

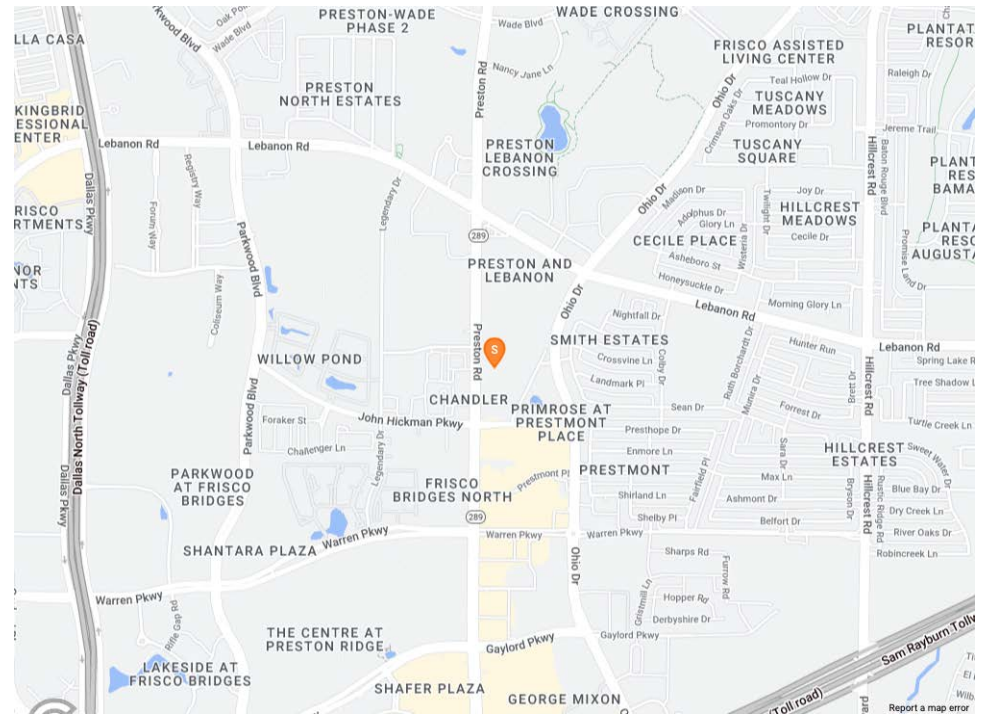


4400 PRESTON ROAD

4400 PRESTON ROAD, FRISCO TX 75034

BUILDING HIGHLIGHTS

- Open warehouse plan with a multiple warehouse sections, showroom, and office space
- Property sits on a 2 acre lot with a storage yard adjacent to the building
- Great access to major highway with 3 grade level doors and 18' clear height
- Base Rent \$180,000 annual, Taxes approx \$35,406



PROPERTY FEATURES

BUILDING SF	18,000
LAND SF	89,999
LAND ACRES	2.07
YEAR BUILT	1989
ZONING TYPE	C1
BUILDING CLASS	C
NUMBER OF STORIES	1
GRADE LEVEL DOORS	3



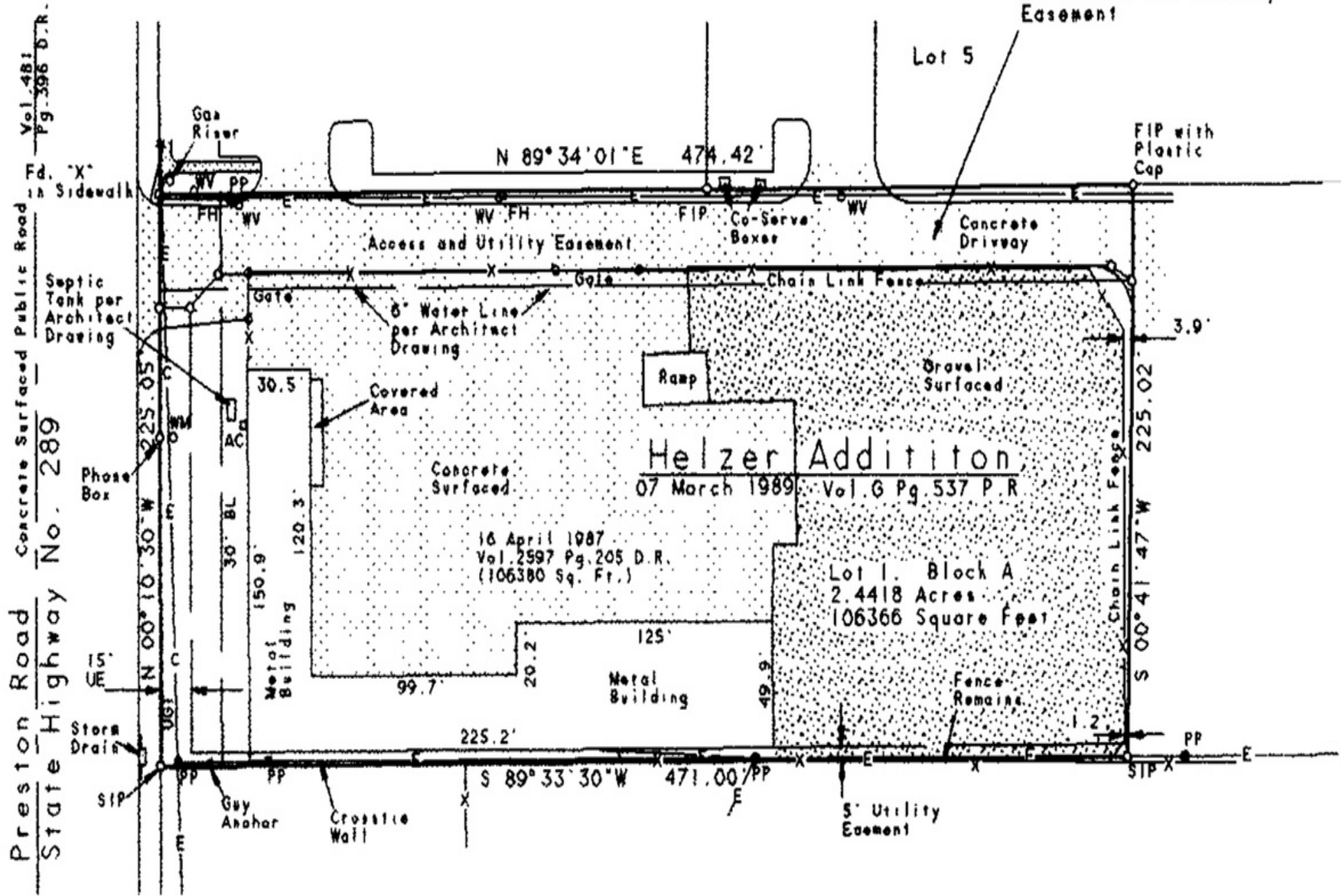


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BLOCK A

15451 Square Feet
in Access and Utility
Easement

Lot 5



Preston Road
State Highway No. 289

Vol. 481
Pg. 396 D.R.

Ta. "X"
in Sidewalk

Concrete Surfaced Public Road

State Highway No. 289

Helzer Addition
07 March 1989: Vol. G Pg. 537 P.R.

16 April 1987
Vol. 2597 Pg. 205 D.R.
(106380 Sq. Ft.)

Lot 1, Block A
2.4418 Acres
106366 Square Feet



Front Entrance



Office #1



Office #2



Office #4



warehouse parking lot view



warehouse



warehouse



dock ramp

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,513	42,259	118,171
2010 Population	8,335	83,922	218,742
2021 Population	14,716	120,059	312,459
2026 Population	18,302	140,373	357,810
2021 African American	1,320	11,079	30,197
2021 American Indian	95	545	1,256
2021 Asian	3,130	28,822	80,800
2021 Hispanic	2,305	16,405	36,278
2021 Other Race	517	4,678	9,437
2021 White	9,149	70,318	179,050
2021 Multiracial	501	4,545	11,535
2021-2026: Population: Growth Rate	22.30 %	15.90 %	13.75 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	185	1,984	3,717
\$15,000-\$24,999	117	1,552	3,294
\$25,000-\$34,999	375	2,270	4,180
\$35,000-\$49,999	551	4,306	8,734
\$50,000-\$74,999	647	5,835	14,425
\$75,000-\$99,999	825	6,424	14,145
\$100,000-\$149,999	1,400	9,358	24,025
\$150,000-\$199,999	789	6,147	16,665
\$200,000 or greater	827	8,619	24,907
Median HH Income	\$103,558	\$103,104	\$113,220
Average HH Income	\$125,434	\$134,472	\$146,182

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,289	17,236	46,635
2010 Total Households	3,433	32,155	80,273
2021 Total Households	5,716	46,495	114,093
2026 Total Households	6,932	54,491	130,778
2021 Average Household Size	2.57	2.58	2.74
2000 Owner Occupied Housing	1,064	12,101	32,137
2000 Renter Occupied Housing	140	3,009	9,704
2021 Owner Occupied Housing	2,049	23,959	68,152
2021 Renter Occupied Housing	3,668	22,536	45,941
2021 Vacant Housing	286	2,312	5,203
2021 Total Housing	6,002	48,807	119,296
2026 Owner Occupied Housing	2,297	26,770	75,988
2026 Renter Occupied Housing	4,635	27,722	54,790
2026 Vacant Housing	217	2,417	5,571
2026 Total Housing	7,149	56,908	136,349
2021-2026: Households: Growth Rate	19.65 %	16.10 %	13.85 %



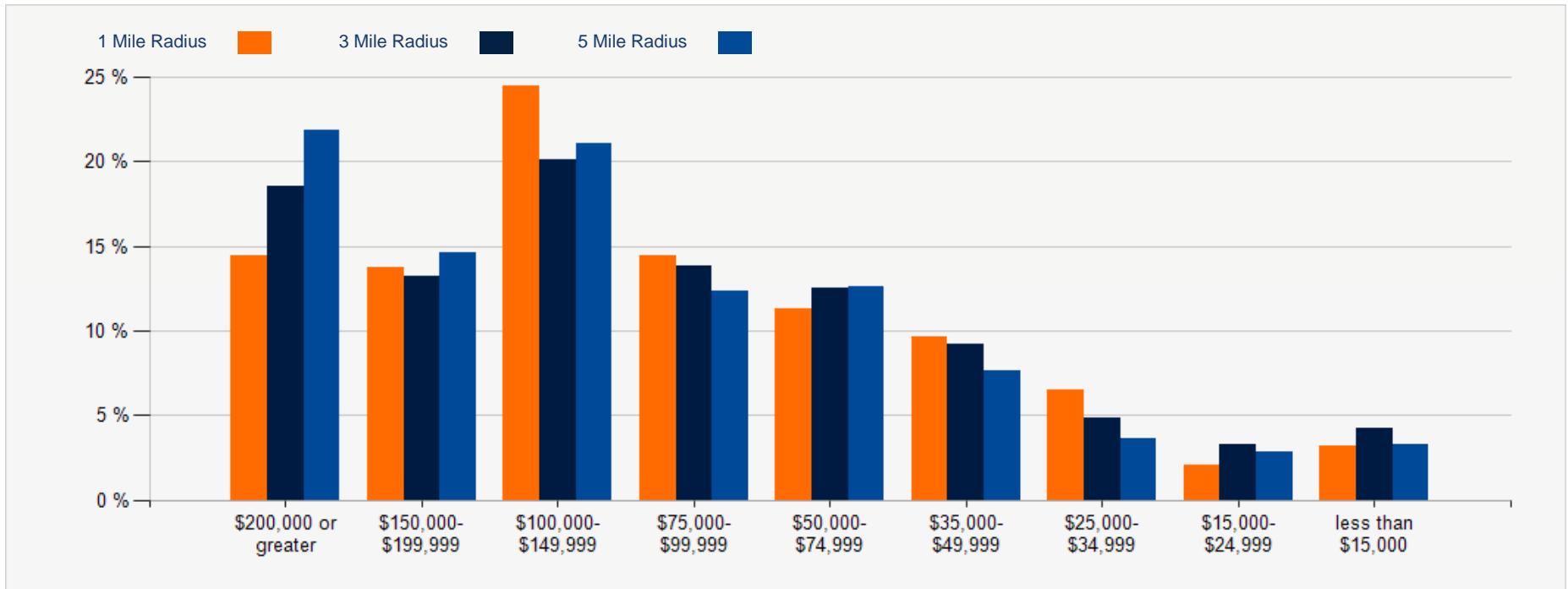
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,280	9,076	21,409
2021 Population Age 35-39	1,360	10,325	26,410
2021 Population Age 40-44	1,265	10,070	26,677
2021 Population Age 45-49	1,101	9,389	25,006
2021 Population Age 50-54	988	8,424	21,915
2021 Population Age 55-59	830	7,323	19,409
2021 Population Age 60-64	595	5,578	15,163
2021 Population Age 65-69	383	4,015	11,029
2021 Population Age 70-74	328	3,085	8,087
2021 Population Age 75-79	172	1,785	4,459
2021 Population Age 80-84	90	922	2,255
2021 Population Age 85+	67	714	1,854
2021 Population Age 18+	10,961	89,331	227,462
2021 Median Age	34	36	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,242	\$82,147	\$87,714
Average Household Income 25-34	\$104,351	\$104,049	\$111,820
Median Household Income 35-44	\$109,534	\$112,025	\$125,839
Average Household Income 35-44	\$133,192	\$141,499	\$153,291
Median Household Income 45-54	\$126,075	\$133,608	\$144,040
Average Household Income 45-54	\$152,228	\$167,346	\$177,910
Median Household Income 55-64	\$111,521	\$120,552	\$130,157
Average Household Income 55-64	\$136,977	\$158,472	\$168,151
Median Household Income 65-74	\$82,697	\$83,565	\$91,522
Average Household Income 65-74	\$106,323	\$113,098	\$121,200
Average Household Income 75+	\$76,561	\$72,164	\$80,797

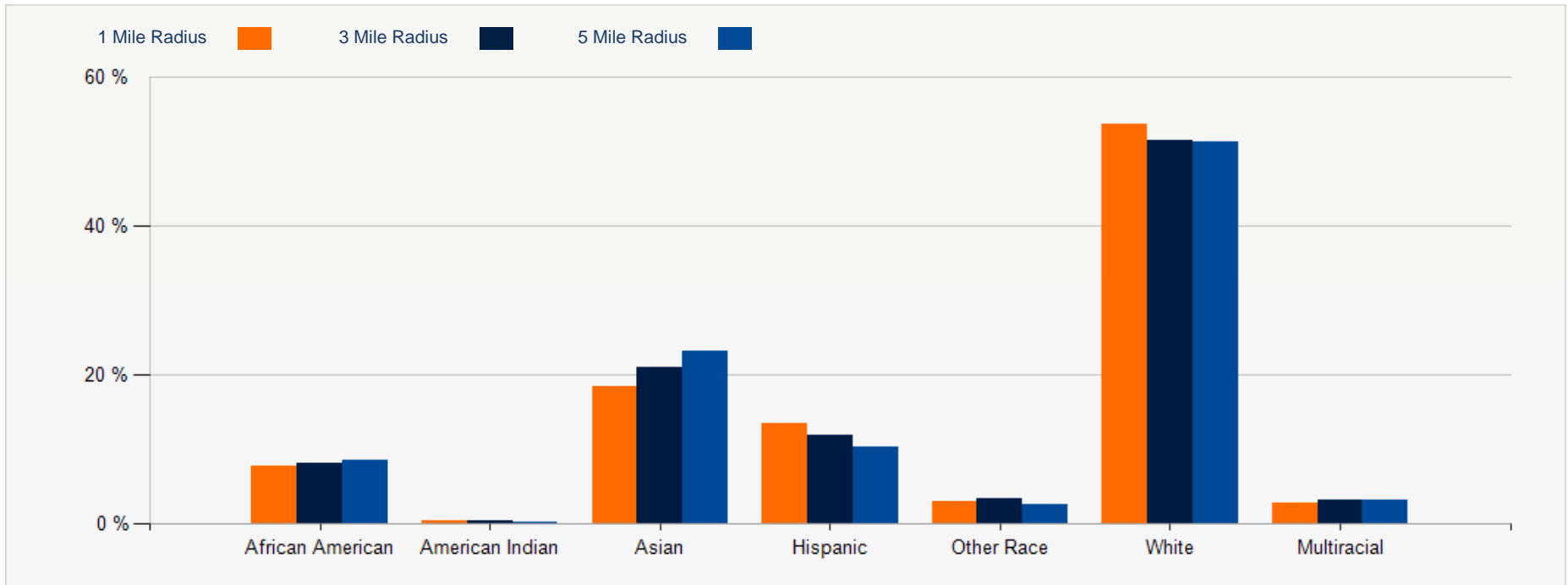
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,787	12,211	28,794
2026 Population Age 35-39	1,821	12,544	30,962
2026 Population Age 40-44	1,535	11,531	29,894
2026 Population Age 45-49	1,285	10,073	26,379
2026 Population Age 50-54	1,120	9,045	23,152
2026 Population Age 55-59	926	7,773	20,042
2026 Population Age 60-64	773	6,952	17,891
2026 Population Age 65-69	521	5,207	14,083
2026 Population Age 70-74	431	3,859	10,157
2026 Population Age 75-79	260	2,666	6,909
2026 Population Age 80-84	130	1,402	3,408
2026 Population Age 85+	81	975	2,402
2026 Population Age 18+	13,612	105,748	263,471
2026 Median Age	34	36	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,222	\$89,915	\$97,922
Average Household Income 25-34	\$116,839	\$117,462	\$126,413
Median Household Income 35-44	\$118,987	\$120,621	\$136,990
Average Household Income 35-44	\$146,946	\$155,077	\$167,053
Median Household Income 45-54	\$134,333	\$143,076	\$153,516
Average Household Income 45-54	\$165,979	\$181,826	\$193,135
Median Household Income 55-64	\$121,173	\$130,196	\$142,313
Average Household Income 55-64	\$152,736	\$172,306	\$184,129
Median Household Income 65-74	\$98,294	\$93,608	\$102,083
Average Household Income 65-74	\$120,900	\$126,959	\$136,047
Average Household Income 75+	\$88,716	\$82,581	\$91,731

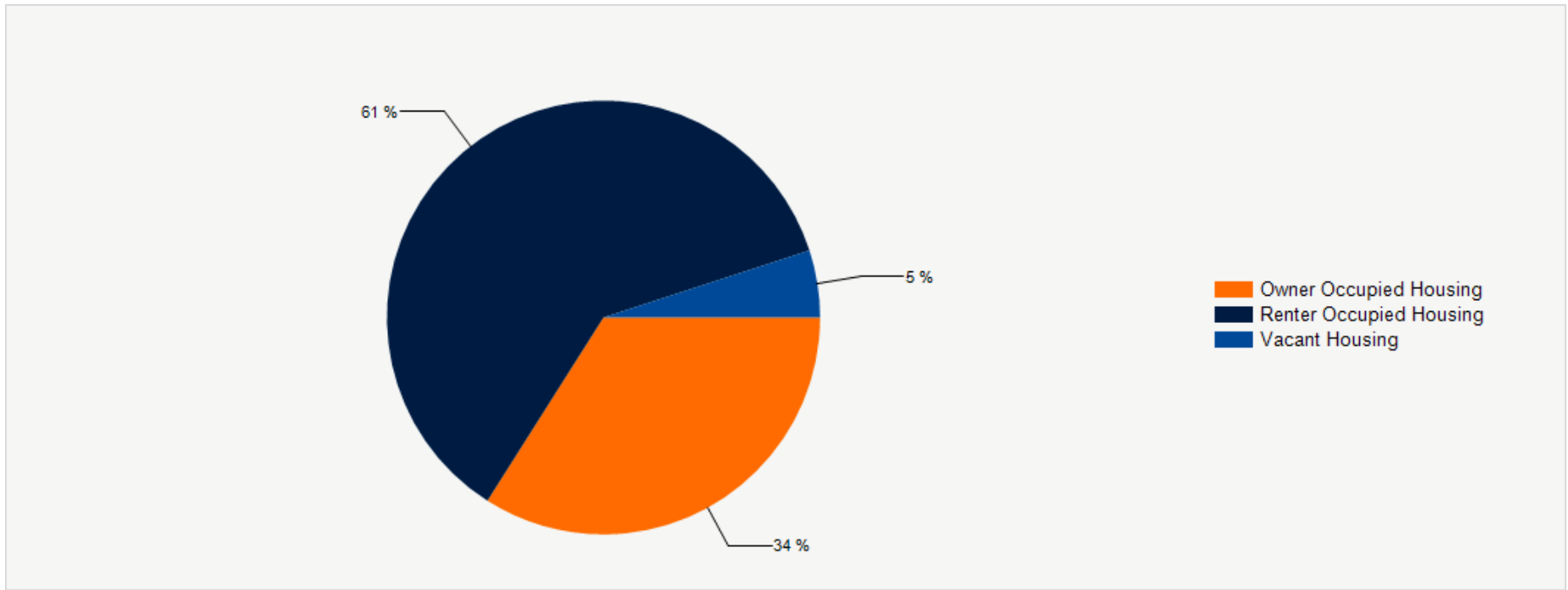
2021 Household Income



2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median

