

\$27 - 5977 Preston Road 500, Frisco

MLS® #20943934

\$27

0 Bedroom, 0.00 Bathroom, 6,685 sqft
Commercial Lease on 14.46 Acres

Preston At Wade Crossing Condo, Frisco, TX

Pleased to offer a premier sublease opportunity in the heart of Frisco, Texas. This 4,297 square-foot retail suite, currently occupied by XGolf, has become available as the tenant seeks to downsize operations—creating a unique chance to secure high-quality space in one of North Texas’s most dynamic markets. Recently renovated, the suite features an open floor plan and will be delivered in its current condition, allowing for customization to suit a wide range of business needs. The space is ideally positioned along Preston Road, one of Frisco’s busiest commercial corridors, with visibility to more than 53,900 vehicles per day and prominent signage opportunities. The property benefits from strong co-tenancy within the center, including Fanzo Sports Bar, Tequileros, and Stewart Title, among others. Located just 1.4 miles from the Dallas North Tollway (82,000 VPD), the site offers excellent accessibility and regional connectivity. With a population of over 485,000 residents within a 15-minute drive and an average household income exceeding \$175,900, this location is exceptionally well-suited for retailers, service providers, or experiential concepts looking to establish or expand their footprint in the fast-growing Frisco market.

Built in 2018

Essential Information



MLS® #	20943934
Price	\$27
Bathrooms	0.00
Square Footage	6,685
Acres	14.46
Year Built	2018
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information

Address	5977 Preston Road 500
Subdivision	Preston At Wade Crossing Condo
City	Frisco
County	Collin
State	TX
Zip Code	75034

Amenities

Utilities	City Sewer, City Water, Electricity Connected, Individual Water Meter
Garages	On Site, Parking Lot, Paved

Interior

Heating	Electric
# of Stories	1
Stories	1

Exterior

Roof	Other
Construction	Brick, Rock/Stone
Foundation	Slab

Additional Information

Zoning	Retail
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Listing Details

Listing Agent	Kevin Weable
Listing Office	M&D CRE, LLC

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