



# PRESTON TRACE MEDICAL RETAIL CENTER

8795 PRESTON TRACE BLVD, FRISCO, TEXAS 75033



SHOP<sup>COS.</sup>

CONFIDENTIAL OFFERING MEMORANDUM

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# PRESTON TRACE MEDICAL RETAIL CENTER

LOCATION

8795 PRESTON TRACE BLVD

FRISCO, TEXAS 75033

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OFFERED BY

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**BRINKMANN Ranch**  
Brinkman Ranch  
1,414 Acres  
1.8 Times as Large as  
Trammel Crow &  
Landon Development  
With 4,700 Residential  
Units & Retail



**SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire Preston Trace Medical Retail Center (the “Property”), a 12,900 square foot retail asset located directly adjacent to Preston Road in the affluent DFW submarket of Frisco, Texas. With an average base lease expiration of October 2030, the Property is 100% leased to a mix of medical and recreational tenants. Frisco is an affluent and rapidly growing Northern Dallas suburb boasting household income in excess of \$148,700 in a one-mile radius.**

## EXECUTIVE SUMMARY

### INVESTMENT OVERVIEW

- 100% Leased 3-Tenant Medical Retail Center in the Booming & Affluent Submarket of Frisco, TX
- Average Base Lease Term Expiration of October 2030 with 3 of 3 Tenants Experiencing Rent Bumps During Primary Term
- Benefits from Shallow Bay Depth & Full Masonry Construction
- Average Household Income Exceeds \$148,700, \$175,500 & \$193,600 in a 1, 3 & 5 Mile Radius, Respectively
- Five (5) minutes from \$12.7 Billion Fields Master Planned Community; Anticipated 5,000 Single Family Residences, 8,500 Multifamily Units & Over 18 Million SF of Commercial GLA Upon Completion
- Population Increased by Over 590% Since 2000 in 5 Mile Radius
- Preston Road / Main Street Intersection 90,000+ VPD
- Nearby Notable National Retailers Include Walmart Supercenter, Aldi, Starbucks, Chick fil A, Scooters Coffee, Aldi, CVS Pharmacy, McDonalds, Dunkin, Subway, & Anytime Fitness Amongst Others

Preston Trace Medical Retail Center is a 12,900 square foot retail center located directly adjacent to Preston Road situated approximately 30 minutes due north of Downtown Dallas in the affluent DFW submarket of Frisco, Texas. The Property is 100% leased to a complementary mix of medical and specialty recreational tenants including North Dallas Primary Care Doctors, Behavioral Innovations, and Frisco Fencing Academy. The average base lease expiration is October 2030 with 3 of 3 tenants experiencing rent escalations during their primary terms. Rents average \$28.77 PSF NNN with comparable medical retail space quoting in excess of \$35.00 PSF NNN. Preston Trace Medical Retail Center benefits from excellent visibility, an average suite size of 4,300 SF, shallow bay depth, masonry construction, multiple ingress/egress points, and excellent visibility fronting Preston Trace Boulevard. Notable national retailers in close proximity include Walmart Supercenter, Aldi, Starbucks, Chick fil A, Scooters Coffee, Aldi, CVS Pharmacy, McDonalds, Dunkin, Subway, and Anytime Fitness amongst others.

Benefitting from adjacent positioning to Preston Road and Main Street in Frisco, the Property sees combined traffic counts at the intersection exceeding 90,000 vehicles per day. Preston Trace Medical Retail Center is less than 2 miles from Dallas North Tollway, which experiences traffic volumes over 116,600 vehicles per day, and provides direct access to major DFW destinations including Downtown Dallas, Legacy West, Shops at Legacy and The Star among others. Located just 300 yards east of Preston Trace Medical Retail Center is the 1,100+ acre tract of land within the Brinkman Ranch. This remaining acreage is capable of development of approximately 8,460 residential units, retail space, and more, with a total projected value in excess of \$1 billion at full build out. The Property is located just 10 minutes from The Star, the \$1.5

billion state of the art World Corporate Headquarters and multi-use event center for the Dallas Cowboys. The Star sits on over 91 acres and is the first of its kind partnership between the City of Frisco and Frisco ISD. Approximately 5 minutes north of Preston Trace Medical Retail Center is the Fields master planned community, a \$12.7 billion, 2,544-acre project anticipated to include 5,000 single family residences, 8,500 multifamily residences, 1,000,000+ SF of retail and restaurant GLA, 72 acres of neighborhood parks and over 18 million SF of commercial GLA upon completion. PGA of America acquired approximately 660 acres within Fields with plans to build a 106,000 SF PGA headquarters building, 500 room Omni PGA Frisco Resort, two new championship golf courses and golf entertainment district. The PGA headquarters building is officially open as of August 2022 and Omni Hotel as of May 2023. Additionally, more than 6,800 combined students are enrolled within close proximity to Preston Trace Medical Retail Center at Wakeland High School, Frisco High School, Memorial High School and Lonestar High School.

As a booming DFW submarket, Frisco has consistently ranked among the fastest growing suburbs in the United States. The area has experienced compelling growth due to high quality school, housing, employers and access to major transportation routes, which has attracted numerous major corporate headquarters to the area. The Property benefits from compelling demographics in which average household income exceeds \$148,700, \$175,500 & \$193,600 in a one-, three- and five-mile radius, respectively. Total population within a five-mile radius increased by 590% from 2000 to 2025. Overall, Preston Trace Medical Retail Center offers an investor a well-positioned retail asset with long term leases within a thriving corridor of a highly desirable, affluent DFW submarket of Frisco, Texas.

**EXECUTIVE SUMMARY**

**PROPERTY PROFILE**

**LOCATION**

8795 Preston Trace Boulevard  
Frisco, Texas 75033



**YEAR BUILT**

2007

**PERCENT LEASED**

100%

**BUILDING SIZE**

12,900 SF

**LAND AREA**

1.24 Acres

**PRICING**

\$5,937,000

**CAP RATE**

6.25%

**TRAFFIC COUNTS**

Preston Road  
Main Street

55,099 VPD-25  
34,963 VPD-25

**KEY TENANTS**

TENANT	SF	% OF SF	LEASE EXP.
North Texas Primary Care	3,500 SF	27.13%	December 2031
Fencing Academy	4,097 SF	31.76%	November 2030
Behavioral Innovations	5,303 SF	41.11%	June 2029

**DEMOGRAPHICS**

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	7,928	98,446	293,803
2025 Avg. Household Income	\$148,751	\$175,566	\$193,617
2025 Total Households	3,005	36,242	103,132

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# ADDITIONAL INFORMATION

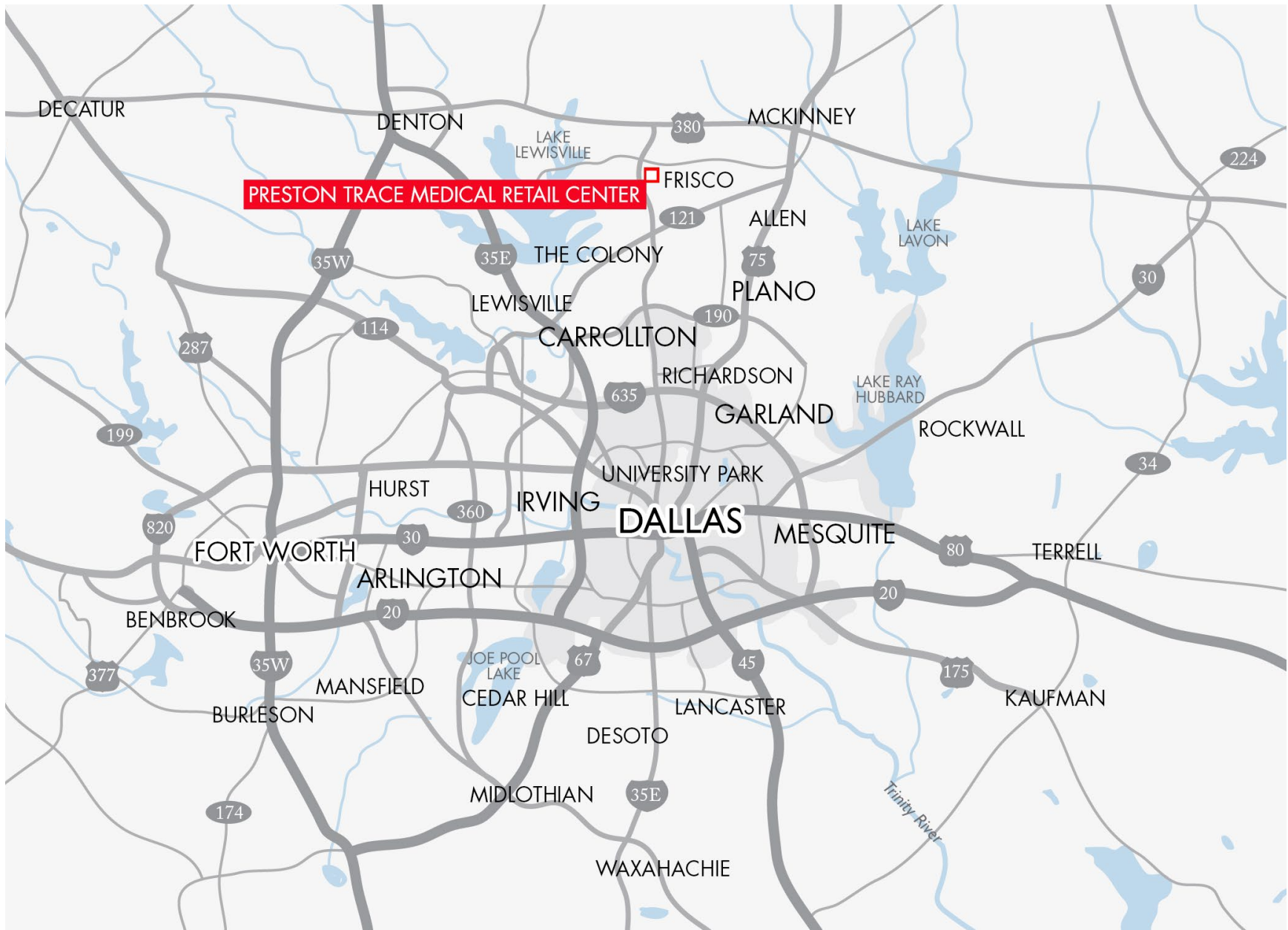


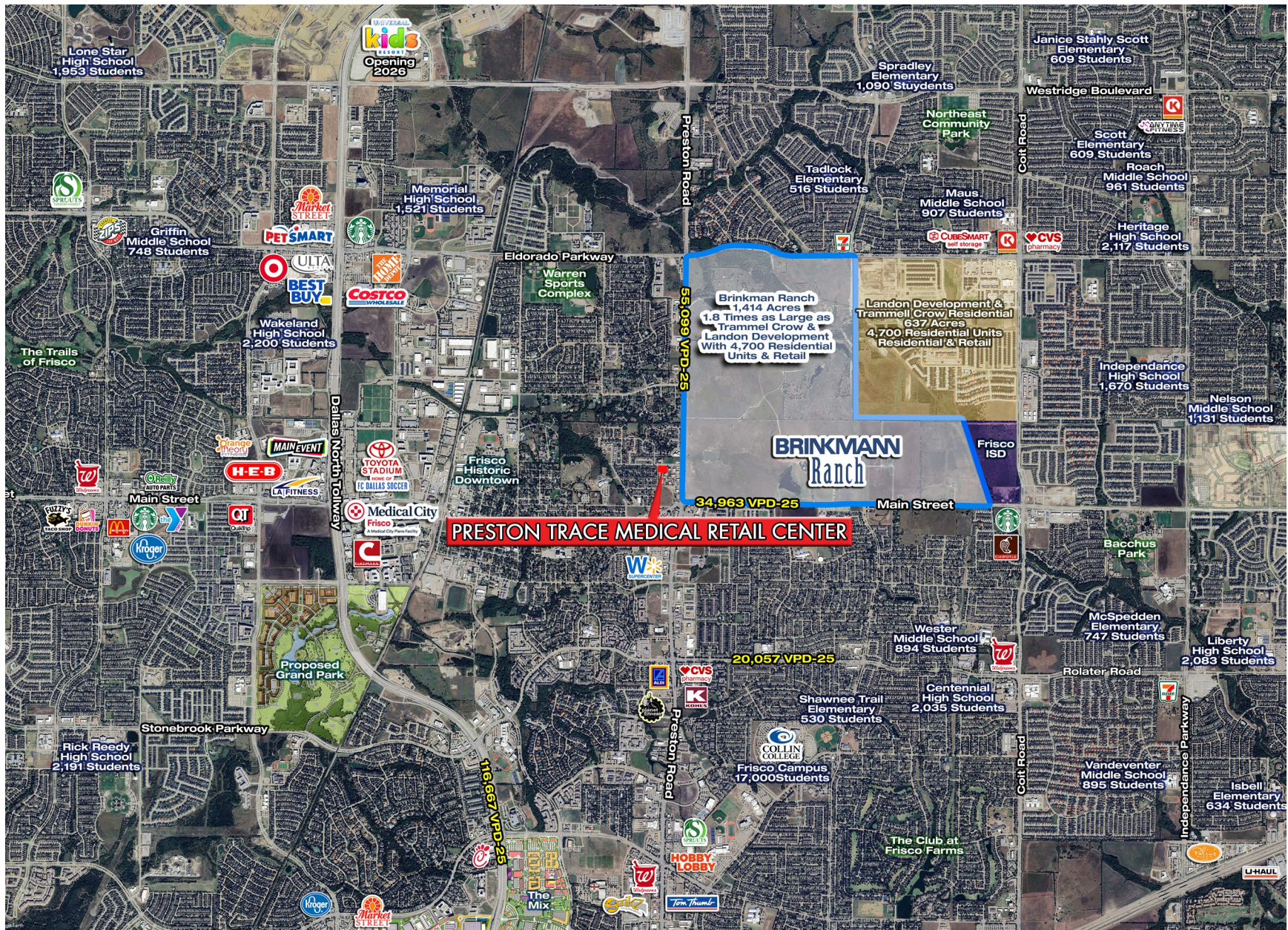
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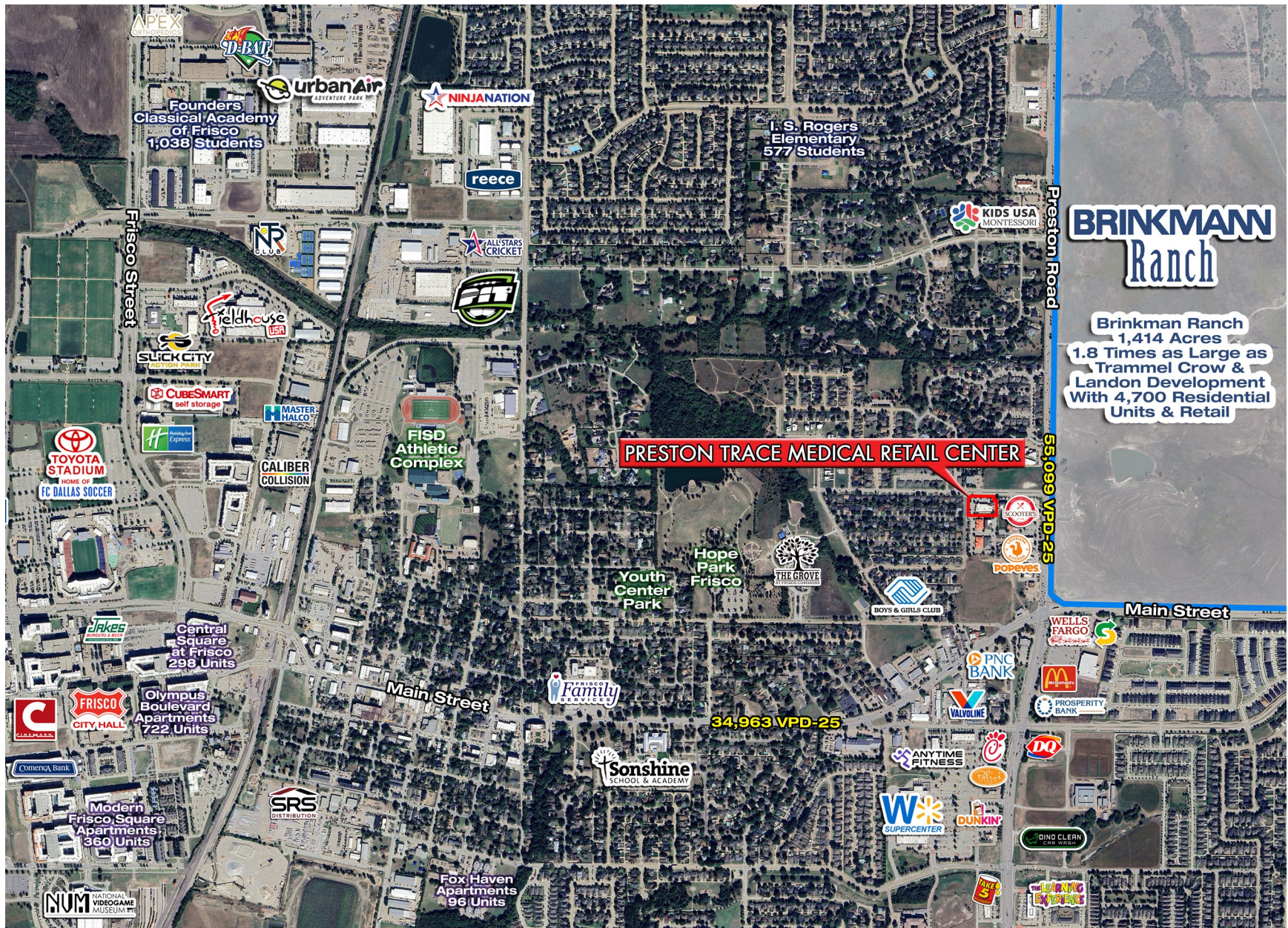
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Brinkman Ranch:  
<https://www.localprofile.com/community/development-planned-brinkmann-ranch-7506058>



# BRINKMANN Ranch

Brinkman Ranch  
1,414 Acres  
1.8 Times as Large as  
Trammel Crow &  
Landon Development  
With 4,700 Residential  
Units & Retail

**PRESTON TRACE MEDICAL RETAIL CENTER**

34,963 VPD-25

55,099 VPD-25

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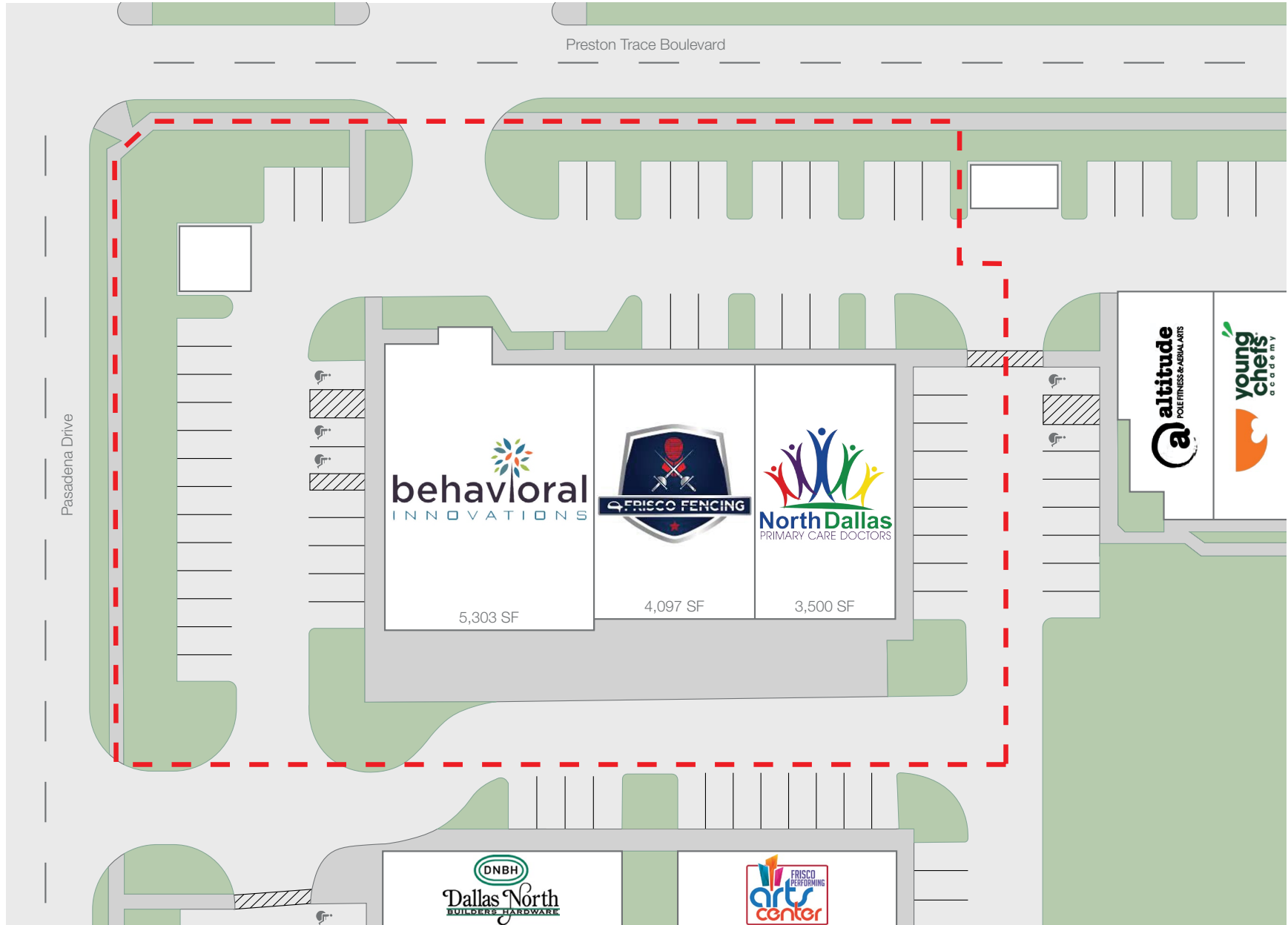
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**PROPERTY OVERVIEW**



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# SITE PLAN





## FINANCIAL OVERVIEW

# FINANCIAL SUMMARY

Property	GLA	Percent Leased	Projected Year 1 NOI
Preston Trace Medical Retail Center	12,900 SF	100%	\$371,099

The following information is provided to assist investors in their underwriting of the asset:

- a. Rent Roll
- b. Income & Expenses
- c. Pricing
- d. Tenant Profiles



**FINANCIAL OVERVIEW**  
**RENT ROLL**

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
100	North Texas Primary Care	3,500	27.13%	Jan-26	Dec-31	\$30.00	\$105,000	Jan-27	\$30.90	\$108,150	NNN	One 5-year option at 5% Maximum Escalation
								Jan-28	\$31.83	\$111,395		
								Jan-29	\$32.78	\$114,736		
								Jan-30	\$33.77	\$118,178		
								Jan-31	\$34.78	\$121,724		
200	Fencing Academy	4,097	31.76%	Nov-25	Nov-30	\$27.00	\$110,619	Nov-26	\$27.81	\$113,938	NNN	One 5-year option at Market Rent
								Nov-27	\$28.64	\$117,338		
								Nov-28	\$29.50	\$120,862		
								Nov-29	\$30.39	\$124,508		
300	Behavioral Innovations	5,303	41.11%	Jul-24	Oct-29	\$28.42	\$150,711	Oct-26	\$28.85	\$152,992	NNN	Two 5-year options at: 1st: \$30.00 PSF with 1.5% Increases; 2nd: Market Rent
								Oct-27	\$29.28	\$155,272		
								Oct-28	\$29.72	\$157,605		
TOTAL AREA:		12,900					\$366,330					
TOTAL LEASED AREA:		12,900	100.00%									
TOTAL VACANT AREA:		0	0.00%									

**FINANCIAL OVERVIEW**

**INCOME/EXPENSE**

**EXPENSES**

	CURRENT	PER SF
Real Estate Taxes	\$90,487	\$7.01
Insurance	\$10,000	\$0.78
Common Area Maintenance	\$15,000	\$1.16
Management Fee (4.00%)	\$19,463	\$1.51
<b>TOTAL EXPENSES</b>	<b>\$134,950</b>	<b>\$10.46</b>

**INCOME & EXPENSES**

	12-MONTH	PER SF
Base Rent		
Occupied Space	\$371,099	\$28.77
<b>GROSS POTENTIAL RENT</b>	<b>\$371,099</b>	<b>\$28.77</b>
Expense Reimbursements		
Real Estate Taxes	\$90,487	\$7.01
Insurance	\$10,000	\$0.78
Common Area Maintenance	\$15,000	\$1.16
Management Fee	\$19,463	\$1.51
<b>Total Expense Reimbursements</b>	<b>\$134,950</b>	<b>\$10.46</b>
<b>GROSS POTENTIAL INCOME</b>	<b>\$506,049</b>	<b>\$39.23</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$506,049</b>	<b>\$39.23</b>
Expenses		
Real Estate Taxes	\$90,487	\$7.01
Insurance	\$10,000	\$0.78
Common Area Maintenance	\$15,000	\$1.16
Management Fee (4.00%)	\$19,463	\$1.51
<b>Total Expenses</b>	<b>\$134,950</b>	<b>\$10.46</b>
<b>NET OPERATING INCOME</b>	<b>\$371,099</b>	<b>\$28.77</b>

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## FINANCIAL OVERVIEW

# PRICING

PRICE	\$5,937,000	GLA	12,900 SF
CAP RATE	6.25%	NOI	\$371,099
AVERAGE RENT PSF	\$28.77 PSF	AVG RETAIL LEASE EXPIRATION	November 2030



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**FINANCIAL OVERVIEW**

**LEASE EXPIRATION SCHEDULE**

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
2026							
Total for Year Ending 2026				0	0.00%	0	
2027							
Total for Year Ending 2027				0	0.00%	0	
2028							
Total for Year Ending 2028				0	0.00%	0	
2029	Behavioral Innovations	300	Oct-29	5,303	41.11%		
Total for Year Ending 2029				5,303	41.11%	5,303	41.11%
2030	Fencing Academy	200	Nov-30	4,097	31.76%		
Total for Year Ending 2030				4,097	31.76%	9,400	72.87%
2031+	North Texas Primary Care	100	Dec-31	3,500	27.13%		
Total for Year Ending 2031+				3,500	27.13%	12,900	100.00%
TOTAL LEASED SQUARE FOOTAGE:				12,900	100.00%		
TOTAL VACANT SQUARE FOOTAGE:				0	0.00%		
TOTAL SQUARE FEET:				12,900	100.00%		

**FINANCIAL OVERVIEW**

**TENANT PROFILES**



North Texas Primary Care	
Square Feet:	3,500 SF
% of Building GLA:	27.13%
In-Place Rent PSF:	\$30.00
Lease Expiration:	December 2031
Company Website:	northtexasprimary.com

North Dallas Primary Care Doctors is a family medicine and primary care practice in Frisco, Texas, providing comprehensive care for patients of all ages. The clinic offers preventive exams, chronic condition management, urgent care visits, and routine wellness services, with a focus on personalized, compassionate care. With same-day appointments and acceptance of most major insurance plans, they make quality healthcare convenient and accessible for North Dallas families.



Fencing Academy	
Square Feet:	4,097 SF
% of Building GLA:	31.76%
In-Place Rent PSF:	\$27.00
Lease Expiration:	November 2030
Company Website:	frisconfencingacademy.com

Frisco Fencing Academy is a sports school in Frisco, Texas that offers structured fencing training for children, youth, and adults. The academy focuses on developing fencing skills through classes and private instruction, emphasizing a refined curriculum and a calm, focused approach to Olympic-style fencing. Whether beginners or more experienced athletes, students can build technique, discipline, and confidence in this supportive environment.



Behavioral Innovations	
Square Feet:	5,303 SF
% of Building GLA:	41.11%
In-Place Rent PSF:	\$28.00
Lease Expiration:	October 2029
Company Website:	behavioral-innovations.com

Behavioral Innovations is a nationwide provider of evidence-based Applied Behavior Analysis (ABA) therapy dedicated to helping children with autism thrive. With more than 100 centers across Texas, Oklahoma, Colorado, and several other states, they offer personalized, compassionate services including early assessment, individualized 1:1 therapy, social skills training, and ongoing family support. Their mission is to partner with families to build essential life skills and confidence in a nurturing environment, making quality autism care accessible and supportive for children and their communities.



## TRADE AREA OVERVIEW

# DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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**TRADE AREA OVERVIEW**  
**DEMOGRAPHICS**

Variable	1 mile	3 miles	5 miles
2025 Total Population	7,928	98,446	293,803
2030 Total Population (Esri)	8,275	108,406	316,090
2010 Total Population (U.S. Census)	7,617	56,200	157,859
2000 Total Population (U.S. Census)	5,294	25,225	44,449
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	2.06%	6.29%	9.24%
2024-2029 Population: Compound Annual Growth Rate (Esri)	0.86%	1.95%	1.47%
2025 Total Daytime Population (Esri)	8,497	99,057	299,515
2025 Median Age (Esri)	38.7	36.8	36.7
2025 Total Households (Esri)	3,005	36,242	103,132
2030 Total Households (Esri)	3,167	40,807	113,445
2010 Total Households (U.S. Census)	2,685	19,663	54,524
2000 Total Households (U.S. Census)	1,859	8,842	15,849
2024-2029 Families: Compound Annual Growth Rate (Esri)	0.87%	2.09%	1.57%
2025 Average Household Income (Esri)	\$148,751	\$175,566	\$193,617
2025 Median Household Income (Esri)	\$120,393	\$133,531	\$152,952
2025 Per Capita Income (Esri)	\$57,959	\$64,453	\$68,095
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	6%	2%	1%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	1%	1%	1%
2025 Population Age 25+: High School Diploma (Esri) (%)	7%	10%	8%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	19%	13%	11%
2025 Population Age 25+: Associate's Degree (Esri) (%)	8%	8%	8%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	37%	38%	40%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	20%	26%	28%
2025 Total (SIC01-99) Businesses	451	4,414	11,027
2025 Total (SIC01-99) Employees	3,706	39,056	112,846





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