



5222 PRESTON ROAD | 5222 PRESTON ROAD, FRISCO, TX 75034

Features

Outparcel building located along well-trafficked Lebanon Rd in booming Frisco, situated directly in front of Sprouts, Hobby Lobby & Mardel.

- Space will be delivered in warm grey shell condition

FOR LEASE

TOTAL SF: 7,500

AVAILABLE SF: 7,500

CONTACT FOR MORE INFORMATION

Traffic Counts

LEBANON ROAD	18,066 VPD
PRESTON ROAD	52,342 VPD

Demographics

	YEAR: 2018	1 MILE	3 MILE	5 MILE
Total Population		13,660	97,667	272,197
5 Year Population Growth		23.8%	15.2%	15.4%
Daytime Population		11,780	106,957	267,483
Average Household Income		\$130,212	\$128,600	\$139,436

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Gretchen Miller

Senior Vice President

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Area Retailers & Businesses



HOBBY LOBBY

MARDEL



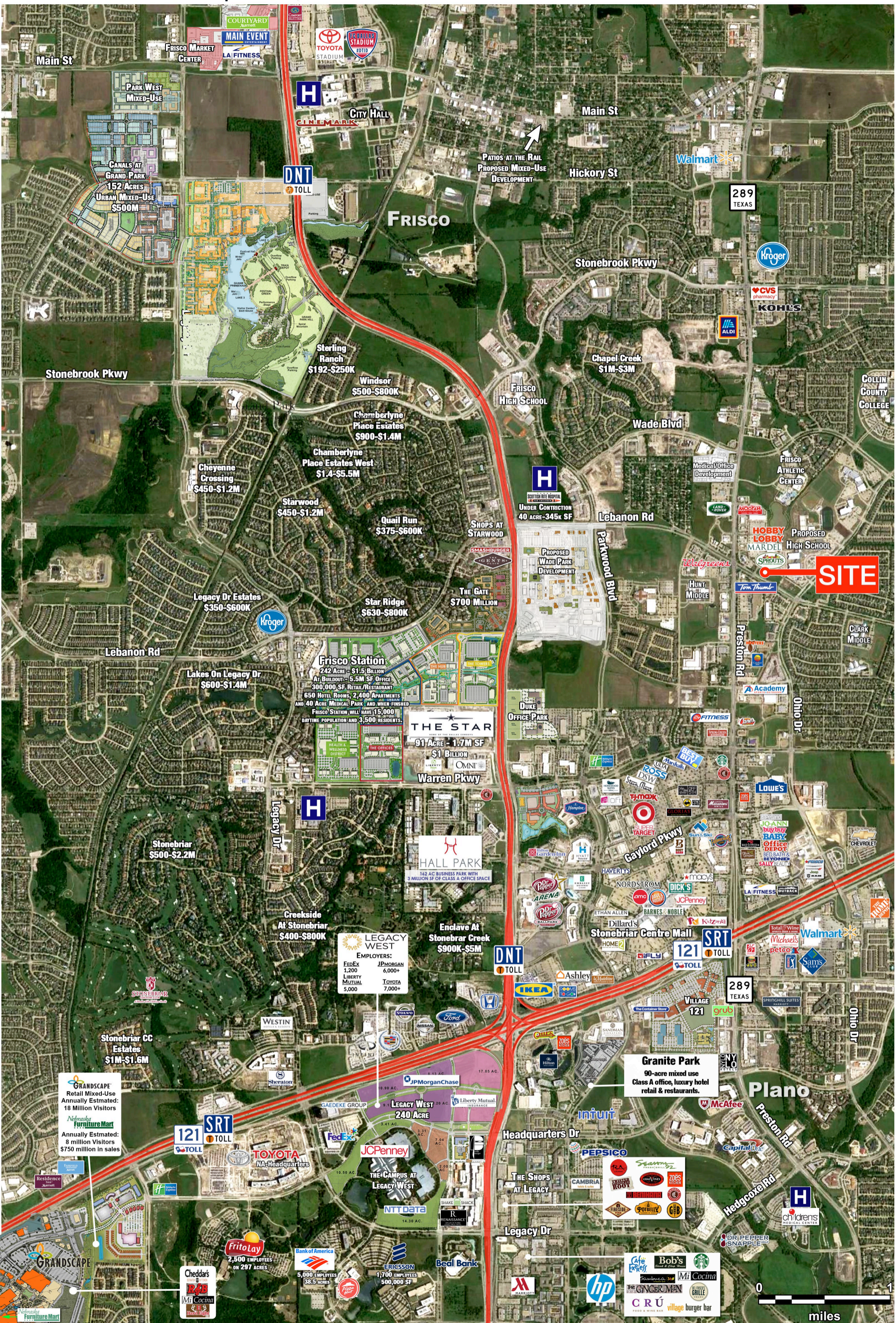
Tom Thumb

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman[®]

PRESTON LEBANON CROSSING SUBLEASE | 5222 PRESTON RD, FRISCO, TX 75034





FRISCO

Stonebrook Pkwy

Chamberlyne Place Estates \$900-\$1.4M

Chamberlyne Place Estates West \$1.4-\$5.5M

Starwood \$450-\$1.2M

Quail Run \$375-\$600K

Star Ridge \$630-\$800K

Warren Pkwy

Frisco Station
 242 Acre - \$1.5 Billion
 At Buildout - 5.5M SF Office
 300,000 SF Retail/Restaurant
 650 Hotel Rooms, 2,400 Apartments
 AND 40 Acre Medical Park, and when finished
 Frisco Station will have 15,000
 daytime population and 3,500 residents.

THE STAR
 91 Acre - 1.7M SF
 \$1 Billion
 OMNI

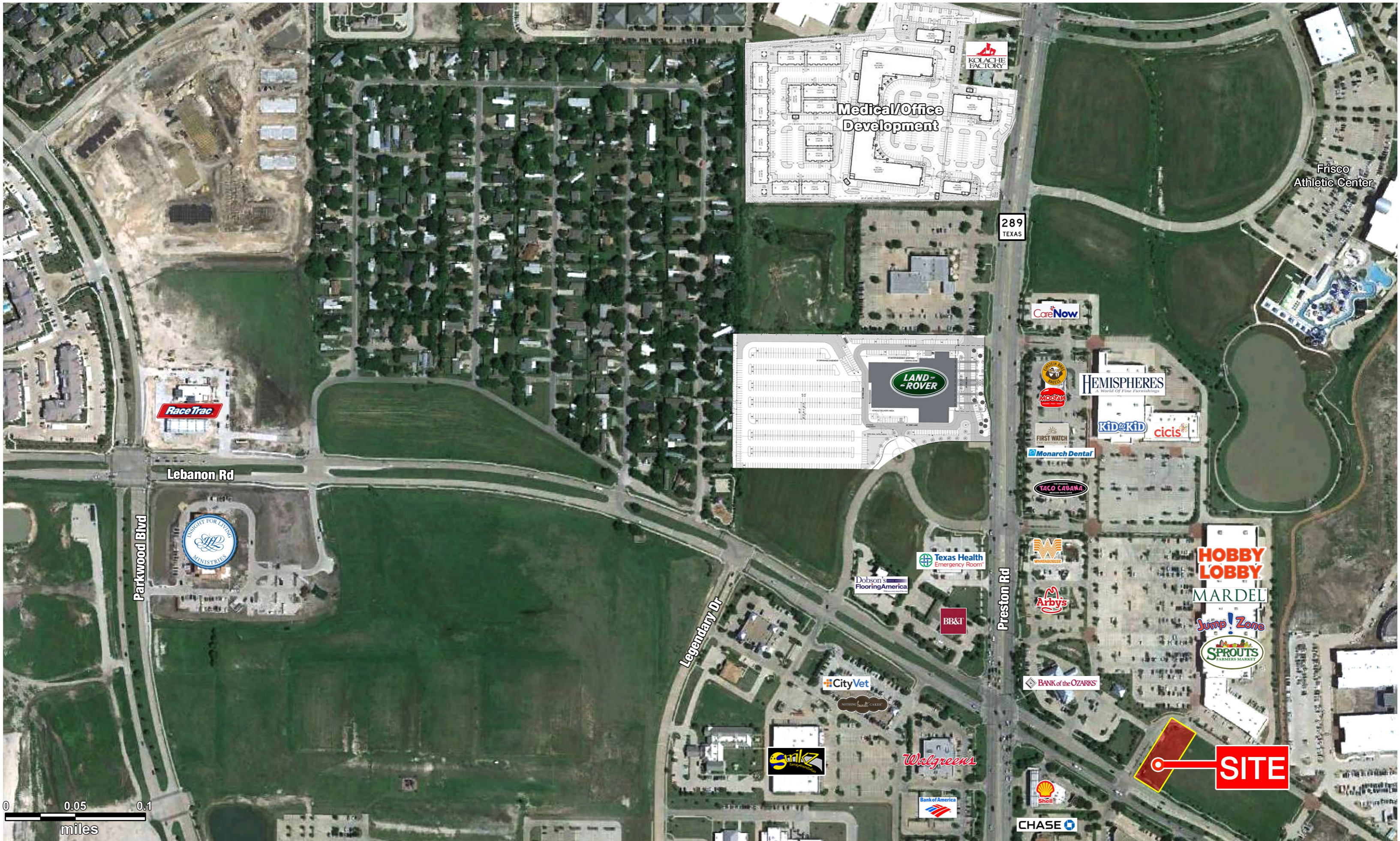
LEGACY WEST
 EMPLOYERS:
 FedEx 1,200
 Liberty Mutual 5,000
 JPMorgan 6,000+
 Toyota 7,000+

GRANDSCAPE
 Retail Mixed-Use
 Annually Estimated:
 18 Million Visitors

Nebraska Furniture Mart
 Annually Estimated:
 8 million Visitors
 \$750 million in sales

Granite Park
 90-acre mixed use
 Class A office, luxury hotel
 retail & restaurants.

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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 on 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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