

OFFICE/MEDICAL SPACE FOR LEASE

\$32 NNN 1,408 SF

5899 Preston Road Suite 1302

Frisco, Texas 75034



APPIAN
COMMERCIAL REALTY

Preston Taylor

📞 (972)562-9988 Opt. 3

🌐 www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR

📞 (972)562-9988 Opt. 2

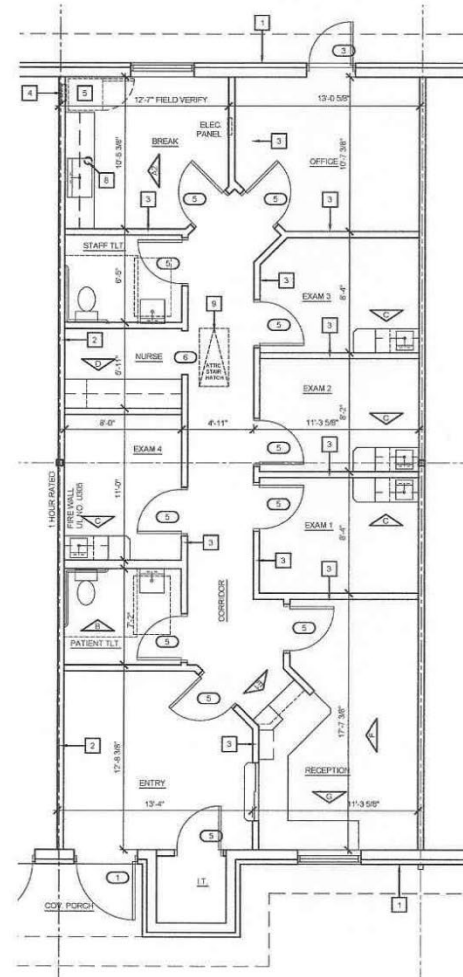
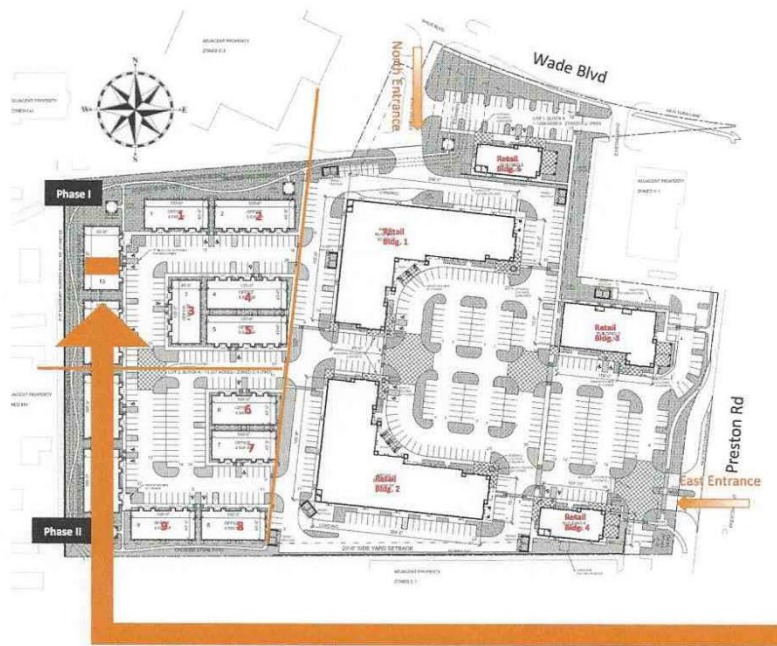
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6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE/MEDICAL SPACE FOR LEASE

Office/Medical Space
5899 Preston Road
Suite 1302, Frisco, TX


FLOOR/SITE PLAN



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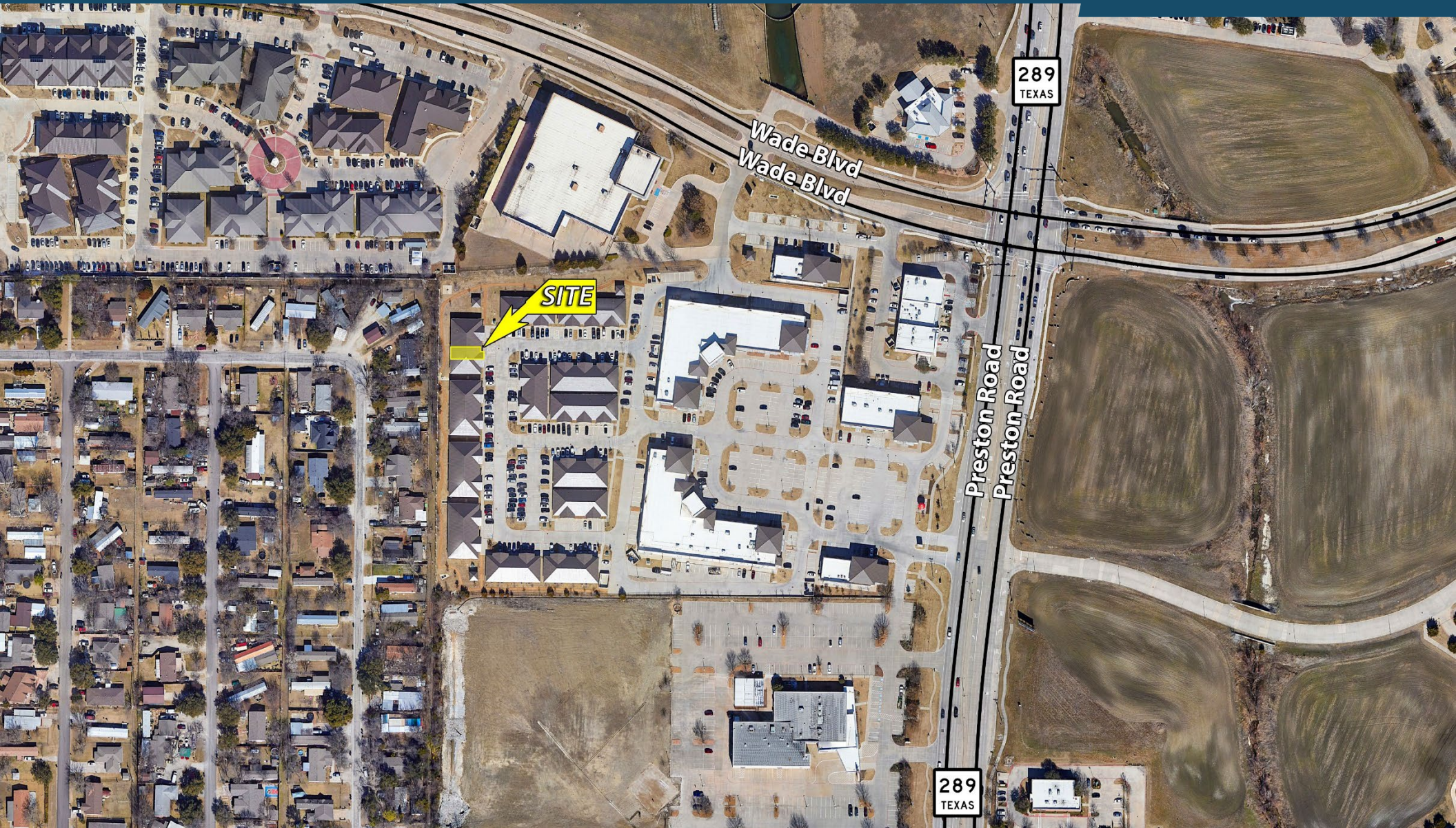
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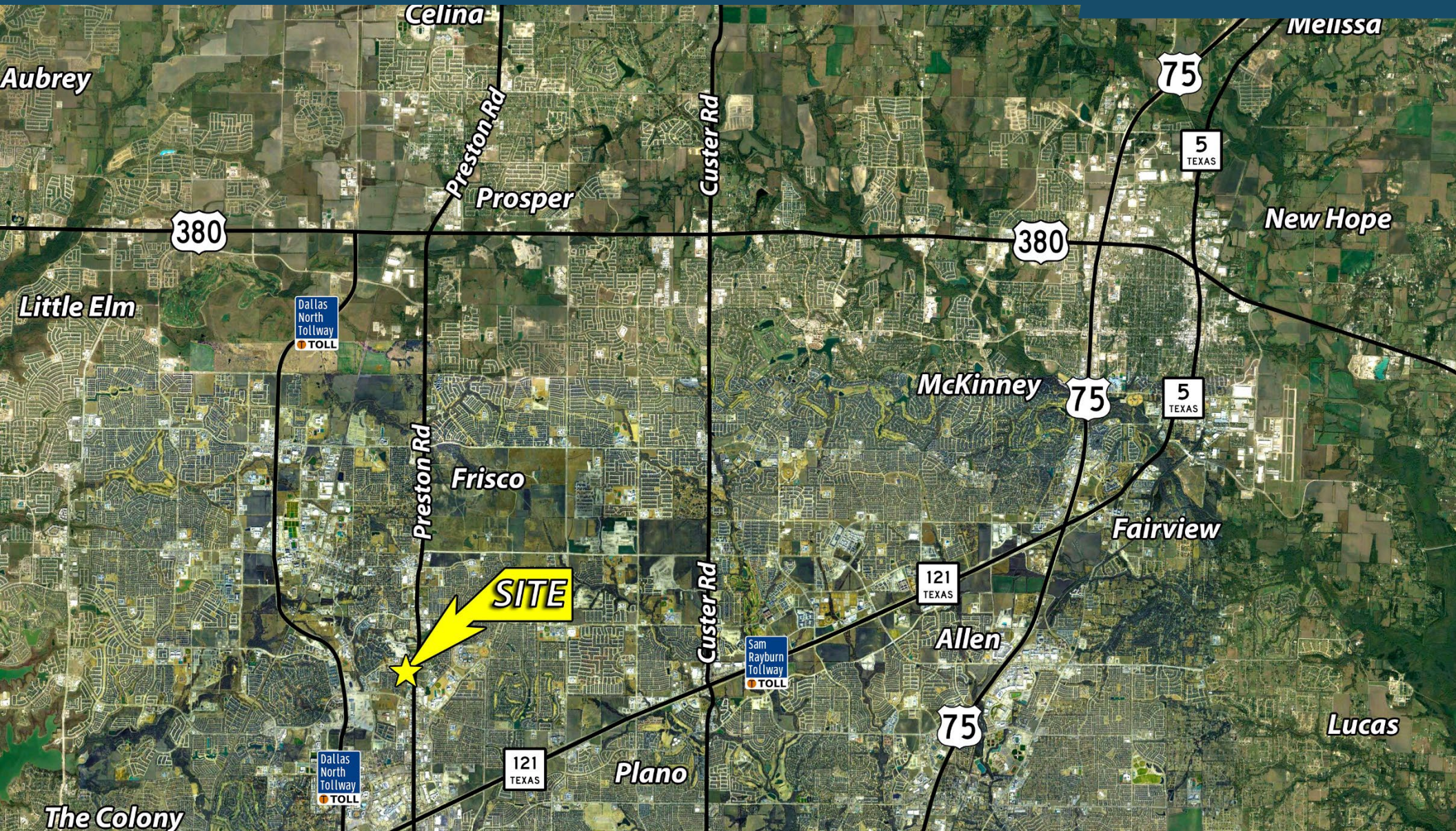
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PROPERTY DETAILS

- **Price:** \$32 NNN
- **Property Type:** Office/Medical Space
- **Available SF:** 1,408 SF
- **Address:** 5899 Preston Road
- **Suite:** 1302


- **City:** Frisco
- **County:** Collin
- **Date Available:** Immediate
- **Cross Street:** Preston Road & Wade Blvd
- **Property Status:** Existing

PROPERTY INFORMATION

Discover the perfect professional office/medical space in Frisco, Texas. This 1,408 square foot office/medical space located at 5899 Preston Road offers a prime location, modern design, and versatile layout for businesses of all kinds. The area boasts a diverse range of businesses, restaurants, and retail establishments, catering to the needs of employees and clients. It is well-positioned near major transportation routes, ensuring easy access for commuters and visitors. Don't miss this opportunity to establish your business in a thriving community. Contact us today to schedule a viewing and unlock the potential of Frisco's dynamic business landscape.




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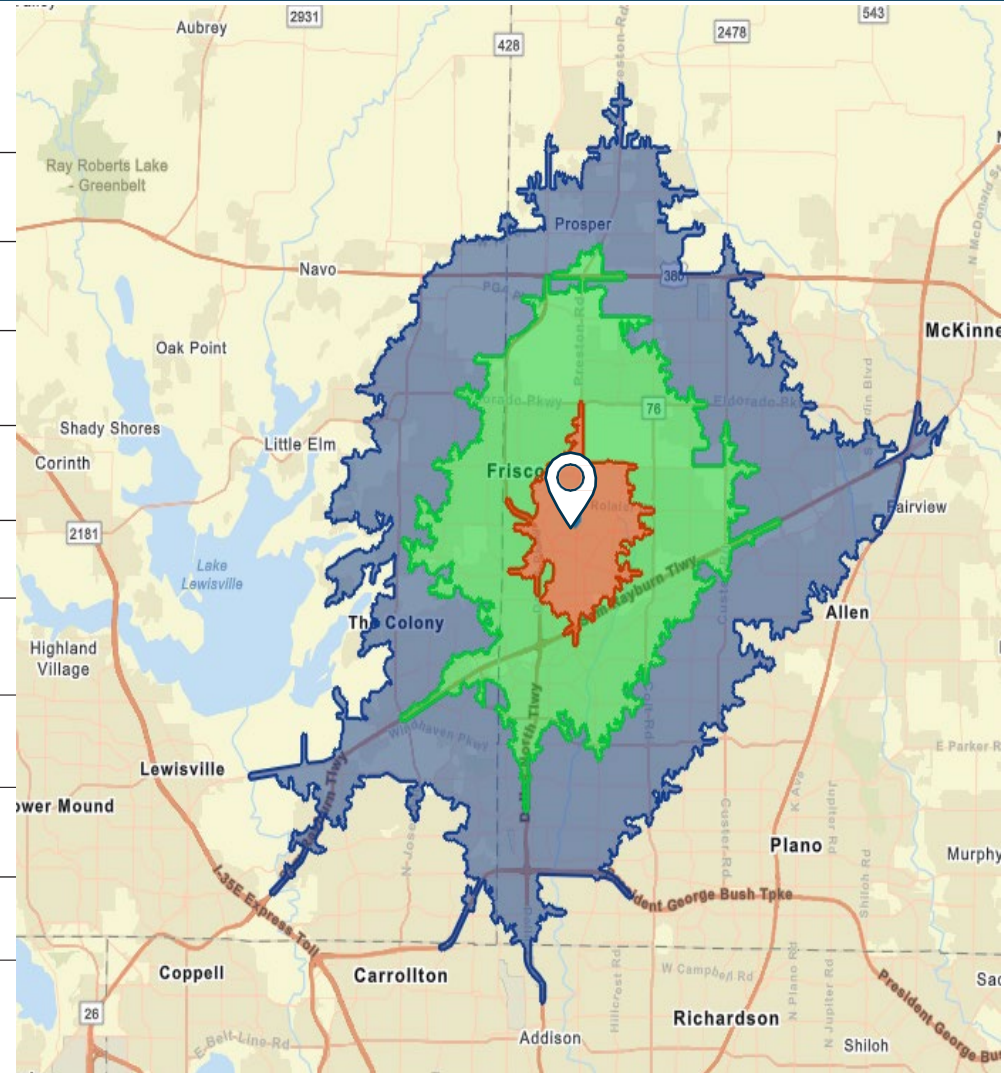
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DEMOGRAPHICS

2023 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	15,341	134,880	475,594
Households	6,405	52,272	172,603
Families	3,910	37,628	131,008
Average Household Size	2.36	2.53	2.73
Owner Occupied Housing Units	2,423	28,228	111,809
Renter Occupied Housing Units	4,203	30,921	77,236
Median Age	33.6	35.2	35.8
Median Household Income	\$77,103	\$108,395	\$120,578
Average Household Income	\$114,893	\$149,406	\$166,124



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DEMOGRAPHIC SUMMARY

5899 Preston Rd, Frisco, Texas, 75034

Drive time of 5 minutes

KEY FACTS

15,731

Population



6,626

Households

33.6

Median Age

\$64,203

Median Disposable Income

EDUCATION

6.7%

No High School Diploma



12.7%

High School Graduate



24.2%

Some College/

Associate's Degree



56.3%

Bachelor's/Grad/

Prof Degree

INCOME



\$77,103

Median Household Income



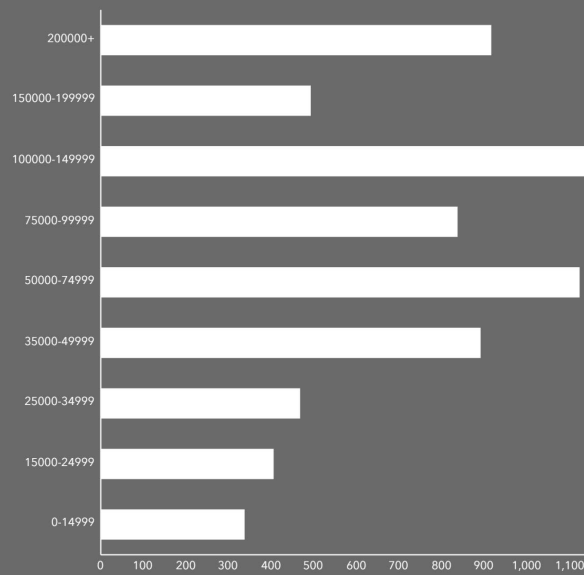
\$48,844

Per Capita Income

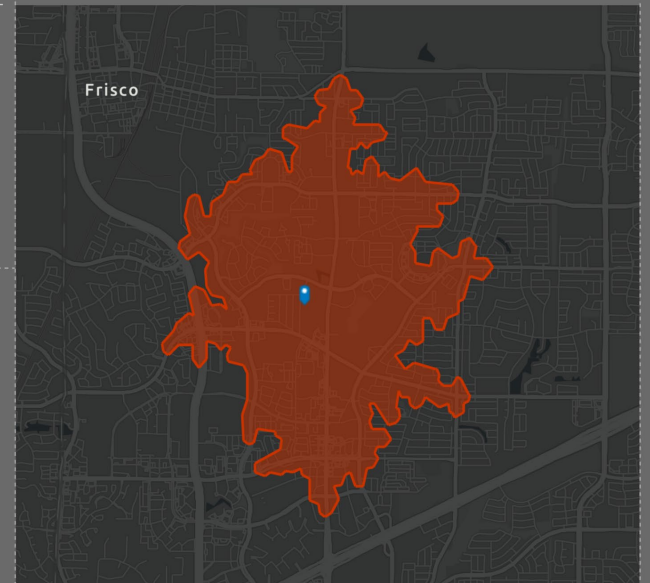


\$78,204

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

80.7%



Blue Collar

7.9%



Services

12.8%

3.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri

DEMOGRAPHIC SUMMARY

5899 Preston Rd, Frisco, Texas, 75034
 Drive time of 10 minutes

KEY FACTS

150,071

Population



59,149

Households

35.2

Median Age

\$91,709

Median Disposable Income

EDUCATION

3.2%

No High School Diploma



9.6%

High School Graduate



18.1%

Some College/

Associate's Degree



69.0%

Bachelor's/Grad/

Prof Degree

INCOME



\$108,395

Median Household Income



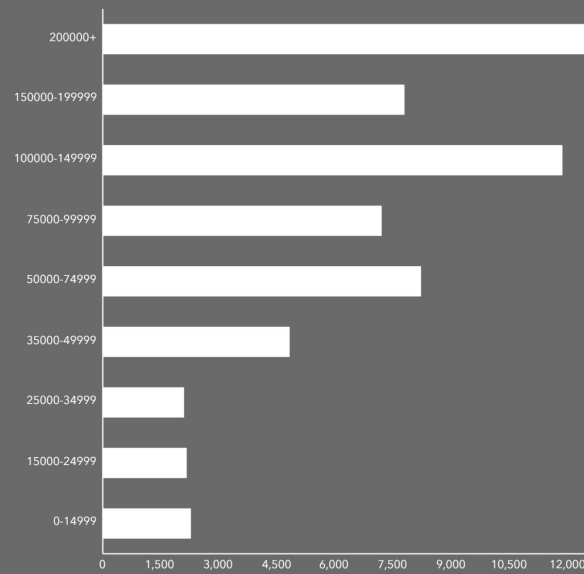
\$58,825

Per Capita Income

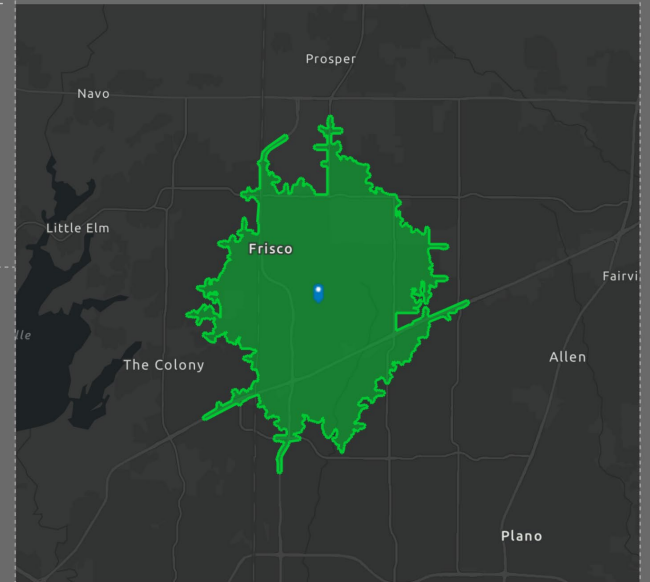


\$152,390

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

85.2%



Blue Collar

7.1%



Services

9.0%

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri

DEMOGRAPHIC SUMMARY

5899 Preston Rd, Frisco, Texas, 75034

Drive time of 15 minutes

KEY FACTS

516,655

Population



189,045

Households

35.8

Median Age

\$102,475

Median Disposable Income

EDUCATION

2.8%

No High School Diploma



10.3%

High School Graduate



18.9%

Some College/

Associate's Degree



68.0%

Bachelor's/Grad/

Prof Degree

INCOME



\$120,578

Median Household Income



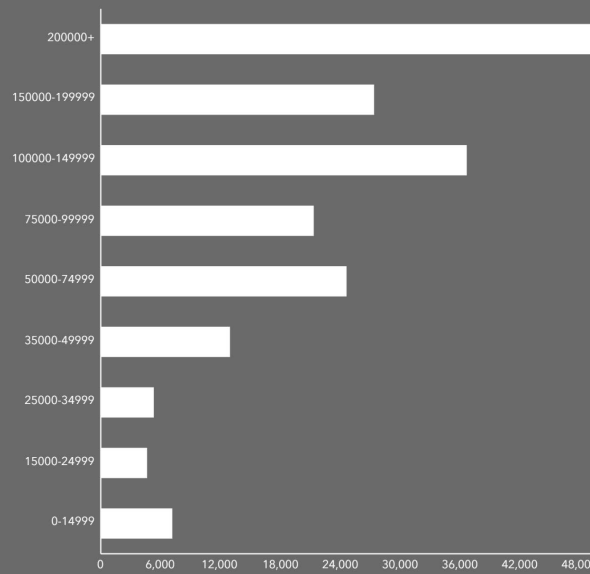
\$60,892

Per Capita Income

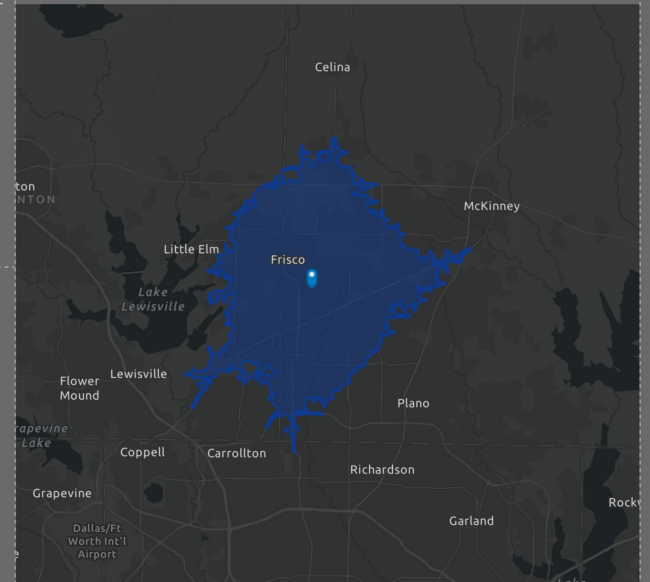


\$255,232

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



84.6%

White Collar



7.7%

Blue Collar



8.8%

Services

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri



Information About Brokerage Services

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Appian Commercial Realty LLC	579746	appiancommercial@gmail.com	972-562-9988
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0