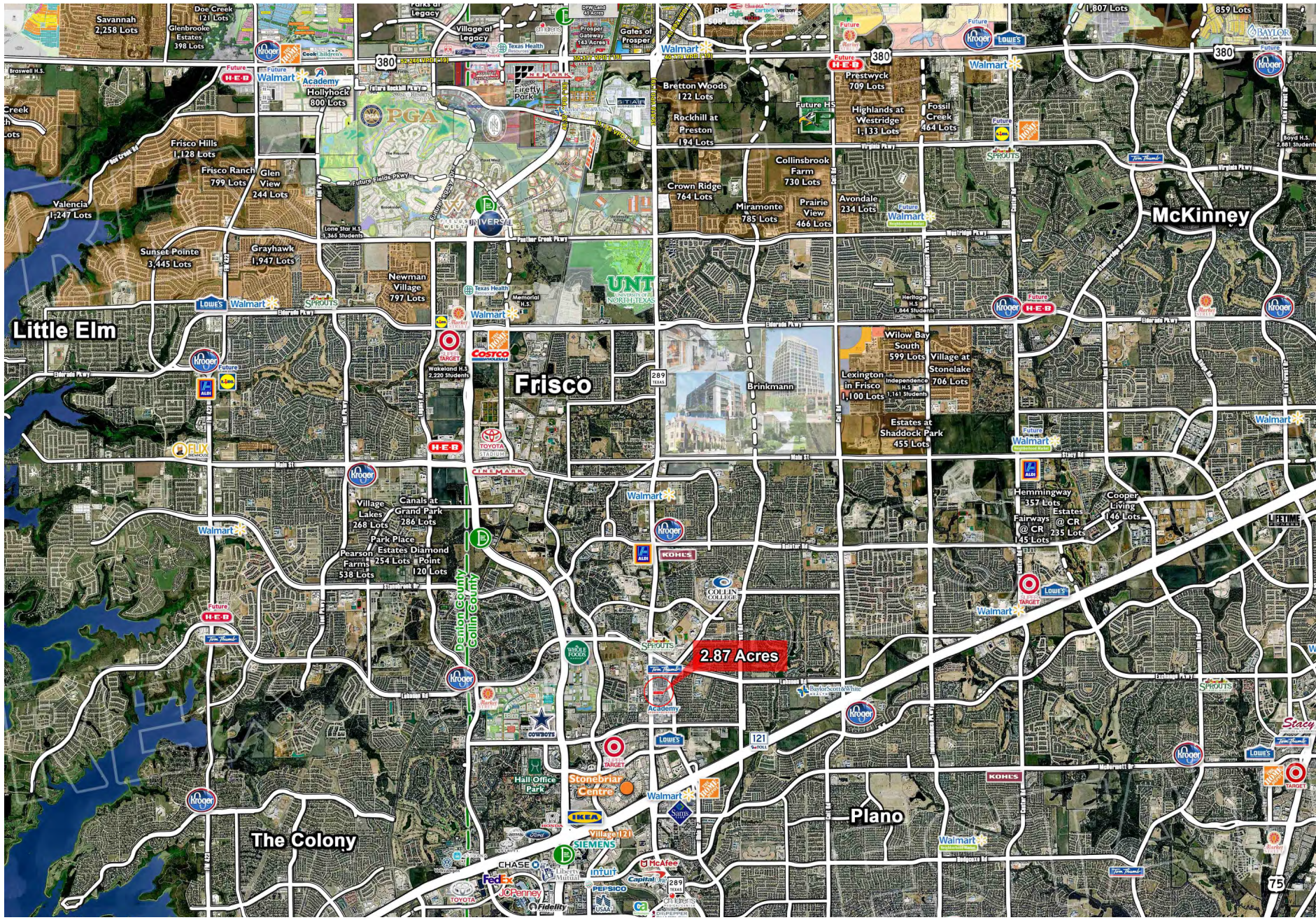


2.87 ACRES • FRISCO, TX • PRESTON RD



MATTHEW KIRAN
MATTHEW@REXREALESTATE.COM

972-250-1263
REXREALESTATE.COM



The information contained herein was obtained from sources deemed reliable; however, REX Real Estate I, L.P. makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW



LOCATION

4326 Preston Rd, Frisco, TX, 75034



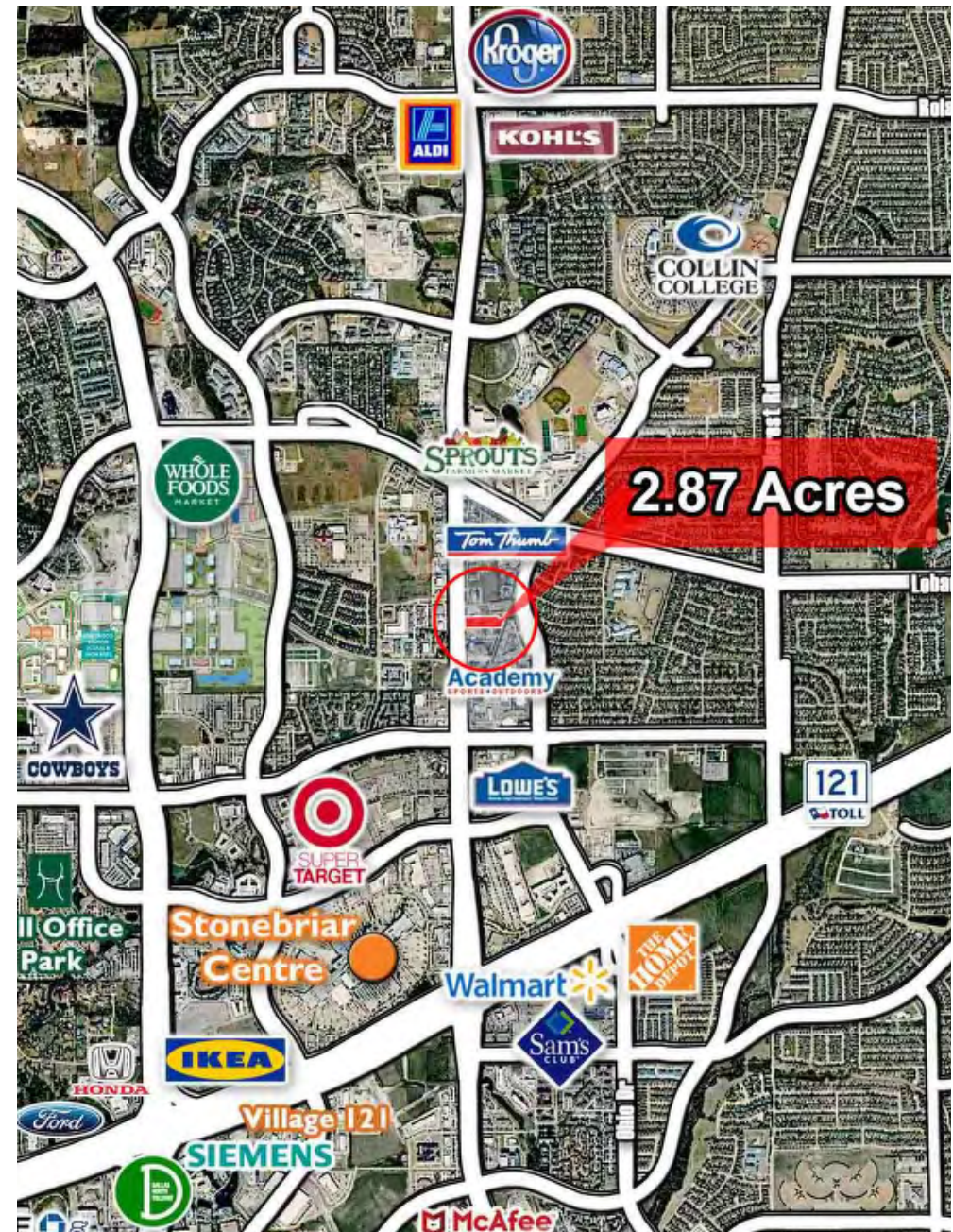
HIGHLIGHTS

- Located at the Northeast Quadrant of John Hickman Parkway & Preston Road.
- Frontage along Preston Road: Approx. 171 Feet
- Frontage along La Hacienda Trail: Approx. 187.5 Feet (East Property Boundary)
- Zoning: Commercial



DEMOGRAPHICS

- | | |
|-------------------|---------|
| • 2024 Population | 234,424 |
| • Median Age | 38.3 |
| • # of Households | 81,781 |



GOOGLE EARTH SITE IMAGE



The information contained herein was obtained from sources deemed reliable; however, REX Real Estate I, L.P. makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

FRISCO HIGHLIGHTS

- Frisco is a modern metropolitan city at the top of its game, leading the way in population growth, business innovation, and an extraordinary quality of life, attracting a diversity of businesses and their highly skilled workers and families from across the country.
- Frisco's annual growth rate has remained steady at 6.9%, with a compound annual growth rate of 5.4% for the past ten years. Even with coming from a 33,828 population number in 2000 to now more than 200,000, the city also offers plenty of room to grow over the coming years. As of January 2021, the city was considered only 75% developed.

PEOPLE	
POPULATION*	238,487
MEDIAN AGE	39.3 yrs
UNDER 5 YRS	4.9%
SCHOOL-AGE (5-17 YRS)	22.2%
ADULTS (18-64 YRS)	63.8%
OVER 65 YRS	9.1%
WITH DISABILITY	7.1%
RACE & ETHNICITY	
WHITE	50.4%
ASIAN	35.1%
BLACK OR AFRICAN AMERICAN	9.2%
TWO OR MORE RACES	4.7%
OTHER RACE	0.2%
AMERICAN INDIAN	0.3%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.1%
HISPANIC (ANY RACE) ¹	10.9%

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	84,791
TOTAL HOUSING UNITS*	90,035
SINGLE FAMILY UNITS*	61,124
MULTI-UNIT*	27,173
OTHER* ²	1,738
VACANCY	5.5%
OCCUPIED	94.5%
OWNER-OCCUPIED	66.3%
RENTER-OCCUPIED	33.7%
PERCENT BREAKDOWN OF FAMILY TYPE	

ECONOMICS			
MEDIAN HOUSEHOLD INCOME	\$141,129	LABOR FORCE PARTICIPATION	70.6%
MEDIAN FAMILY INCOME	\$173,721	UNEMPLOYMENT RATE	4.6%
PER CAPITA INCOME	\$66,417	POVERTY RATE	4.1%
AVG ASSESSED HOME VALUE*	\$688,359	AVG COMMUTE (MINUTES)	30
MEDIAN HOME VALUE	\$687,900	WORK FROM HOME	34.2%
MEDIAN MONTHLY OWNER COSTS	\$2,900	EDUCATIONAL ATTAINMENT (25 YRS AND OVER)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		HIGH SCHOOL OR HIGHER	96.8%
OWNER-OCCUPIED	23.8%	BACHELOR'S DEGREE OR HIGHER	67.5%
RENTER-OCCUPIED	45.8%	GRADUATE DEGREE	28.2%

COMMERCIAL PROJECT ON THE HORIZON

- Hillwood - 410-unit Complex
- Universal Studios - Kid Resort
- HALL Park Redevelopment
- Kaleidoscope Park



IN THE NEWS - DALLAS BUSINESS JOURNAL

Walmart, already king of DFW big-box retail, adds more stores in booming suburbs
In Dallas-Fort Worth's booming retail landscape, Walmart Inc. looms large.

In Dallas-Fort Worth's booming retail landscape, Walmart Inc. looms large.

The Arkansas-based retailer opened its first Texas store in 1975 in Mount Pleasant, about 100 miles east of Dallas, and has since built one of its largest regional footprints in DFW. Walmart (NYSE: WMT) ranks as the largest retail property owner in the region, according to CoStar data, with more than 30 million square feet across the Dallas-Fort Worth metropolitan statistical area.

The retailer's growth has mirrored the rise of the Metroplex, which is adding more than 480 people a day through both births and migration. Four of the nation's 15 fastest-growing cities are in Collin County, while ample growth can also be found west and south of Fort Worth and east of Dallas. That influx has made the region a prime target for big-box chains competing to serve new communities.

So Dallas Business Journal is checking in with large retailers to better understand the scope of their investments in Dallas-Fort Worth. Walmart now operates about 140 locations across 11 North Texas counties, including 96 super centers and 44 neighborhood markets, according to Kelsey Bohl, director of corporate communications for Walmart.

On average, a supercenter in DFW covers 188,000 square feet, while a neighborhood market is roughly 46,000 square feet. Bohl declined to disclose exactly how much Walmart has invested in the Metroplex.

Walmart is in the process of opening 150 modernized stores nationwide by 2029. As part of the initiative, the retailer recently broke ground on a 200,000-square-foot store in Celina, the nation's fourth-fastest-growing city, according to U.S. Census Bureau data. The store will anchor the billion-dollar Shawnee Trail project, which will span 195 acres at the northwest corner of Preston Road and the Collin County Outer Loop.

Additional stores are planned in Frisco and Melissa.

Construction on a new neighborhood market in Mesquite is expected to begin this fall. Last summer, Walmart opened a 730,000-square-foot perishable distribution center in Lancaster, located about 20 miles southwest of downtown Dallas.

Walmart ranks No. 1 on the Fortune 500 with revenue of about \$680 billion and its market capitalization at market close Sept. 3 was more than \$792 billion. The retailer went public in 1970, with its first shares priced at just \$16.50 each. A decade later, Walmart's annual sales surpassed \$1 billion for the first time.

Source: Dallas Business Journal // Aayush Gupta // Sept. 4, 2025

MATTHEW KIRAN
MATTHEW@REXREALESTATE.COM

972-250-1263
REXREALESTATE.COM **REX**
REAL ESTATE



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.

2-10-2025



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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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