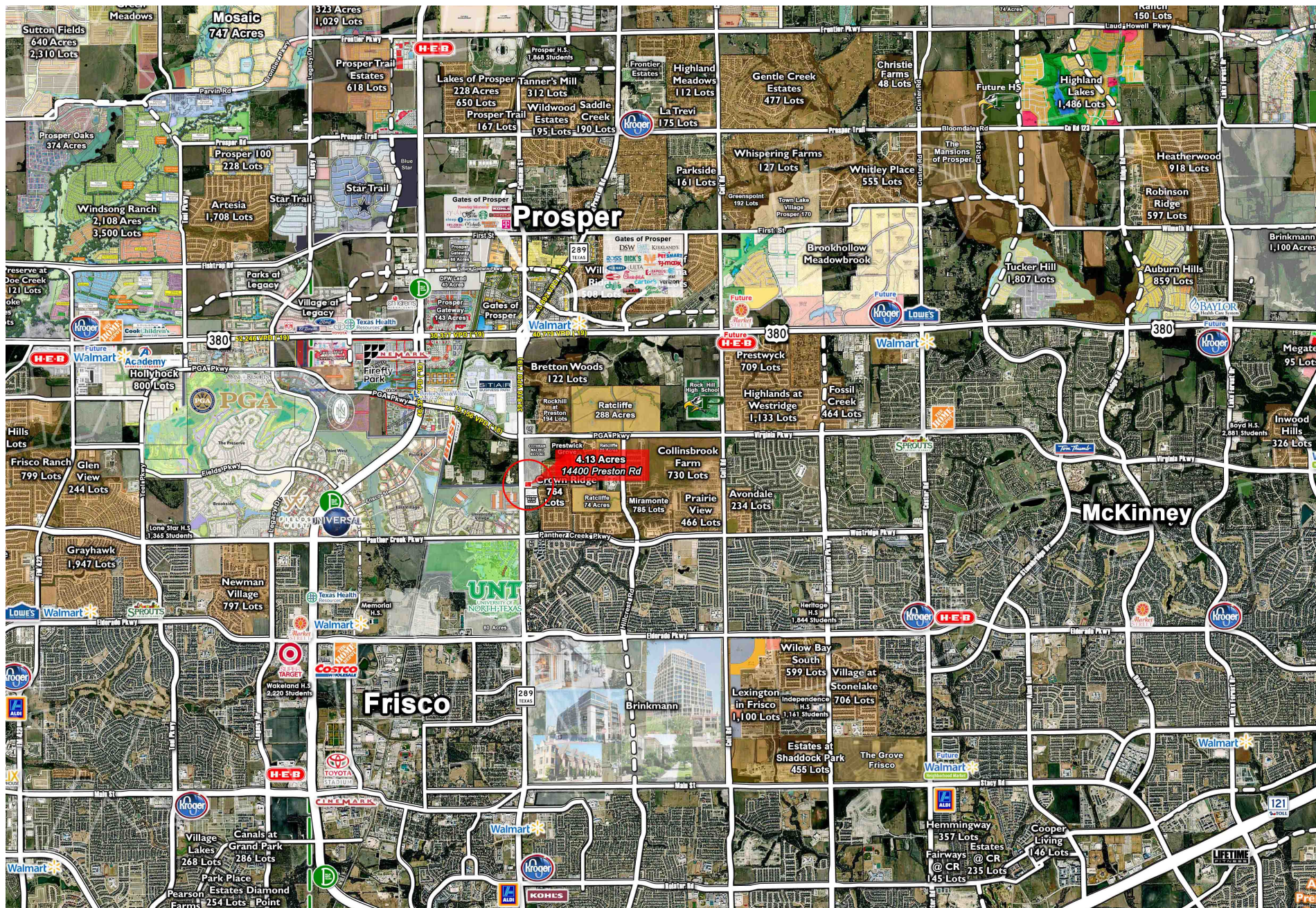


# 4.13 ACRES • 14400 Preston Road • FRISCO, TX

4.13 ACRES • FRISCO, TX



**REX GLENDENING**  
 REX@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

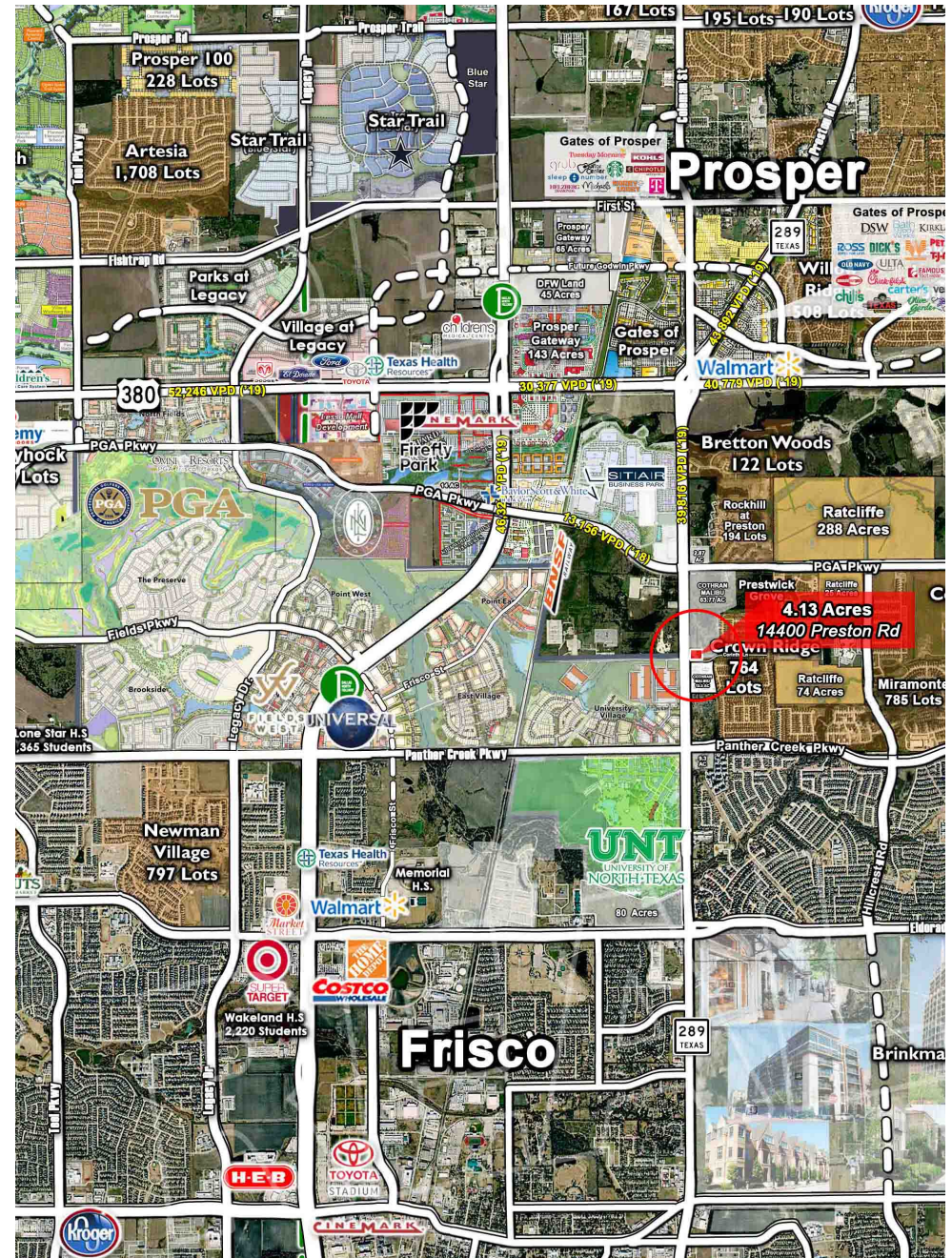
Northeast corner of Corinth Lane and Preston Road  
14400 Preston Road, Frisco, TX

## HIGHLIGHTS

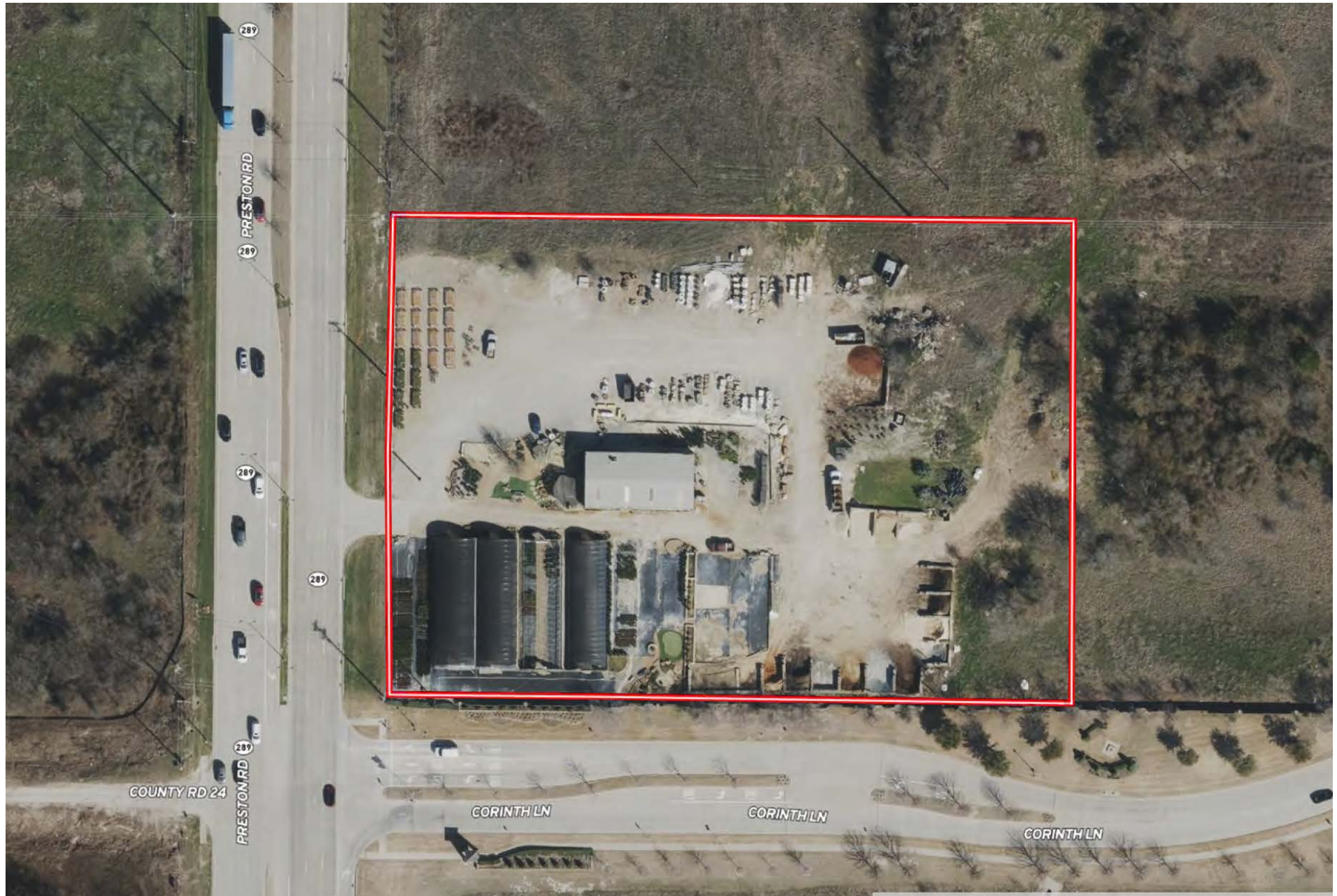
- Frontage along Preston Road: Approx. 359 +/- Feet
- Frontage along Corinth Lane: Approx. 501 +/- Feet
- Located just northeast of the new **UNT at Frisco** Campus
- Located to the east of the new **PGA The Fields** development and the new **Universal Studios**
- Located approx. 9 +/- miles north of **The Star** and the **Dallas Cowboys World Headquarters**.

## DEMOGRAPHICS - FRISCO

- 2024 Population 242,000
- Median Age 38.3
- # of Households 81,781



# GOOGLE EARTH



**REX GLENENNING**  
REX@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 DRONE PHOTOS



# PROPERTY DRONE PHOTOS



## ADJACENT ATTRACTION - PGA FRISCO

PGA Frisco is a public/private partnership between the PGA of America, Omni Hotels & Resorts, the City of Frisco and the Frisco Independent School District. The 660-acre campus is a unique destination that includes:

- *Fields Ranch - Two world-class 18-hole championship golf courses and a state-of-the-art clubhouse.*
- *Omni PGA Frisco Resort & Spa - 500 guest rooms, suites, 10 exclusive four-bedroom Ranch Houses, four pools, a spa, and 127,000 sq. ft. of meeting and event space.*
- *The PGA District - Features The Swing, a lighted 10-hole short course; The Dance Floor, a lighted 2-acre putting course; and an expansive retail and entertainment district, including an outdoor area for concerts and events.*
- *The Home of the PGA Of America - Which is one of the world's largest sports organizations, composed of PGA of America Golf Professionals who work daily to grow interest and participation in the game of golf.*
- *The Jerry J. Ransom Northern Texas PGA Section - Which promotes the enjoyment and involvement in the game of golf and to contribute to its growth by providing services to golf professionals and the golf industry.*



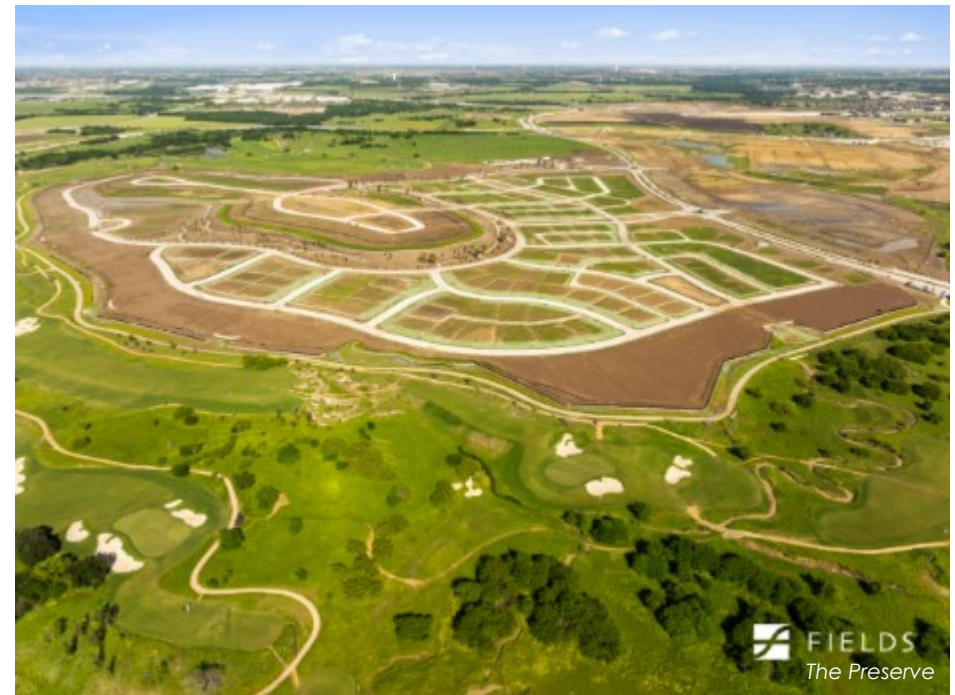
## ADJACENT ATTRACTION - FIELDS FRISCO

Fields reimagines the way we think about our neighborhoods and community – how we live, work, play, learn, eat, shop and embrace the outdoors.

Fields will be home to thriving businesses and restaurants, dream homes and beautiful neighborhoods, top-notch schools, and world-class parks and open spaces. The University of North Texas at Frisco will also call Fields home. You have the Omni PGA Frisco Resort & Convention Center with a sprawling PGA District full of entertainment right in the backyard of the PGA Headquarters.

Fields boasts a stunning landscape that is not just unique, it's a full 200 feet from its highest point on the sloped bluffs down to the banks at the banks of Panther Creek – featuring topography unseen elsewhere in North Texas. Fields is defined by how it uses this unique land to create an inviting pedestrian experience that links the entire community. Trails that lead through stands of trees. A creek enhanced into a "Chain of Lakes." Pedestrian bridges, hills overlooking golf, and other engaging connections and vistas.

- *The Preserve* - Where luxury comes home. Dream "forever" homes, gated communities connected with unrivaled, 360-degree views of the new home of golf, PGA Frisco.
- *Brookside* - A timeless American Dream neighborhood, reimagined. A classic yet completely unique environment, this neighborhood offers something for every discerning taste.



# ADJACENT ATTRACTION - UNT AT FRISCO AT FRISCO LANDING

Located at the southwest corner of Preston Road and Panther Creek Parkway, the **UNT at Frisco** branch campus is home to the new, state-of-the-art Frisco Landing building. The campus sits on 100 acres generously provided by the City of Frisco at no cost, marking the beginning of a strong partnership.

Serving more than 3,200 students, the UNT at Frisco campus offers a broad range of undergraduate and master's degree programs. The 135,000-square-foot Frisco Landing facility is purposefully designed to support student success, featuring collaborative classrooms and study areas that foster open communication and engagement between students and faculty, The Spark Makerspace, a cafe, walking trails and an outdoor amphitheater.

Frisco Landing expands access to the high-quality education UNT offers, benefiting students across North Texas and beyond. UNT continually creates new programs designed to help students be successful with in-demand careers, and UNT at Frisco's convenient location near some of the world's top companies and industries allows for incredible opportunities. For example, UNT at Frisco already hosts classes with partners like the Dallas Cowboys and the PGA.



# 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.

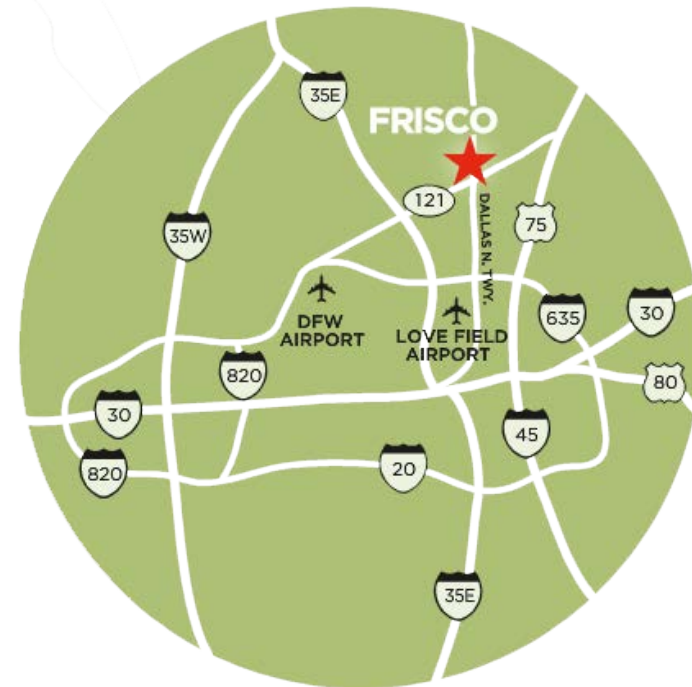
PEOPLE	
POPULATION*	238,487
MEDIAN AGE	39.3 yrs
UNDER 5 YRS	4.9%
SCHOOL-AGE (5-17 YRS)	22.2%
ADULTS (18-64 YRS)	63.8%
OVER 65 YRS	9.1%
WITH DISABILITY	7.1%
RACE & ETHNICITY	
WHITE	50.4%
ASIAN	35.1%
BLACK OR AFRICAN AMERICAN	9.2%
TWO OR MORE RACES	4.7%
OTHER RACE	0.2%
AMERICAN INDIAN	0.3%
NATIVE HAWAIIAN/PACIFIC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

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	84,791
TOTAL HOUSING UNITS*	90,035
SINGLE FAMILY UNITS*	61,124
MULTI-UNIT*	27,173
OTHER* <sup>2</sup>	1,738
VACANCY	5.5%
OCCUPIED	94.5%
OWNER-OCCUPIED	66.3%
RENTER-OCCUPIED	33.7%
PERCENT BREAKDOWN OF FAMILY TYPE	
Married with children in household	40%
Married without children in household	29%
Single with children in household	23%
Non-Family	7%

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



# FRISCO HIGHLIGHTS - WHY FRISCO?

## *Location. Location. Location.*

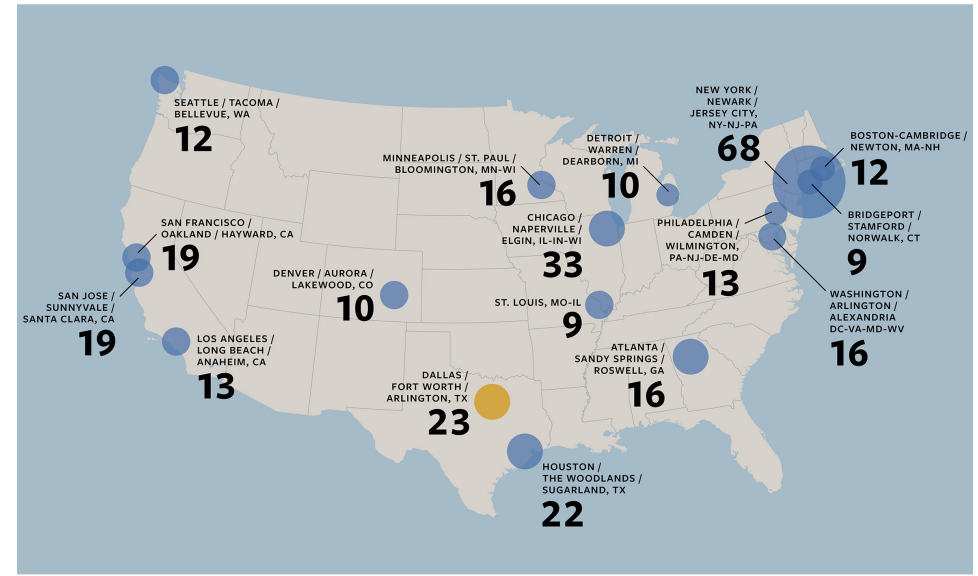
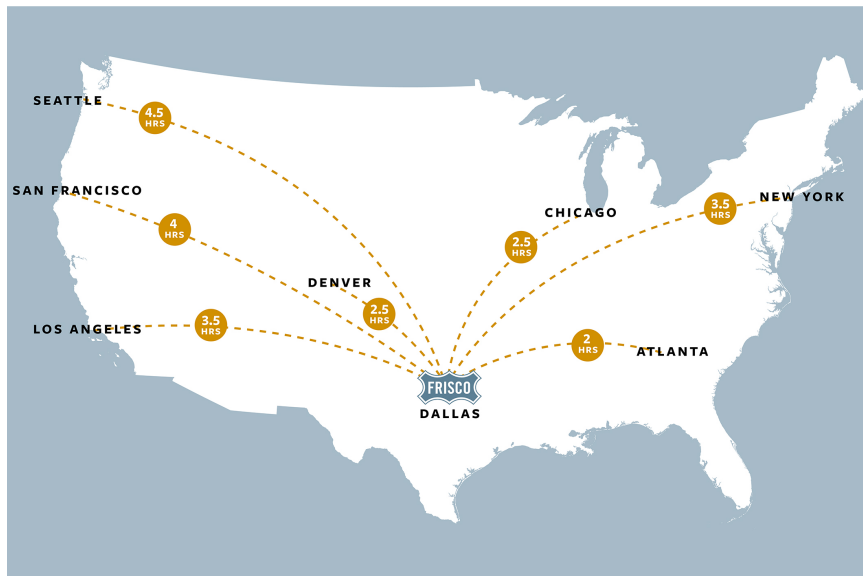
**Frisco...** The perfect, centrally located hub for busy lives and booming businesses.

Imagine reaching almost any North American city in 4.5 hours or less—thanks to two major airports right at your doorstep. DFW International Airport, the 4th busiest in the world, offers nonstop service to 260 destinations (193 domestic, 67 international). Dallas Love Field, another high-traffic hub, adds even more connectivity. Together, they make travel effortless and accessible.

Now picture being just 25 miles north of downtown Dallas, with seamless access to interstates and major highways.

Looking for a top-tier business location? Welcome to Frisco. Ranked among the top U.S. headquarters markets, Frisco is home to 23 Fortune 500 companies, 69 firms with over \$1 billion in revenue, and more than 150 publicly traded companies. Here, you're in elite company.

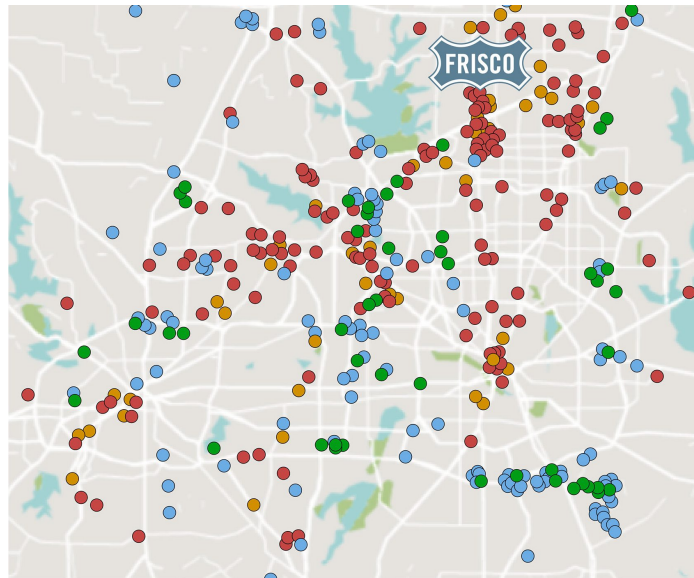
There's a reason why they say location is everything—**Frisco is the reason.**



# FRISCO HIGHLIGHTS - SURROUNDING HEADQUARTERS

## *In Good Company!*

Frisco's North Platinum Corridor is palpably booming with major corporate centers and top headquarters who have already discovered that fertile Frisco ground. With so many corporate, high-tech and sports headquarters already setting up shop in the location to beat—say hello to neighbors like T-Mobile, PGA of America, and Keruig/Dr. Pepper. Yes, you're in very good company.



4WEB Medical

Addus HomeCare

Altair Global

Argon Meical Devices

Cardtronics

Careington International

Complexity Gaming  
(esports)

Comstock Resources

Conifer Health Solutoins

Corpoint Health

Cornerstone Automation  
Systems, Inc. (CASI)

Dairy.com

esrp

ezyVet

FC Dallas (MLS)

Fiserv

FM Global

Frisco ROughRiders  
(MiLB)

Gearbox Software LLC

HCL America

Healthcare Highways

Keurig Dr Pepper (2021)

JW Logistics

Level 3 Communications

Magellan Health, Inc.

National Breast Cancer  
FoundationNational Soccer Hall of  
Fame

OpTic Gaming (esports)

Oracle

Paycor

PGA of America (2022)

Schneider Optical  
Machines, Inc.

Solais Lighting Group

Southland Conference  
(NCAA)

T-Mobile

The Hartford

ThyssenKrupp Elevator  
Corp.

Transplace Texas

Wintrust Commercial  
Finance



# 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
---------------------------------------	------