

# PRESTON RIDGE

FOR LEASE  
RESTAURANT OPPORTUNITIES AVAILABLE

## FRISCO, TEXAS

NWC PRESTON ROAD & GAYLORD PARKWAY

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3231



3259#2



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

# PRESTON RIDGE



| DEMOGRAPHICS                | 1 MILE    | 3 MILE    | 5 MILE    | TRAFFIC COUNTS  |            |
|-----------------------------|-----------|-----------|-----------|-----------------|------------|
| 2017 EST POPULATION         | 8,376     | 106,776   | 281,776   | PRESTON ROAD    | 55,273 VPD |
| 2017 EST DAYTIME POPULATION | 18,095    | 91,186    | 140,869   | GAYLORD PARKWAY | 21,917 VPD |
| 2017 EST AVG HH INCOME      | \$106,603 | \$134,591 | \$138,646 | WARREN PARKWAY  | 16,959 VPD |



FRISCO STATION

DALLAS COWBOYS PRACTICE FACILITY

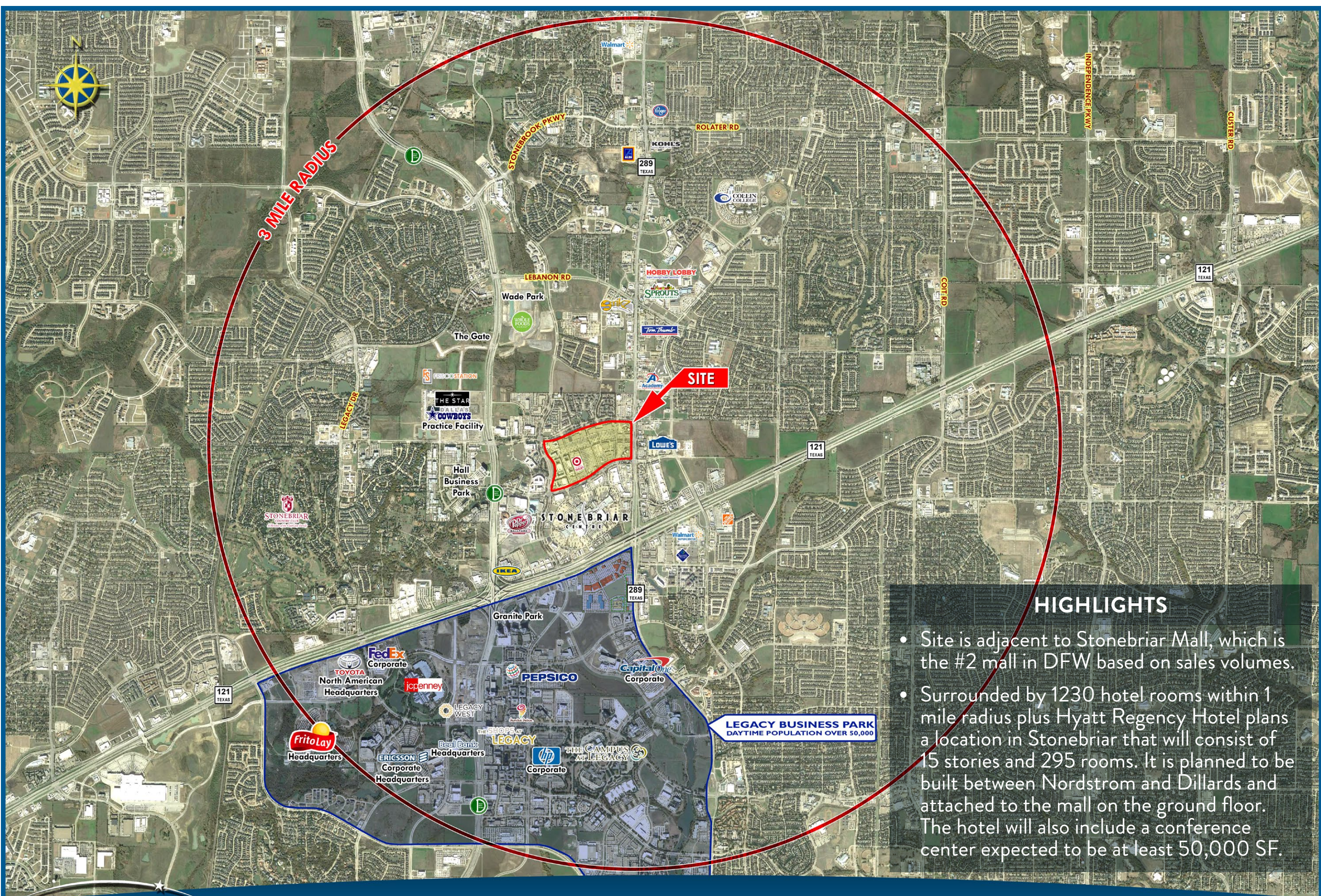
SITE

SITE

LEGACY BUSINESS PARK DAYTIME POPULATION OVER 50,000

**VENTURE** 214.378.1212  
COMMERCIAL 8235 Douglas Ave, Suite 720  
Dallas, TX 75225

FRISCO, TX



## HIGHLIGHTS

- Site is adjacent to Stonebriar Mall, which is the #2 mall in DFW based on sales volumes.
- Surrounded by 1230 hotel rooms within 1 mile radius plus Hyatt Regency Hotel plans a location in Stonebriar that will consist of 15 stories and 295 rooms. It is planned to be built between Nordstrom and Dillards and attached to the mall on the ground floor. The hotel will also include a conference center expected to be at least 50,000 SF.

