

**OFFICE/MEDICAL SPACE FOR SALE**

**\$450/SF**

**1,359 – 3,108 SF**

**6475 Preston Road**

**Frisco, Texas 75034**



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COMMERCIAL REALTY

**Preston Taylor**

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**Ray Eckenrode, CCIM, SIOR**

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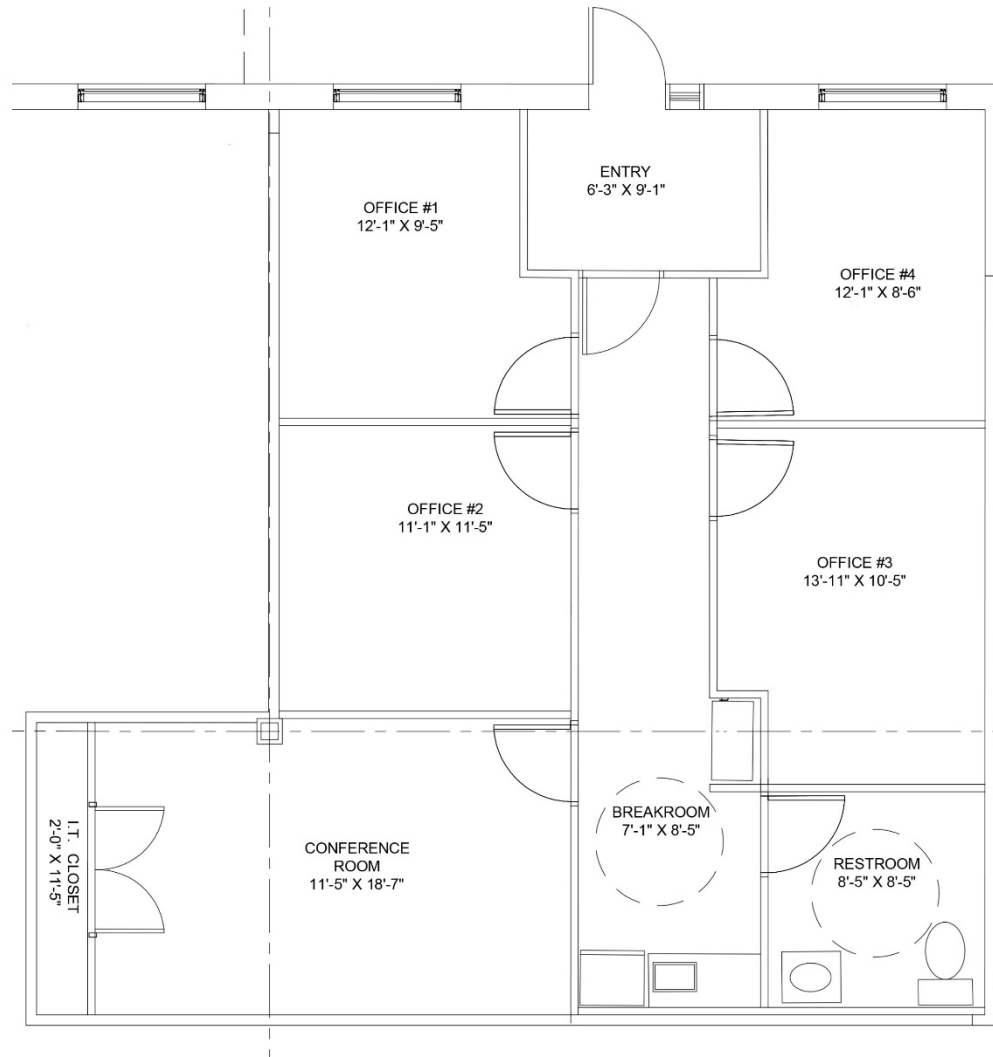
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6657 Virginia Pkwy #100  
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# OFFICE/MEDICAL SPACE FOR SALE

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## FLOOR PLAN SUITE 160



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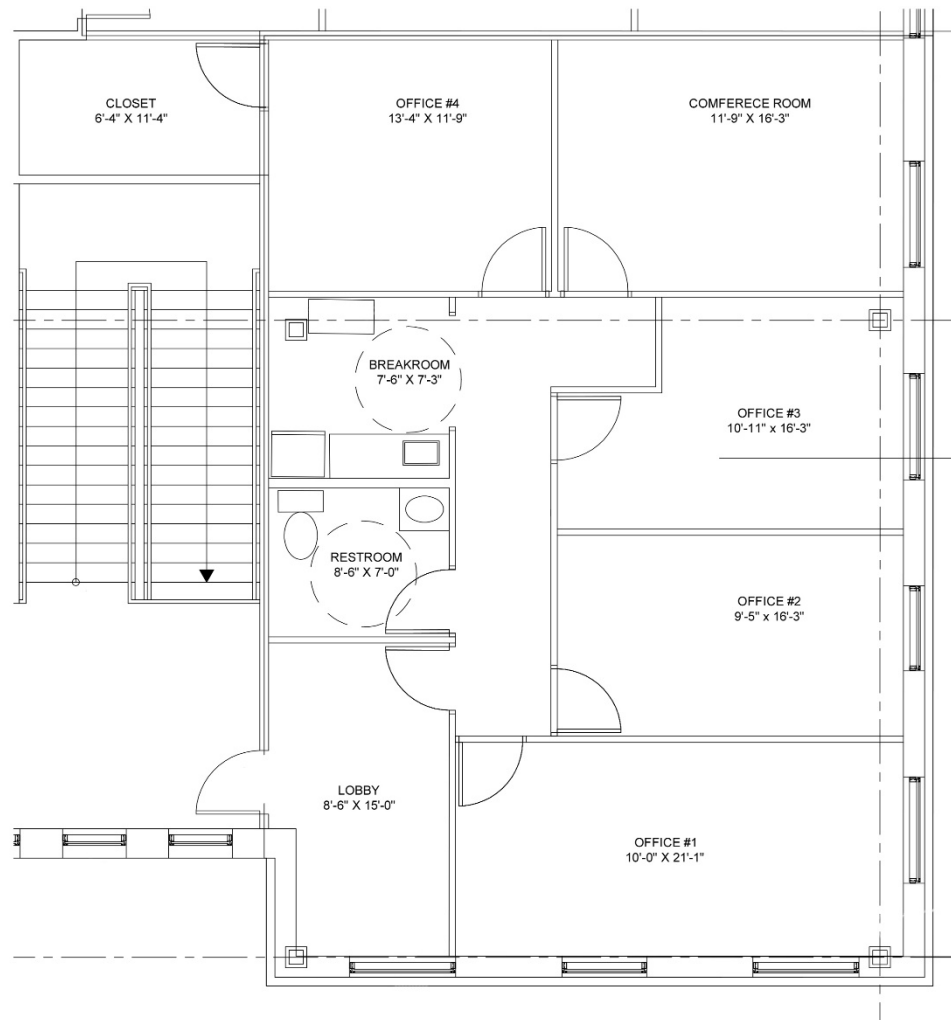
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# OFFICE/MEDICAL SPACE FOR SALE


Office/Medical Space  
6475 Preston Road  
Frisco, TX 75034

## FLOOR PLAN SUITE 201




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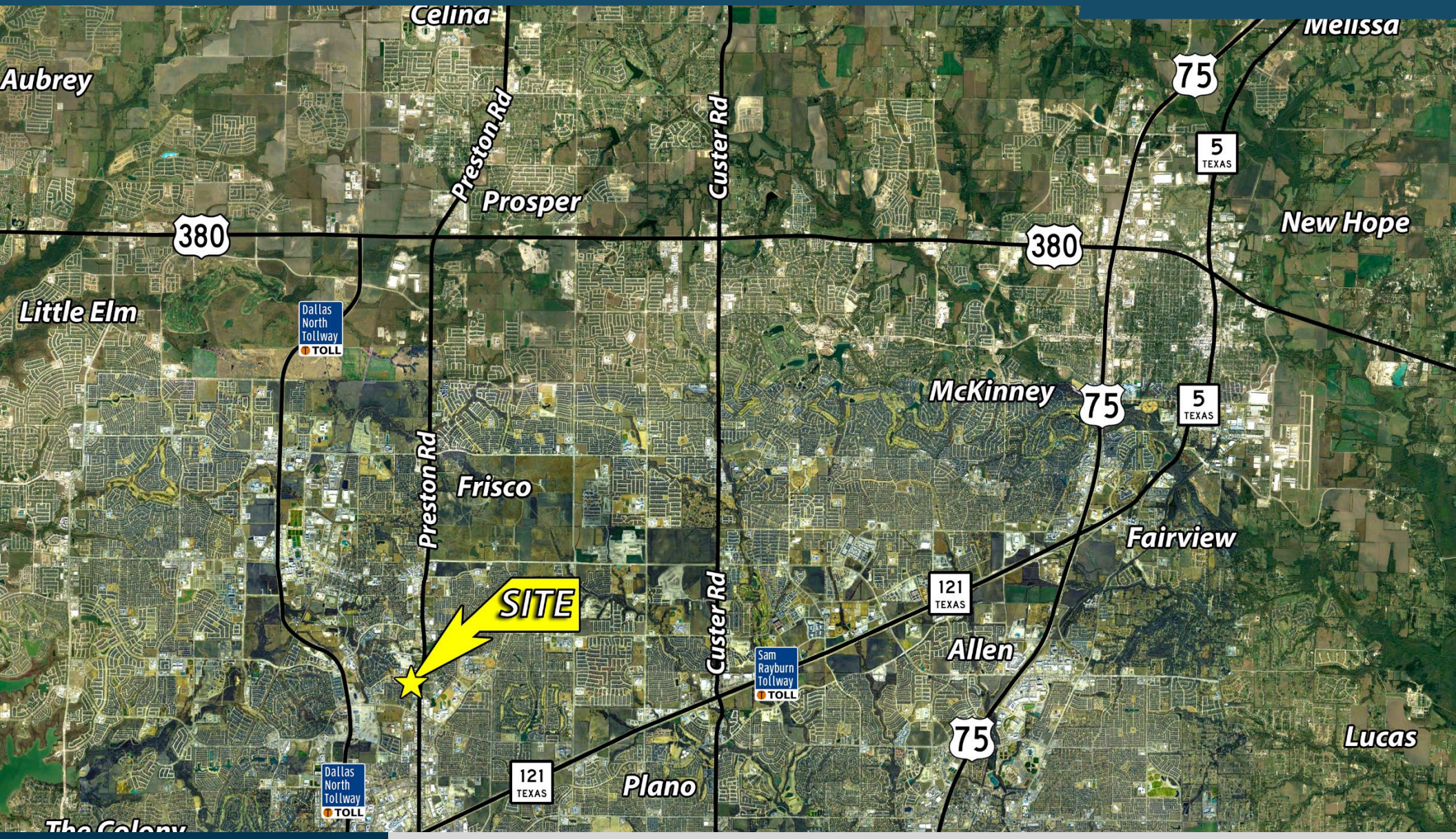
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# OFFICE/MEDICAL SPACE FOR SALE

Office/Medical Space  
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## PROPERTY DETAILS

- **Price:** \$450/SF
- **Property Type:** Office/Medical Space
- **Available SF:** 3,108
- **Suites:**
  - #160 – 1,359 SF \$612,000
  - #201 – 1,749 SF \$788,000
- **Address:** 6475 Preston Road

- **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 office/medical space located at 6475 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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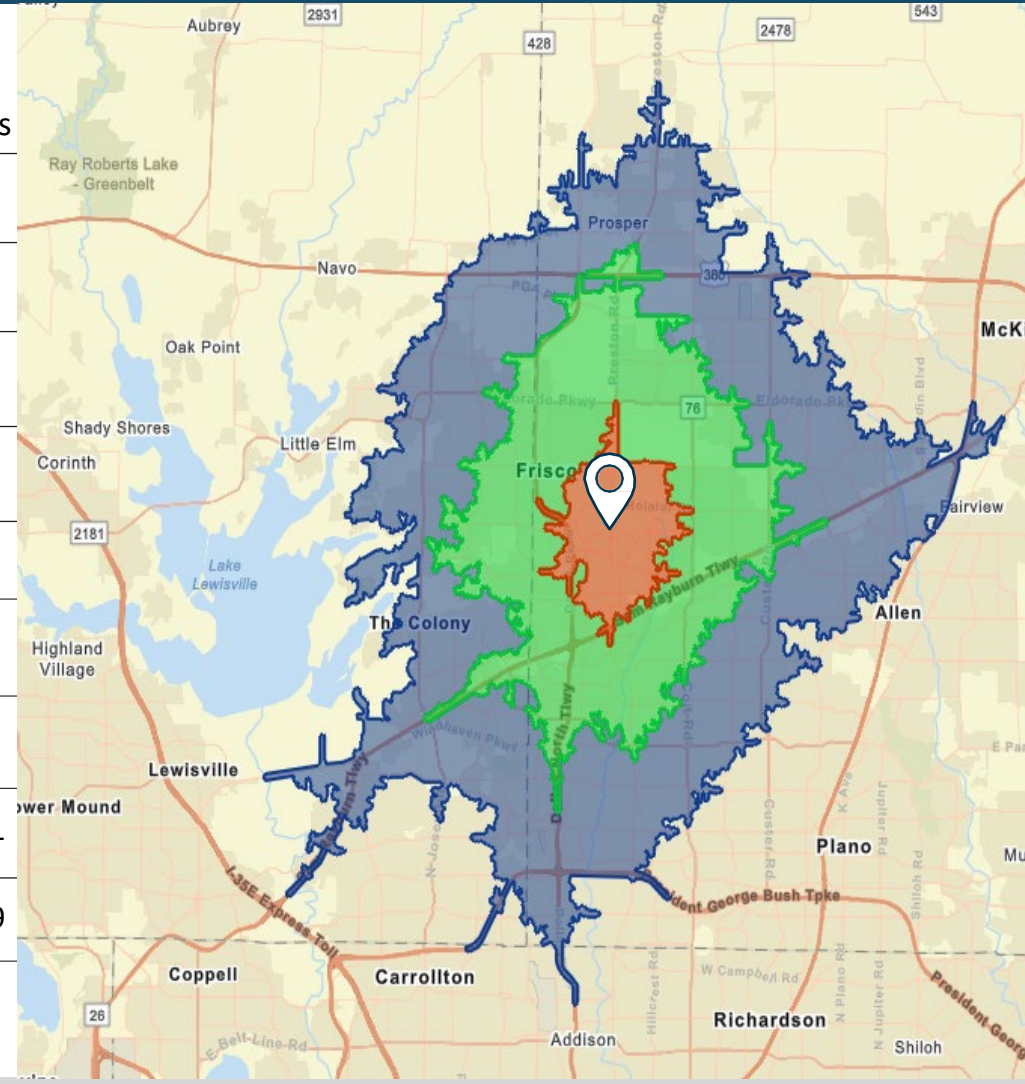
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# OFFICE/MEDICAL SPACE FOR LEASE

Office/Medical Space  
6475 Preston Road  
Frisco, TX 75034

## DEMOGRAPHICS

2023 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	42,248	151,188	406,953
Households	17,532	53,524	148,873
Families	11,579	42,833	110,357
Average Household Size	2.37	2.78	2.72
Owner Occupied Housing Units	8,336	35,910	98,589
Renter Occupied Housing Units	10,396	25,829	60,496
Median Age	34.5	35.3	36.1
Median Household Income	\$94,615	\$131,475	\$117,611
Average Household Income	\$125,801	\$174,012	\$164,129



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# DEMOGRAPHIC SUMMARY

6475 Preston Rd, Frisco, Texas, 75034

Drive time of 5 minutes

## KEY FACTS

44,455

Population



18,732

Households

34.5

Median Age

\$78,868

Median Disposable Income

## EDUCATION

5.1%

No High School Diploma



11.4%

High School Graduate



23.3%

Some College/

Associate's Degree



60.2%

Bachelor's/Grad/

Prof Degree

## INCOME



\$94,615

Median Household Income



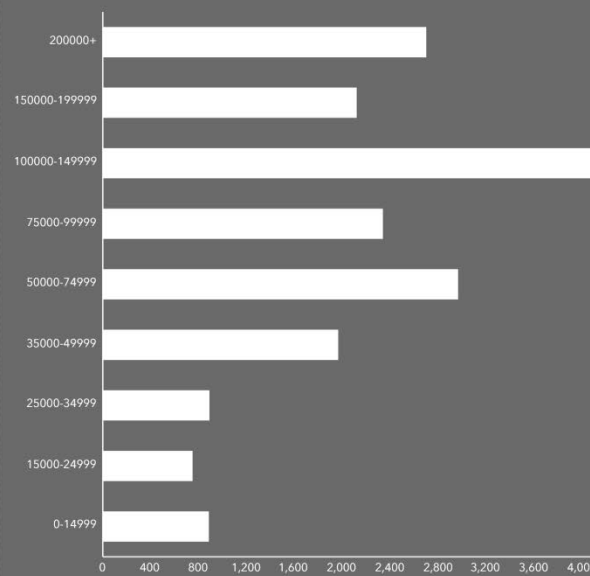
\$52,443

Per Capita Income

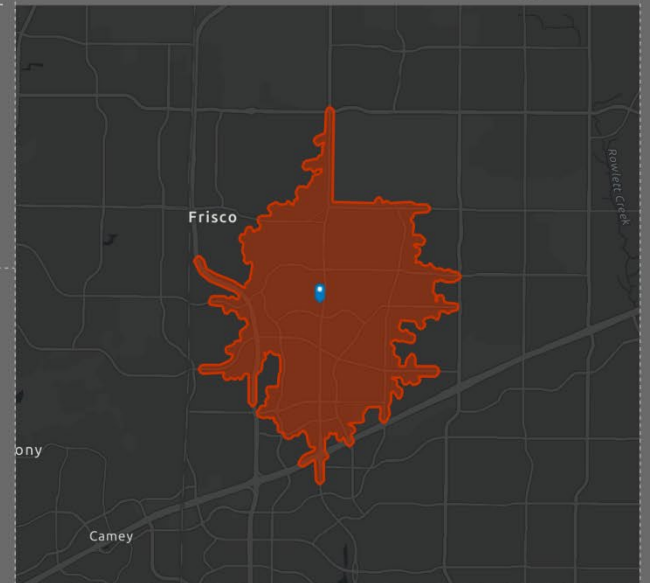


\$112,987

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



80.6%

White Collar



9.5%

Blue Collar



11.0%

Services

4.4%

Unemployment Rate

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



# DEMOGRAPHIC SUMMARY

6475 Preston Rd, Frisco, Texas, 75034

Drive time of 10 minutes

## KEY FACTS

216,689

Population



80,471

Households

35.2

Median Age

\$102,238

Median Disposable Income

## EDUCATION

3.0%

No High School Diploma



9.0%

High School Graduate



17.4%

Some College/

Associate's Degree



70.6%

Bachelor's/Grad/

Prof Degree

## INCOME



\$120,080

Median Household Income



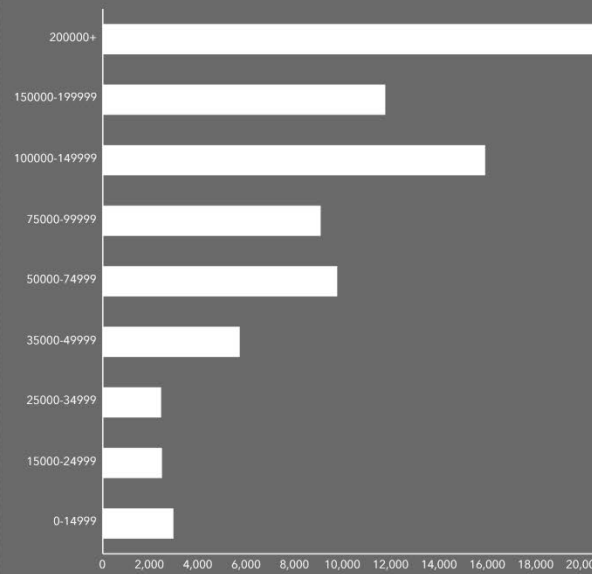
\$60,268

Per Capita Income

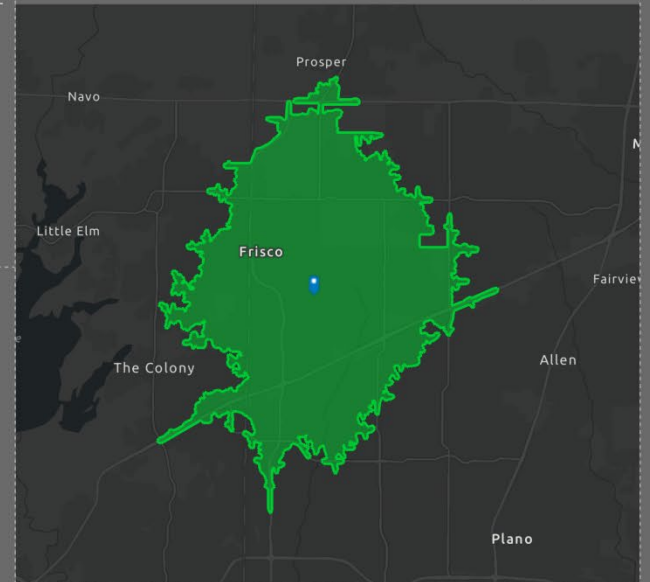


\$216,190

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

85.5%



Blue Collar

7.0%



Services

8.5%

3.3%

Unemployment Rate

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



# DEMOGRAPHIC SUMMARY

6475 Preston Rd, Frisco, Texas, 75034

Drive time of 15 minutes

## KEY FACTS

650,351

Population



239,556

Households

35.8

Median Age

\$101,253

Median Disposable Income

## EDUCATION

2.9%

No High School Diploma



10.9%

High School Graduate



19.7%

Some College/

Associate's Degree



66.5%

Bachelor's/Grad/

Prof Degree

## INCOME



\$118,450

Median Household Income



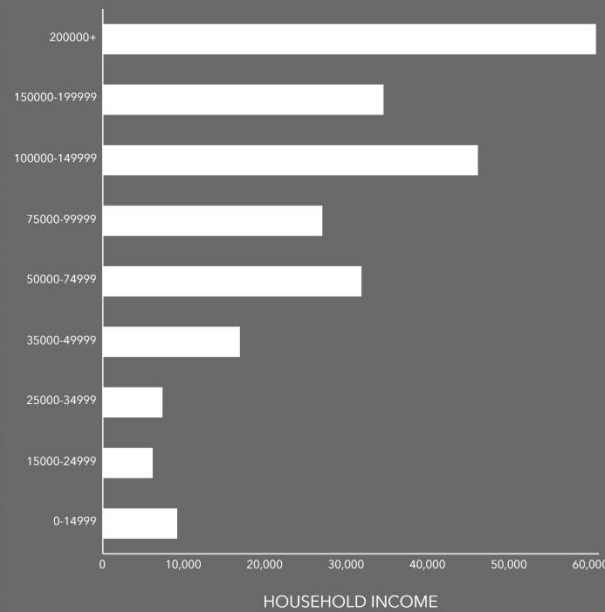
\$60,333

Per Capita Income

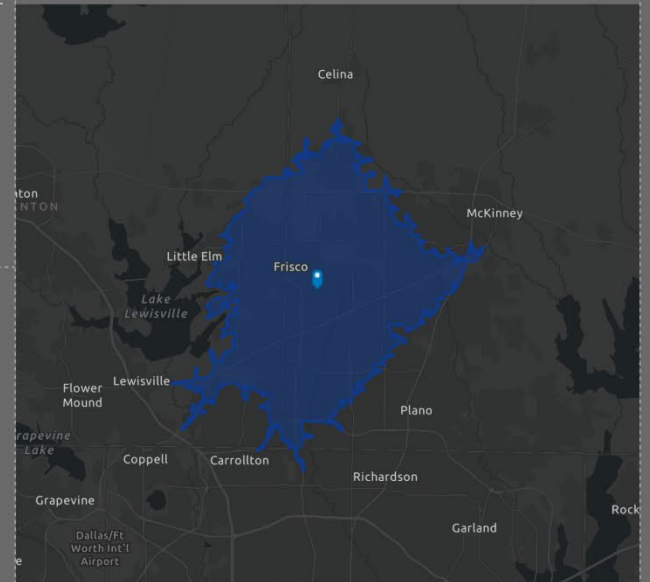


\$254,881

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



83.9%

White Collar



8.1%

Blue Collar



9.1%

Services

3.3%

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](http://www.trec.texas.gov)

IABS 1-0