

6900 Preston Road
Frisco, TX 75034

Land
For Sale

±11.0 Acres Available
with Irreplaceable Preston Road Visibility
C-1 Commercial-1 | \$9,000,000



PROPERTY OVERVIEW 6900 Preston Road offers a rare ±11-acre development opportunity in the heart of Frisco, one of the most dynamic and affluent submarkets in North Texas. With exceptional Preston Road visibility, commercial zoning, and strong surrounding retail and residential density, the site is well positioned for a range of high-value development concepts.

For More Information

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Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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PROPERTY INFORMATION

6900 Preston Road, Frisco, TX 75034

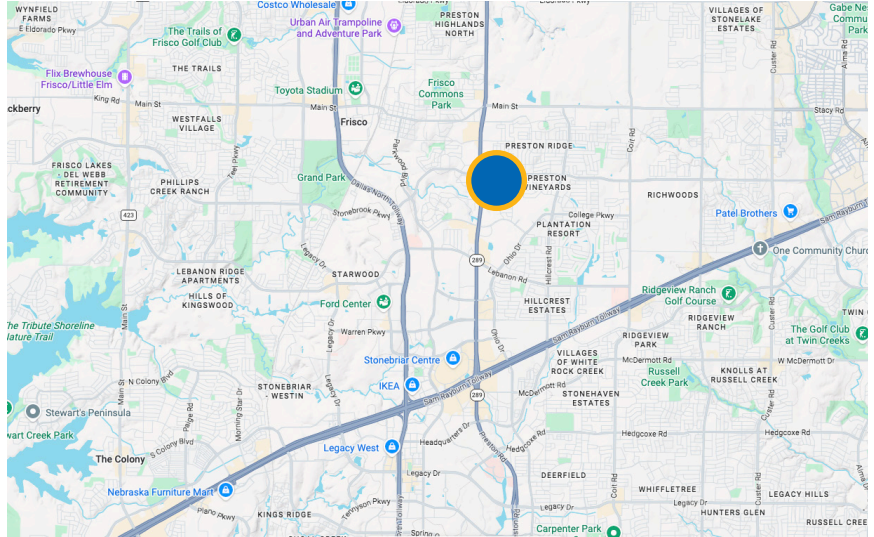
- ±11.0 Acres
- Asking Price: \$9,000,000
- Zoned: C-1 (Commercial-1)*
- Frontage: Preston Road
- Utilities Available
- Flood Zone: None
- Survey Basis: 11.0175 AC / 479,921 SF
- Jurisdiction: City of Frisco / Collin County

**Zoning and Use: C-1 Commercial-1, allowing a broad range of retail, office, service, and commercial uses that fit the surrounding commercial environment. The zoning supports flexible development concepts and can accommodate both owner-user and investment strategies.*

HIGHEST & BEST USES

- Medical / Outpatient Medical
- Retail / Restaurant
- Specialty Service
- Office / Professional Campus
- Mixed Use Project
- Hospitality
- Senior Housing*
- Other Specialty Commercial Uses*

**Subject to Approval*



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UTILITIES AND SITE

Utilities: The tract benefits from documented utility and access easements, including water, sanitary sewer, storm sewer, electrical, telephone, and fire lane / access utility easements, creating a strong foundation for future development planning. The site is also located in Zone X, outside the 0.2% annual chance floodplain.

SURROUNDING TENANTS

Nearby tenants and trade area strength: The property sits in a highly commercialized corridor supported by major neighborhood and destination retail, including the adjacent Frisco Market Place / Kohl's retail node and nearby healthcare-oriented users. These tenants have helped establish Preston Road as a durable, high-traffic retail and service corridor with strong consumer draw.

Tenant performance in the corridor: Surrounding retailers, service users, and healthcare operators benefit from Frisco's affluent and growing customer base, which continues to support strong occupancy, reinvestment, and sales activity in the Preston Road corridor. Nearby market transactions, including retail center sales and leasing activity, indicate continued confidence in the submarket.

Market overview: Frisco continues to rank among the most attractive growth markets in the region, supported by affluent households, new development, and sustained demand for retail, medical, and mixed-use space. Preston Road remains a premier north-south corridor with strong visibility, established consumer traffic, and long-term development momentum.

OPPORTUNITY SUMMARY:

6900 Preston Road represents a rare chance to secure a large, highly visible site on Preston Road in one of Frisco's most supply-constrained commercial corridors. The property's size, zoning, utility availability, and surrounding retail density create a compelling platform for a variety of premium development concepts, making it attractive for both developers and long-term owners.

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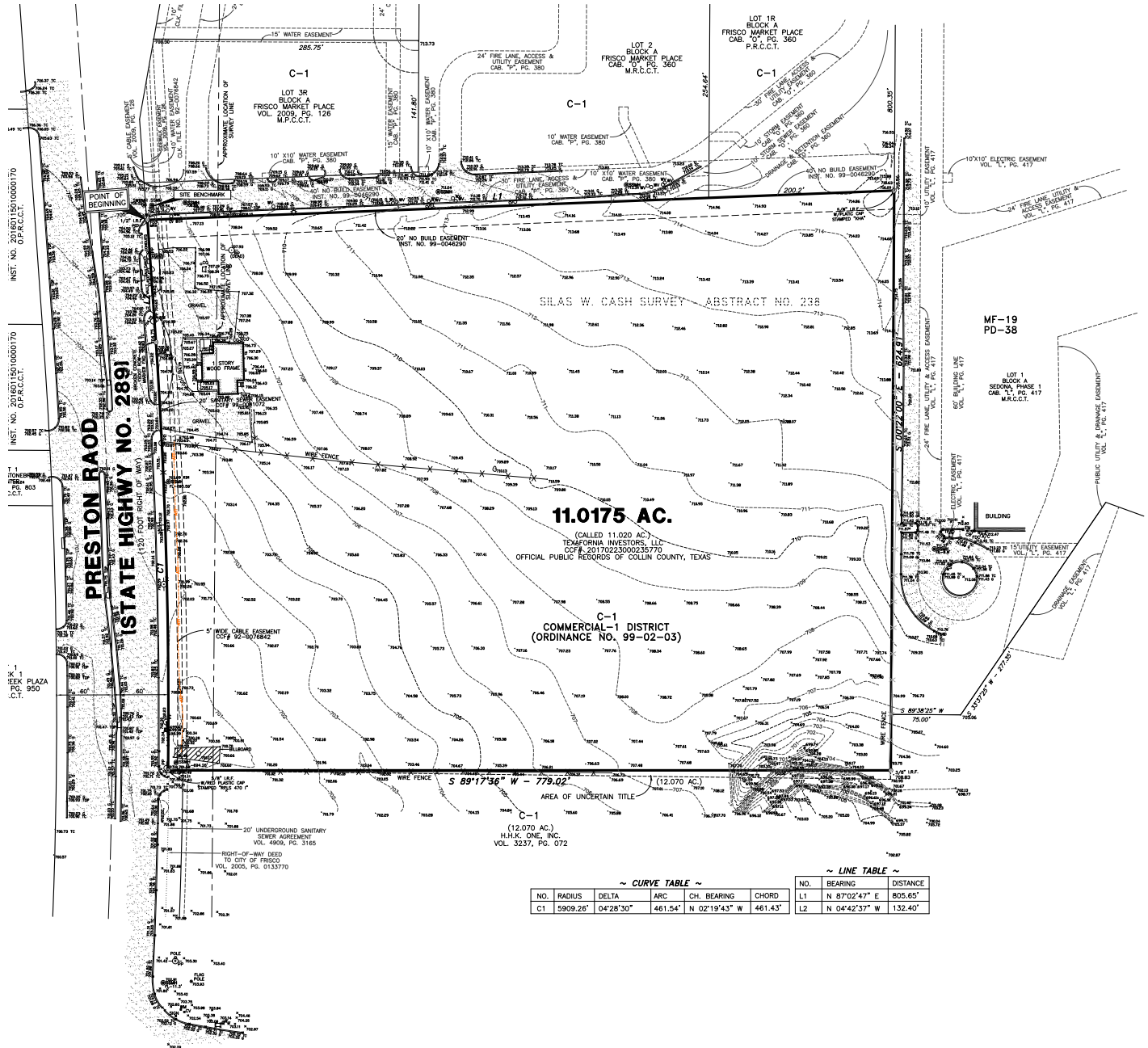
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