

# SHOPS AT HIGHLAND VILLAGE

FRISCO, TX | NWC PRESTON ROAD AND FISHER ROAD | 11025 PRESTON ROAD



CENTER SIZE: 15,606 SF

AVAILABILITY: 7,475 SF

LEASE RATES:  
PLEASE CALL FOR INFO.

AREA RETAILERS:



- Highly visible to Preston Road with 36,194 VPD and Eldorado Parkway with 41,032 VPD
- Across from Brinkmann Ranch, a \$2B mixed-use development with 4,700 homes
- Positioned at the entrance to an established subdivision with a \$539,307 median home value
- 1 mile from UNT Frisco Campus [~3,500 students] and Warren Softball Complex [over a million annual visitors]

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2025 Population	6,410	94,777	278,708
2025 Daytime Population	4,746	90,525	271,876
2025 Total Households	2,188	33,742	95,739
2025 Average HH Income	\$200,128	\$183,583	\$197,214
2025 Median HH Income	\$164,679	\$144,476	\$156,351

## TRAFFIC COUNTS:

Preston Road: 36,194 VPD  
Eldorado Parkway: 41,032 VPD

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OFFICE | MEDICAL

RETAIL

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

**QUYEN NGUYEN**  
214.276.5273  
qnguyen@theretailconnection.net

**LANA CONSTANTINE**  
214.572.8465  
lconstantine@theretailconnection.net

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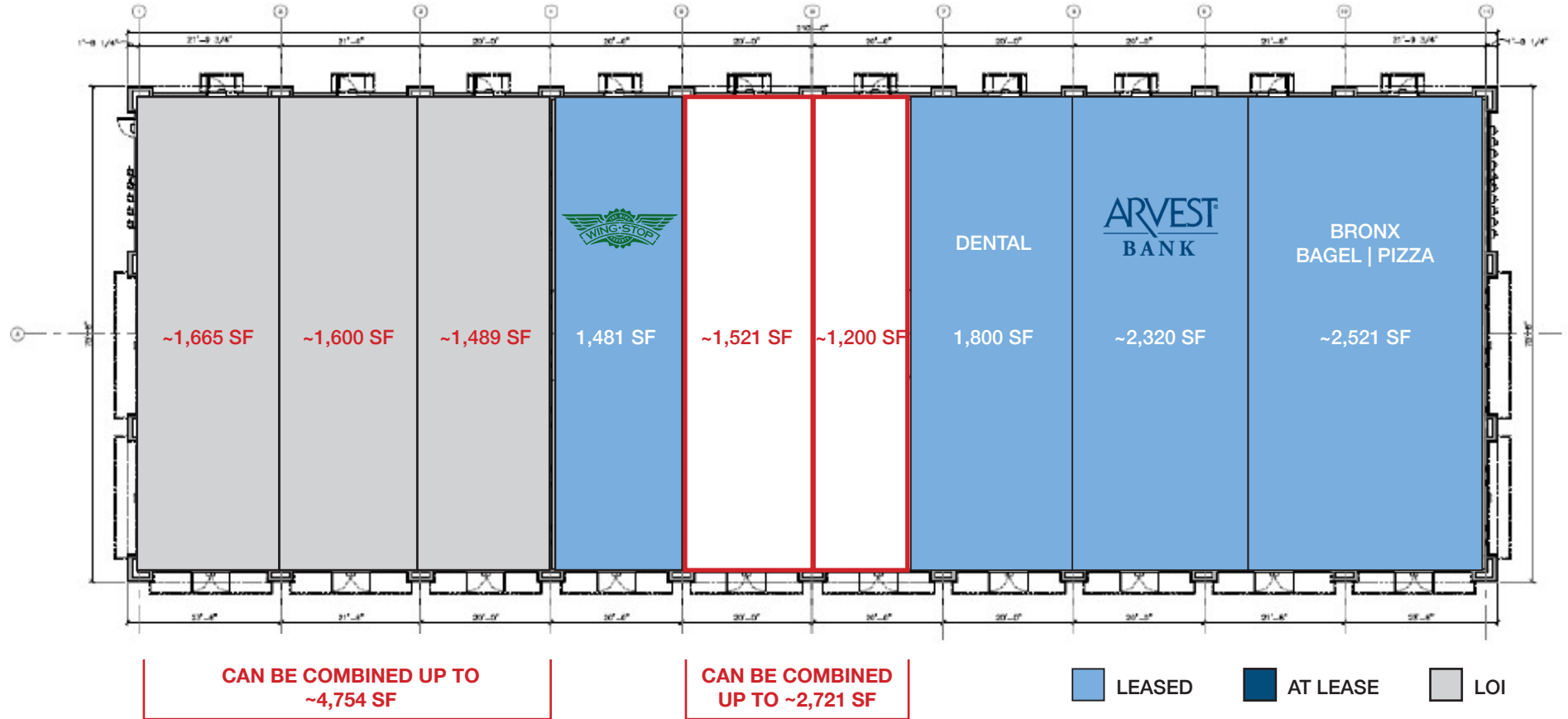
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OFFICE AND MEDICAL BUILDING AVAILABLE

OCTOBER 2025 COMPLETION

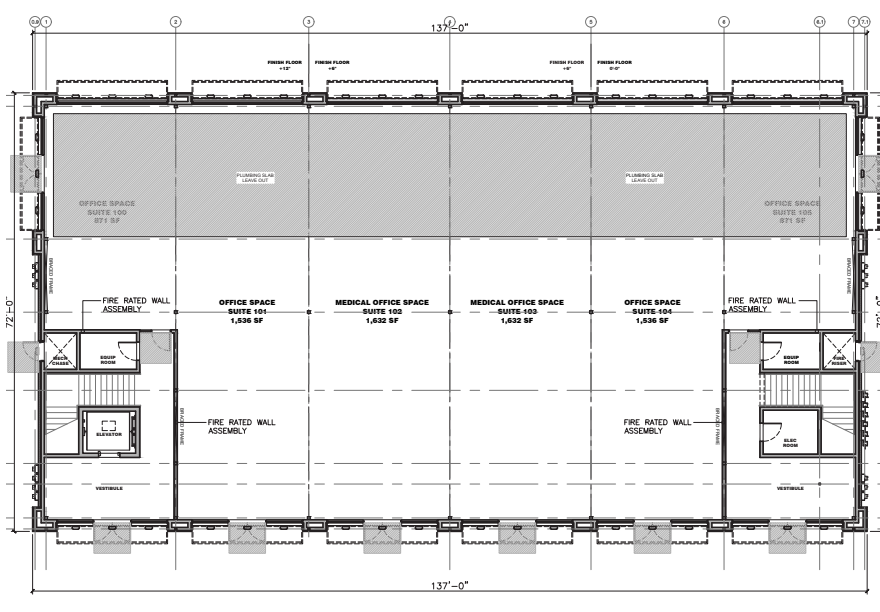
1,877 SF – 9,526 SF

\$34.00 PSF – \$36.00 PSF + NNN FOR LEASE

\$400.00 PSF FOR SALE [2<sup>ND</sup> FLOOR ONLY]



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR

