

FRISCO OASIS

FRISCO, TX

RESTAURANT | OFFICE | RETAIL
FOR LEASE



AVAILABLE

3.2 Acre retail development consisting of 2 buildings:
[Building A | 9188 Prestmont Place | Frisco, TX 75035](#)

- +/- 0 SF, Restaurant Space

[Building B | 9244 Prestmont Place | Frisco, TX 75035](#)
Restaurant, Office, Retail Space

- 1st Floor | +/- 0 SF
- 2nd Floor | +/- 1280 SF

LOCATION

Prestmont Place, just East of Preston Road, across the 99 Ranch Market complex

SUMMARY

Visible, desirable retail and office space located in the bustling area of Frisco with neighboring grocery, retail, and popular Asian eatery chains. The two-building development on 3.2 Acre retail development consists of 2 buildings A and a two-story Building B, offering a very nice green space and landscaping, including a fountain, plus a walkway connecting the buildings.



HAMPTON COMMERCIAL

PART OF HAMPTON INTERNATIONAL REALTY
GROUP WITH KW COMMERCIAL

1002 RAIN TREE CIRCLE, STE 100
ALLEN, TX 75013 | (214) 326-5903



CECILIA HAMPTON, CCIM

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OVERVIEW | Building A | 9188 Prestmont Place

PROPERTY HIGHLIGHTS

- +/- 0 sqft available
- 1,174 SF Covered Front Corridor
- Metal Awnings cover all other entrances
- High Ceilings 17' 10" slopes to 16' in the back
- Depth: 62', Width per section: 22', SF: 1,364
- Parallel Parking behind the building
- Lots of space for exterior signs

PROPERTY SUMMARY

- 7,822 A/C SF @ \$38 PSF
- ±\$12.50 SF NNN

LOCATION HIGHLIGHTS

- Close to Stonebriar Mall in the hottest area of Frisco Texas along Preston Road.
- The 75035 ZIP code has seen 29.1% population increase since 2010.
- There is an estimated population of 60,359 people in 20,532 households
- Average household income of \$120,000.



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OVERVIEW | Building B | 9244 Prestmont Place

PROPERTY HIGHLIGHTS

- 1st Floor has ± 0 total A/C SF
- 2nd Floor has ± 1280 total A/C SF
- 1,869 SF Covered Corridor for each floor
- Metal Awnings Cover all other entrances
- Cargo Elevator
- High Ceilings First Floor 14' 7",
- Second Floor 14' 10" slopes to 12'5" Depth:
- 70', Width per section: 19', SF: 1,260 Lots of
- space for exterior signs

PROPERTY SUMMARY

- 1st Floor: 11,093 SF @ \$40 PSF
- 2nd Floor: 8,000 SF @ \$25 PSF
- \pm \$12.50 SF NNN

LOCATION HIGHLIGHTS

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PROPERTY PHOTOS

BUILDING A | 9188 PRESTMONT PL



BUILDING B | 9244 PRESTMONT PL



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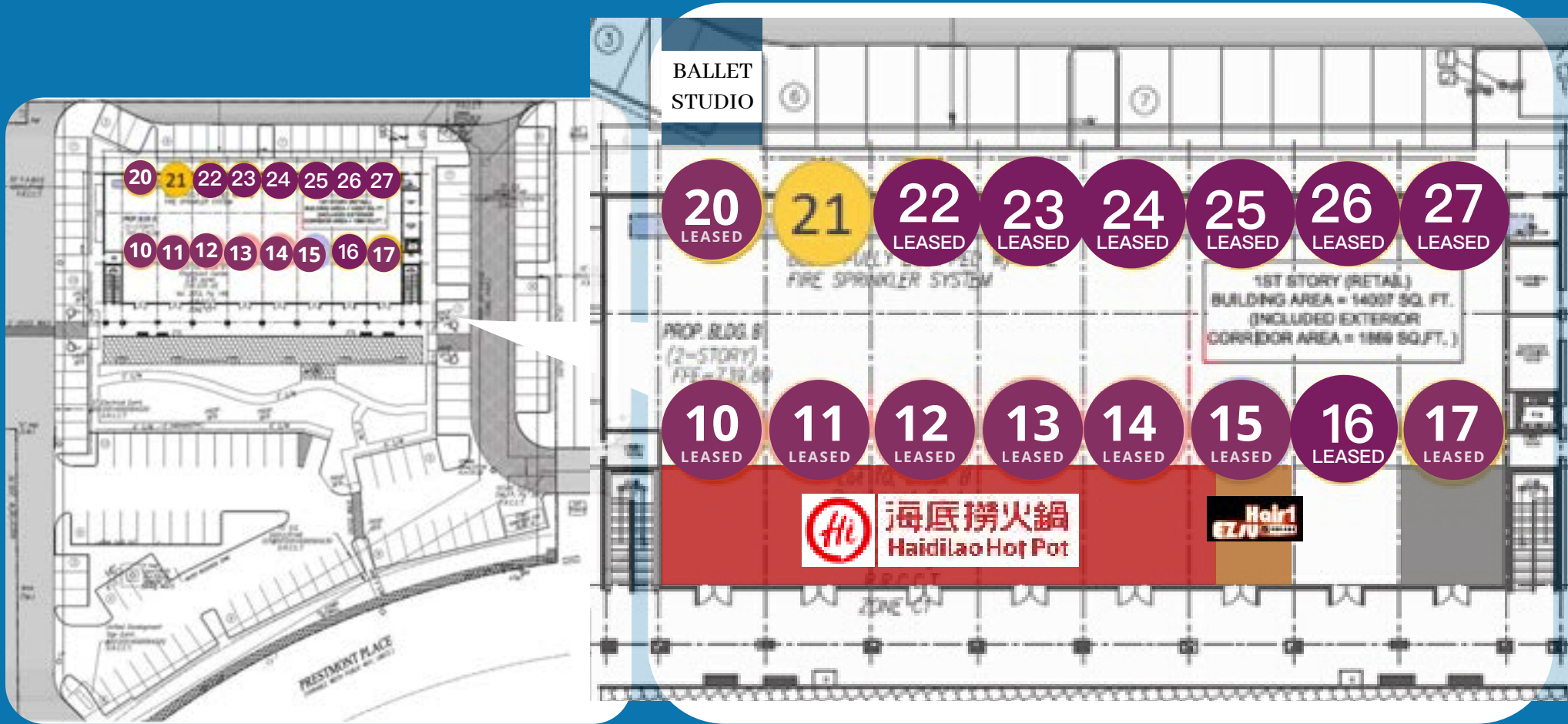
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SITE PLAN | Building B | 9244 Prestmont Place

AVAILABLE RESTAURANT, OFFICE & RETAIL SPACE



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AERIAL MAP



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LOCATION MAP



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