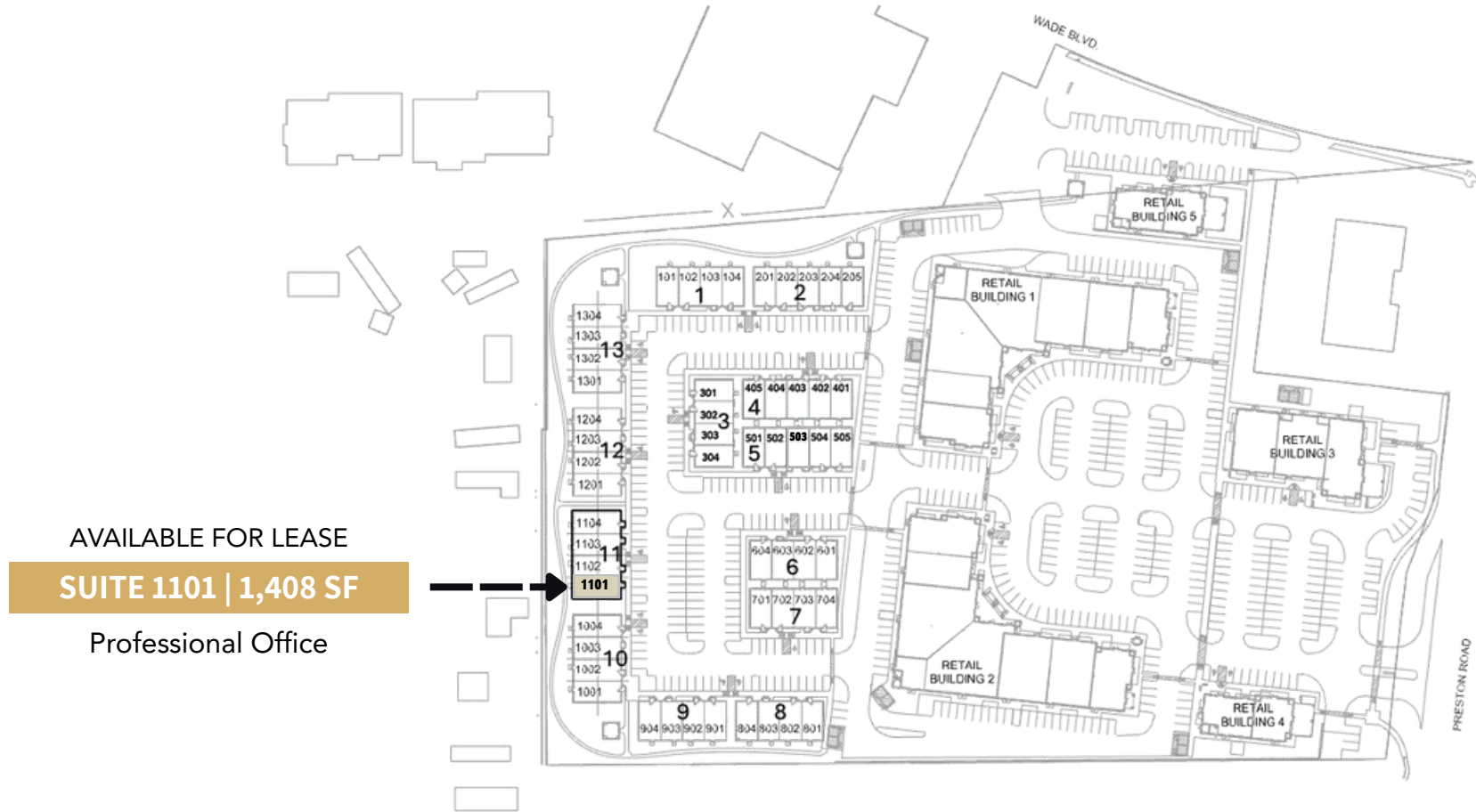


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# SITE PLAN



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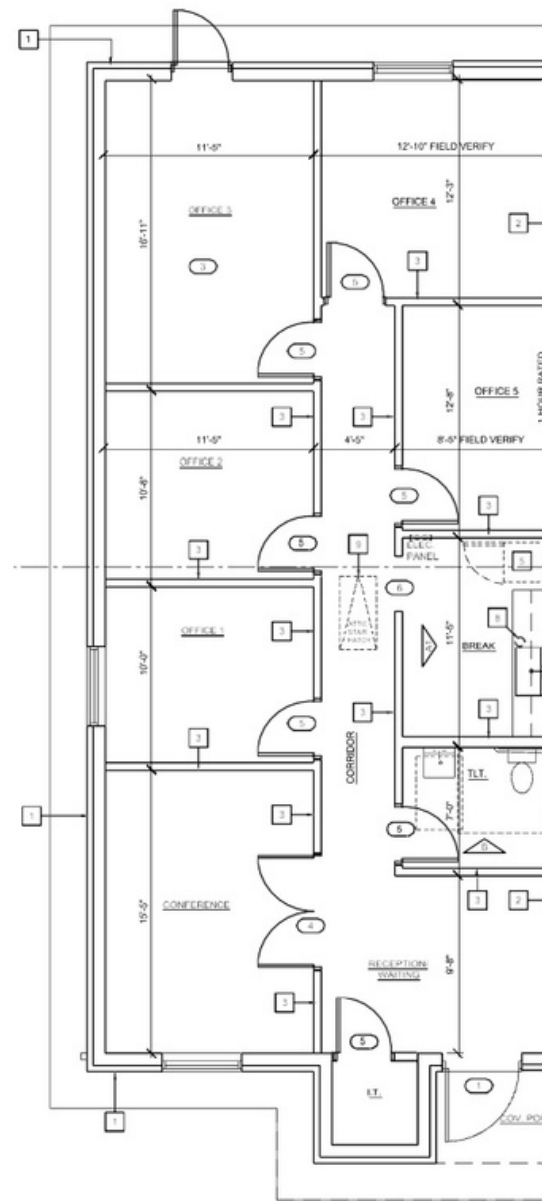
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# FLOOR PLAN

AVAILABLE FOR LEASE

**SUITE 1101 | 1,408 SF**

Professional Office



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MAIN HALLWAY



RECEPTION



BREAK ROOM



OFFICE



SUITE 1101 | 1,408 SF



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# AERIAL MAP



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# NOTABLE ATTRACTIONS



Fit To A Tee PGA of America



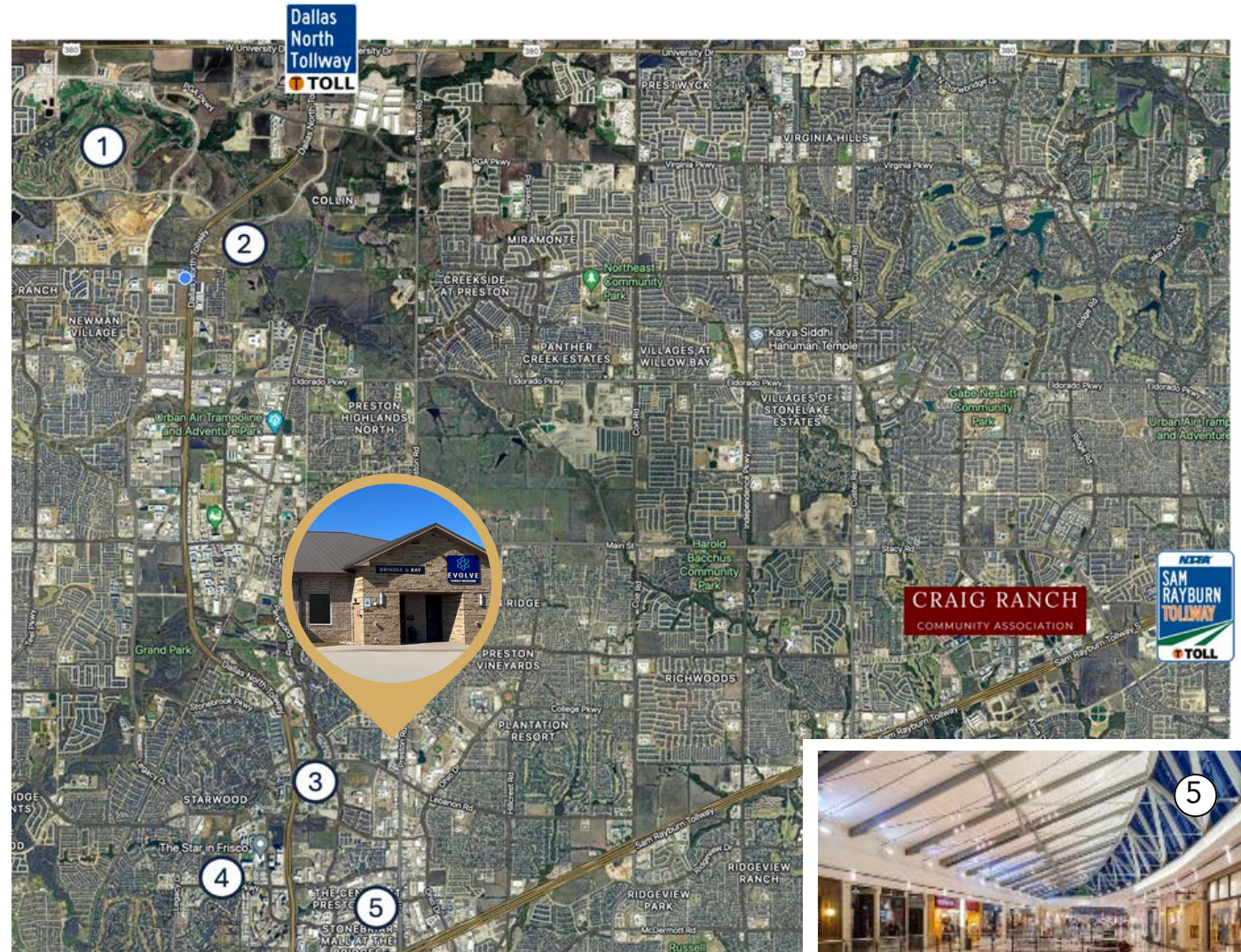
New Universal Studios Park



Developers Announce \$3B "The Mix"



The Star



Stonebriar Center



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Frisco, Texas

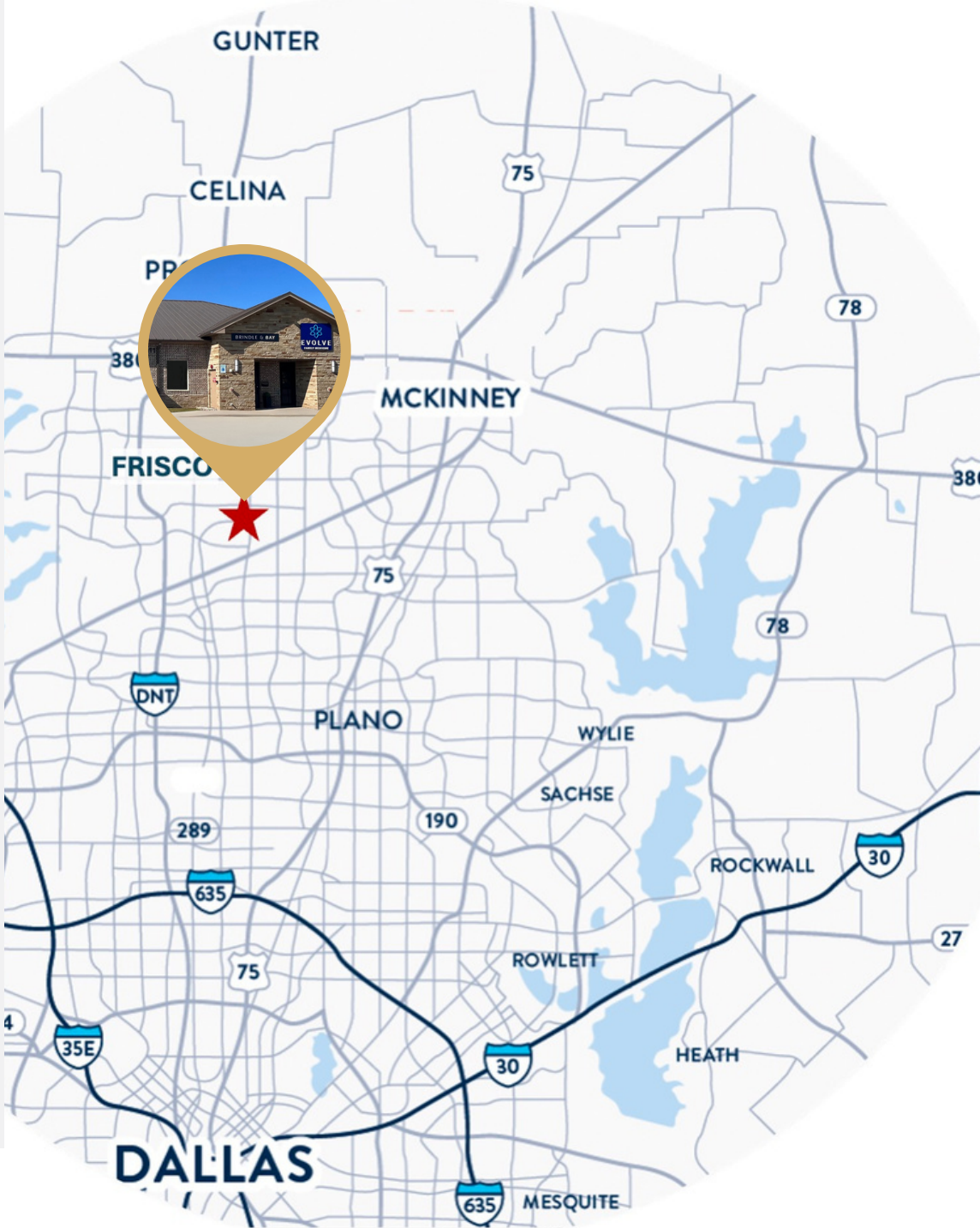
DEMOGRAPHICS

| 2025 Summary                  | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------------|-----------|-----------|-----------|
| Population (e)                | 16,077    | 117,333   | 264,733   |
| Households (e)                | 4,762     | 42,079    | 98,006    |
| Average Age                   | 35.5      | 38.7      | 38        |
| Average HH Income             | \$227,727 | \$166,836 | \$157,100 |
| Population Growth (2025-2030) | 12.65%    | 13.03%    | 13.29%    |
| Household Growth (2025-2030)  | 13.02%    | 13.64%    | 13.87%    |

TRAFFIC

| Roadway (2024) | Traffic Count | Miles from Subject |
|----------------|---------------|--------------------|
| Preston Road   | 55,996        | 1.07               |
| Preston Road   | 55,077        | .51                |

Source: © 2025 CoStar Group / 2024 Texas Department of Transportation



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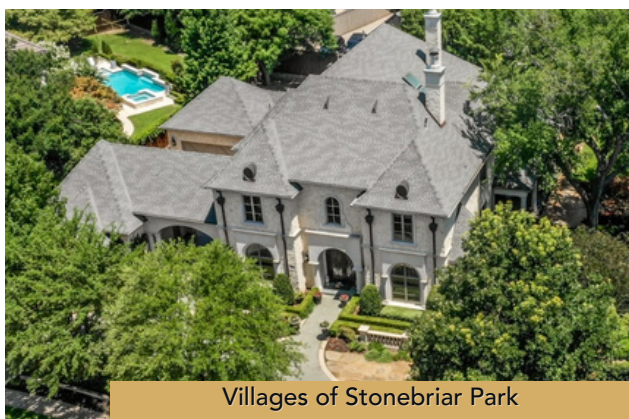
# CITY OVERVIEW



Baylor Scott & White - Frisco

## Frisco, Texas

Frisco is one of the fastest-growing cities in North Texas, supported by strong residential demand and a diverse business base. Its central location, schools, and overall quality of life continue to attract families and major employers. The city benefits from a skilled workforce, modern infrastructure, and direct access to the Dallas North Tollway, Sam Rayburn 121, and Highway 380. With established neighborhoods, corporate campuses, and ongoing development, Frisco remains a steady and reliable market for both residents and businesses across the region.



Villages of Stonebriar Park



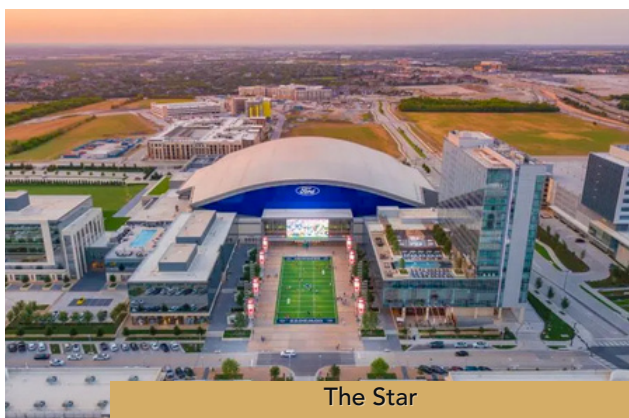
### NEARBY MEDICAL

Situated within Frisco's medical corridor, the property is minutes from Baylor Scott & White Frisco. This hospital is an established healthcare hub with specialty providers, outpatient services.



### ESTABLISHED NEIGHBORHOODS

Surrounded by high-income neighborhoods and continued residential growth, Warren Parkway offers medical practices access to one of the fastest-growing patient populations in North Texas.



The Star



### CONVENIENT ACCESS

The area delivers exceptional visibility and convenience with proximity to The Star, Hall Park, shopping, dining, pharmacies, and major transportation routes including the Dallas North Tollway.



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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](http://www.trec.texas.gov)  
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: \_\_\_\_\_

DATE: \_\_\_\_\_