



**FRISCO VILLAGE** | 4710-4944 PRESTON RD, FRISCO, TX 75034

## Features

Frisco Village is a Tom Thumb anchored community center at Preston Road & Lebanon Road in the affluent Frisco market. The property has convenient access to both Preston Road & Lebanon Road, monument signage available as well as high traffic counts and excellent demographics. [friscovillage.com](https://www.friscovillage.com)

## FOR LEASE

**TOTAL SF:** 160,604  
**AVAILABLE SF:** 3,105  
**MIN CONTIGUOUS SF:** 1,600  
**MAX CONTIGUOUS SF:** 2,505  
**CONTACT FOR MORE INFORMATION**

## Traffic Counts

Location	Count
Preston Road	58,503 VPD
Lebanon Road	21,041 VPD

## Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		13,047	114,956	320,743
Total Households		5,296	45,956	117,863
Average Household Income		\$143,928	\$158,656	\$177,973
5 Year Population Growth		10.03%	4.79%	4.89%

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## Area Retailers & Businesses

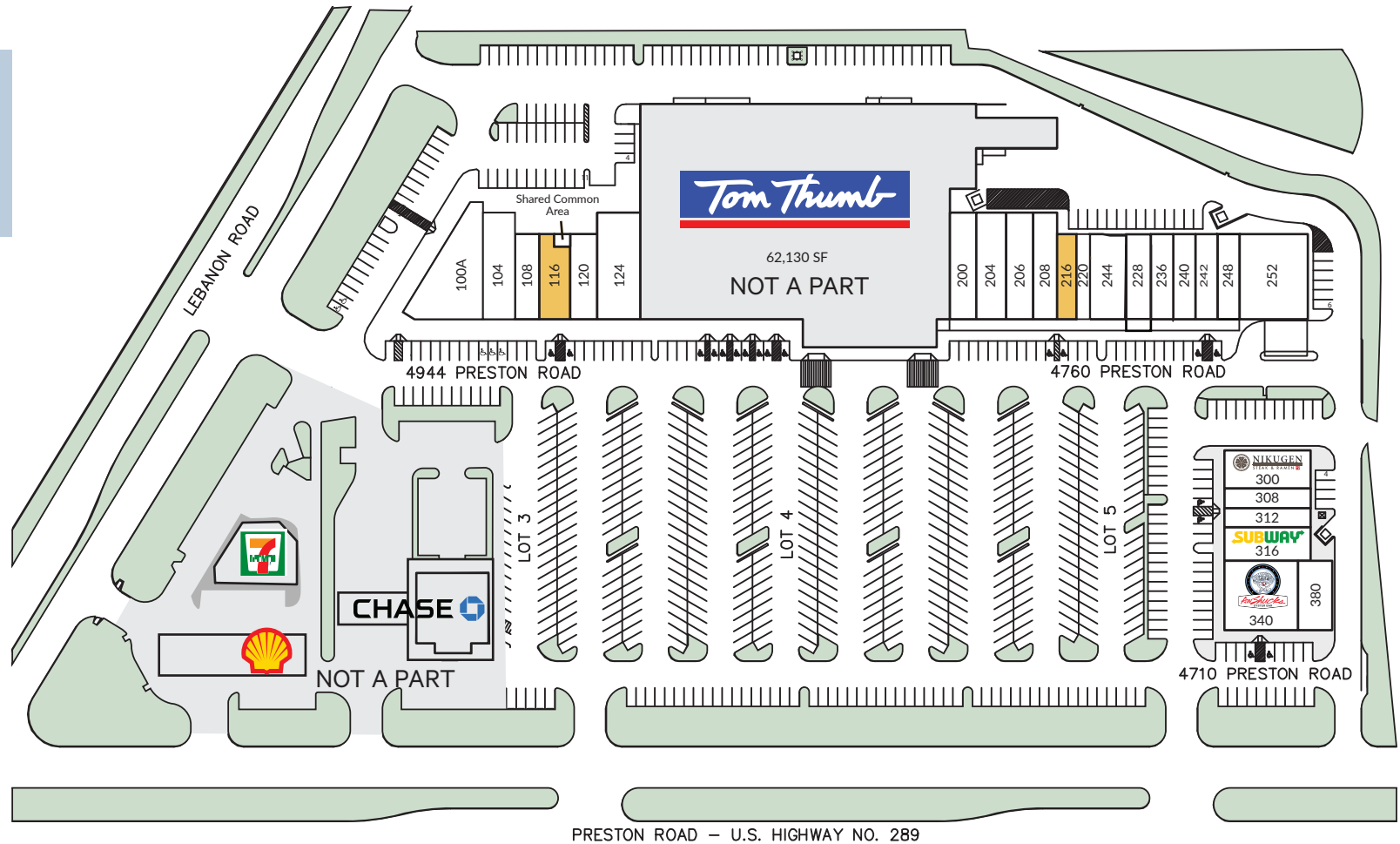


The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior 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.

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- Available
- At Lease
- Occupied but Available



## Current Tenants

100A	Kalyan Jewelers	6,000 sf	208	AAA Texas	3,390 sf	248	Shoe Repair Center	1,200 sf
104	Secured Title of Texas	3,000 sf	<b>216</b>	<b>Available</b>	<b>1,600 sf</b>	252	D1 Sports Training	5,000 sf
108	Reflexology	1,600 sf	220	Elegant Nail Salon	2,200 sf	300	Nikugen Steak & Ramen	3,000 sf
<b>116</b>	<b>Available</b>	<b>2,505 sf</b>	228	Chi Tea	2,200 sf	308	100% Chiropractic	1,800 sf
120	Luigi's	2,160 sf	236	Huntington Learning Center	1,400 sf	312	Little Greek	1,830 sf
124	Leslie's Pro	4,000 sf	240	Enterprise, Inc.	1,600 sf	316	Subway	1,600 sf
200	Hearts Desire	2,500 sf	242	UPS Store	1,200 sf	340	Aw Shucks	4,531 sf
204	Sussie's	2,477 sf	244	UPS Store	2,400 sf	380	SOTA Weightloss	2,000 sf
206	Hotworx	1,616 sf						

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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 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.

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Date



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