Prestonway Crossing

Retail / Restaurant / Office Space For Lease

1,800 SF - 4,143 SF

Location:

Prestonway Crossing
3900 Preston Road
Frisco, Texas 75035

LEGACY
COMMERCIAL REALTY

Space Available:

Shell Space

Retail / Restaurant / Office Available

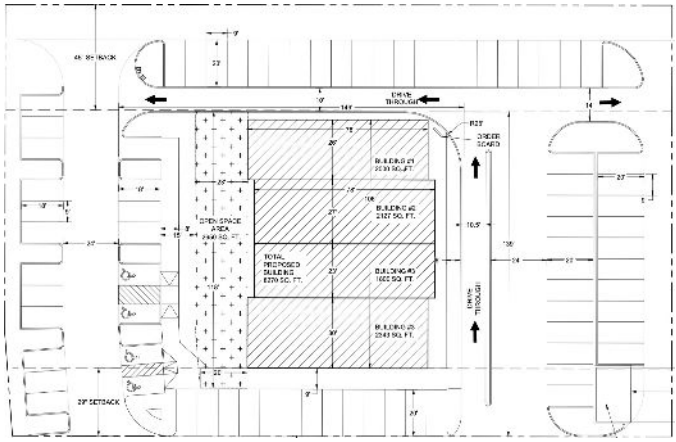
1,800 SF - 4,143 SF

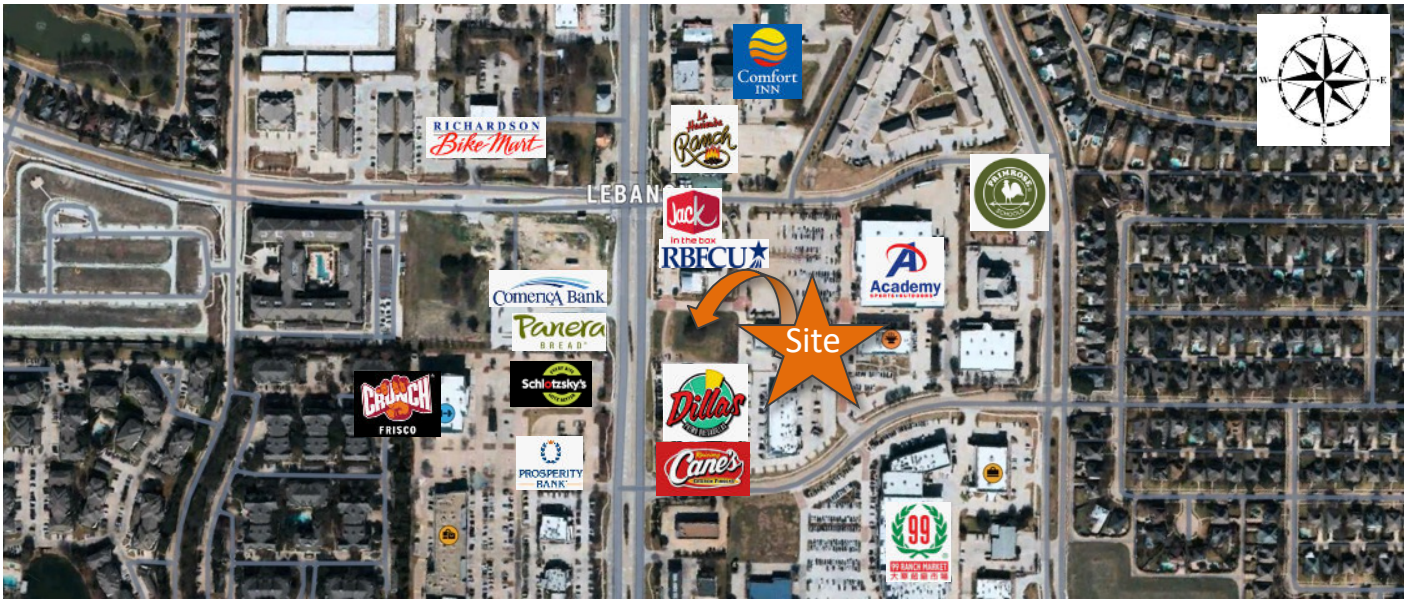
$60 + NNN for Lease

- Perfectly placed on Preston Rd. just south of John Hickman Pkwy with a Preston Road address
- Shell Space available with competitive TI packages
- Building & Monument signage available
- Located in front of Academy Sporting Goods
- Close proximity to the Dallas North Tollway, the Sam Rayburn Tollway, & Frisco's North Platinum Corridor
- Availability to add a Drive-thru

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warrantees 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.

FOR MORE INFORMATION CONTACT
0: 972.292.1220
Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615
Martinez@LCRTexas.com / Tonya@LCRTexas.com





- Service to growing communities of Frisco, McKinney, Allen, Prosper, & West Plano
- High traffic counts on Preston Road with 57,654 VPD (2022)
- Close proximity to Restaurant & Retail Amenities such as Frisco Square & Stonebriar Centre

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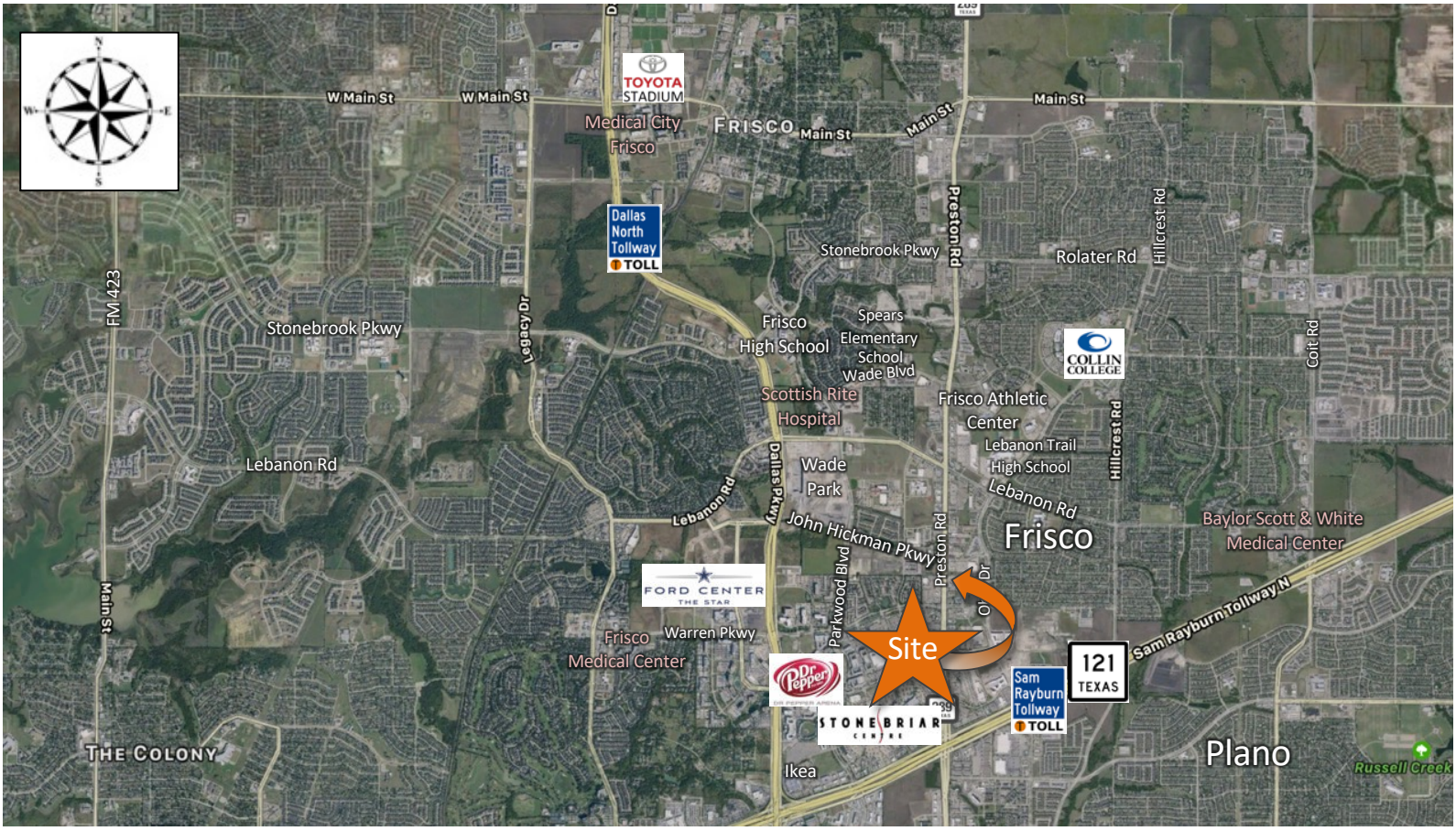
Aerial View



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Location:
Prestonway Crossing
3900 Preston Road
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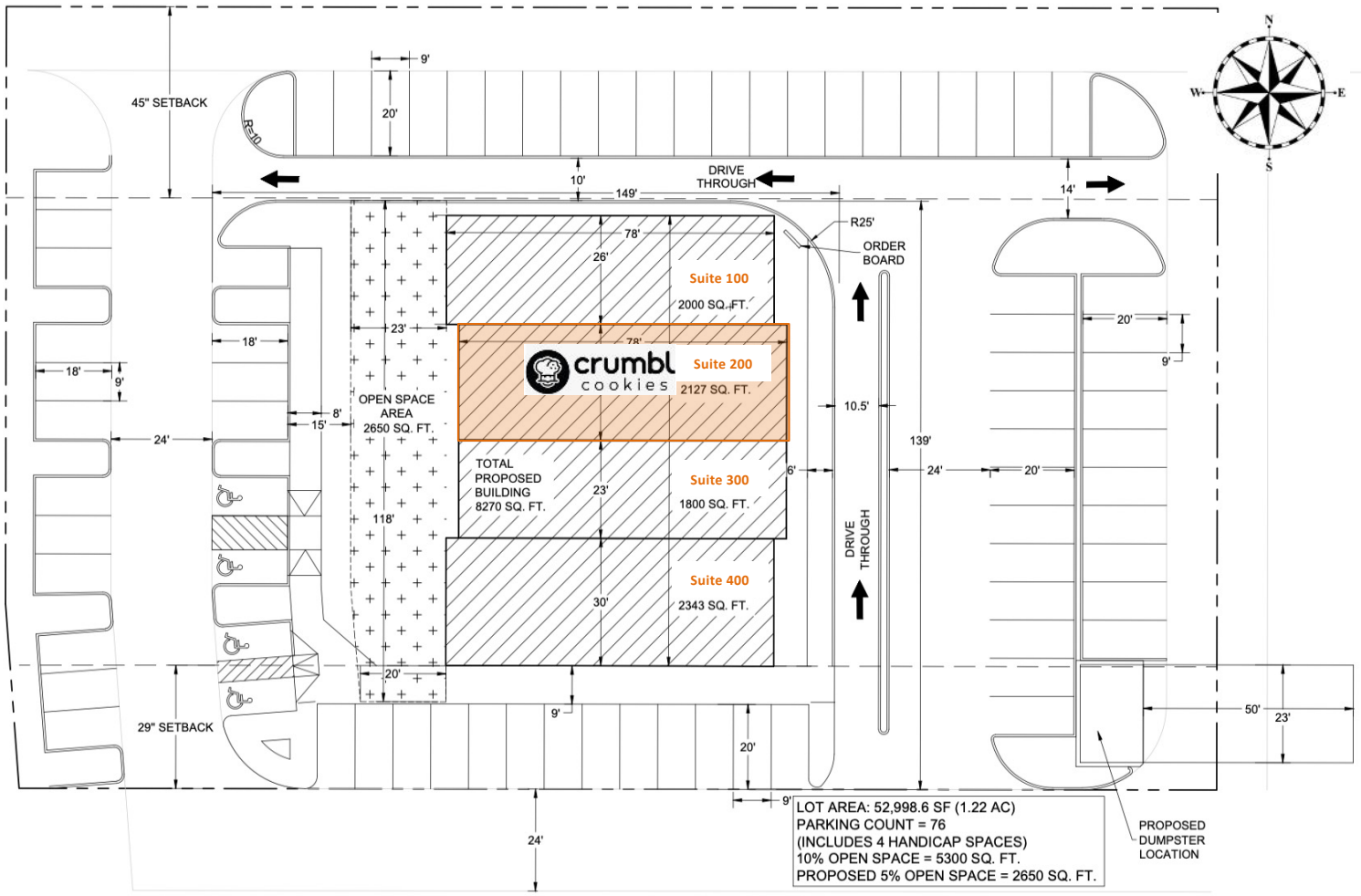
Site Plan



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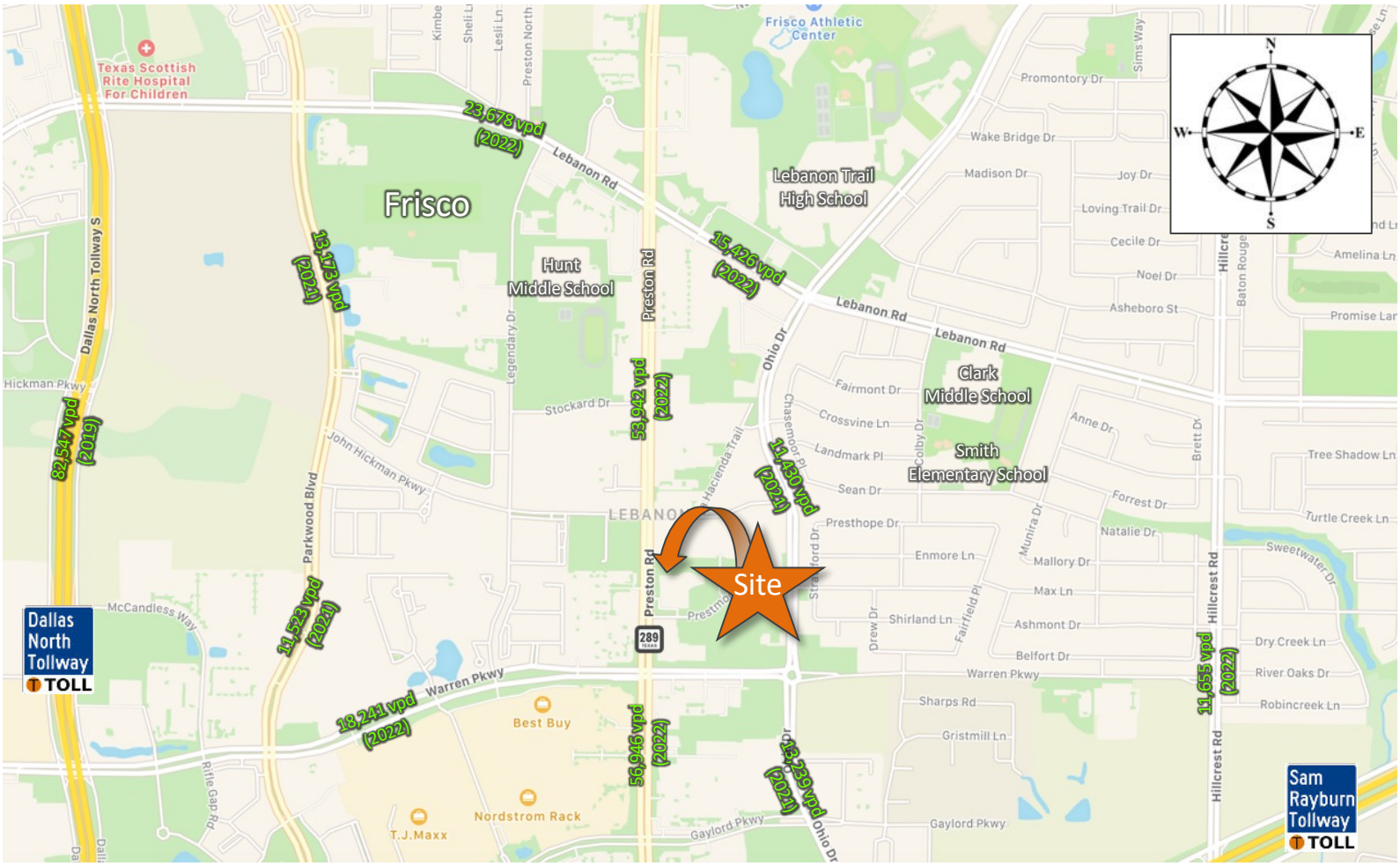
Traffic Counts



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Frisco Demographics

PEOPLE

*POPULATION	223,979
MEDIAN AGE	37.1 yrs
UNDER 5 YRS	5.7%
SCHOOL-AGE (5-17 YRS)	22.9%
ADULTS (18-64 YRS)	62.0%
OVER 65 YRS	9.4%
WITH DISABILITY	8.0%

HOUSING & FAMILY

* HOUSING UNITS	82,504
*SINGLE FAMILY UNITS	58,139
*MULTI-UNIT	24,173
*OTHER	1,738
VACANCY	2.4%
OWNER OCCUPIED	64.9%
RENTER OCCUPIED	35.1%

ECONOMICS

MEDIAN HOUSEHOLD INCOME	$130,118
*AVG ASSESSED HOME VALUE	$635,000
*MEDIAN HOME VALUE	$564,158
MEDIAN MONTHLY OWNER COSTS	$2,514
MEDIAN MONTHLY RENTER COSTS	$1,696
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)	
OWNER OCCUPIED	20.6%
RENTER OCCUPIED	38.1%

LABOR FORCE PARTICIPATION	72.5%
UNEMPLOYMENT RATE	5.0%
POVERTY RATE	2.5%
AVG COMMUTE (MIN)	26.3
EDUCATIONAL ATTAINMENT (25 YRS+)	
> HIGH SCHOOL DIPLOMA	95.7%
BACHELORS DEGREE	41.7%
GRADUATE DEGREE	25.5%

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LEGACY
COMMERCIAL REALTY

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.
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 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.

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.

	License No.	Email	Phone
Licensed Broker / Broker Firm Name or Primary Assumed Business Name			
Legacy Commercial Realty, LLC	588681		(972)292-1220
Designated Broker of Firm			
Joe Martinez	455942	martinez@LCRTEXAS.COM	(214)535-1876
Sales Agent/Associate's Name			
Tonya LaBarbera	678307	tonya@LCRTEXAS.COM	(469)323-2615

Buyer/Tenant/Seller/Landlord Initials **Date**

Regulated by the Texas Real Estate Commission
IABS 1-0

Information available at www.trec.texas.gov