

7926 PRESTON ROAD, PLANO, TX

LAND FOR SALE

2.7 Acres at Preston Road & Hedgcoxe — Adjacent to the U.S. Federal Courthouse



2.7 ACRES WITH PRESTON ROAD FRONTAGE & MONUMENT SIGN

LAND FOR SALE

Price	\$1,500,000
Land Size	2.7 acres gross (±117,612 SF)
Price / SF	\$12.75 per SF of land
Zoning	O-2 — office, hotel and other uses, City of Plano
Utilities	All on site — water, sewer, gas, underground electric
Frontage	Preston Road (SH 289)
Access	3 points — two on Preston Road, one on Hedgcoxe Road
Parcel	Lot 1R, Block A, Preston One Addition, Collin County

FEATURES

- Very high traffic count — ±50,275 vehicles per day on Preston Road
- Preston Road monument sign conveys with the land
- Privacy, creek and mature trees
- Adjacent to the U.S. Federal Courthouse
- Directly across from Children's Medical Center Plano
- Prior city permit for a 60,600 SF three-story office building
- Civil engineering plans, survey and tree survey available
- Ideal user site

ASKING PRICE

\$1,500,000

\$12.75 PSF | \$555,556 per acre

DEMOGRAPHICS ZIP 75024

45,469
Population

\$117,088
Median HH income

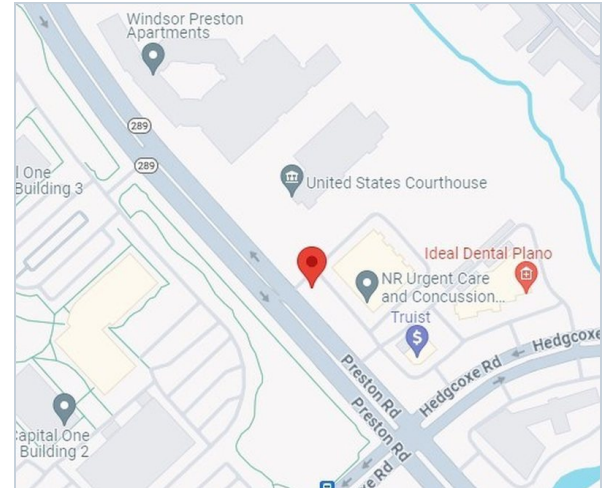
18,794
Households

36.2
Median age

AERIAL — SITE OUTLINED IN RED

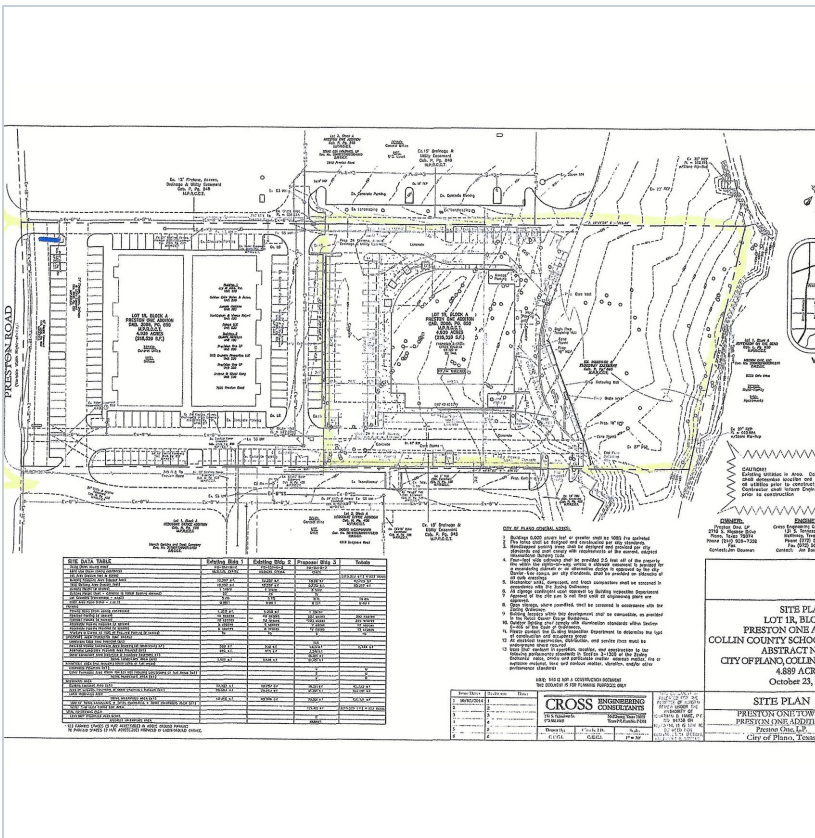


LOCATION MAP

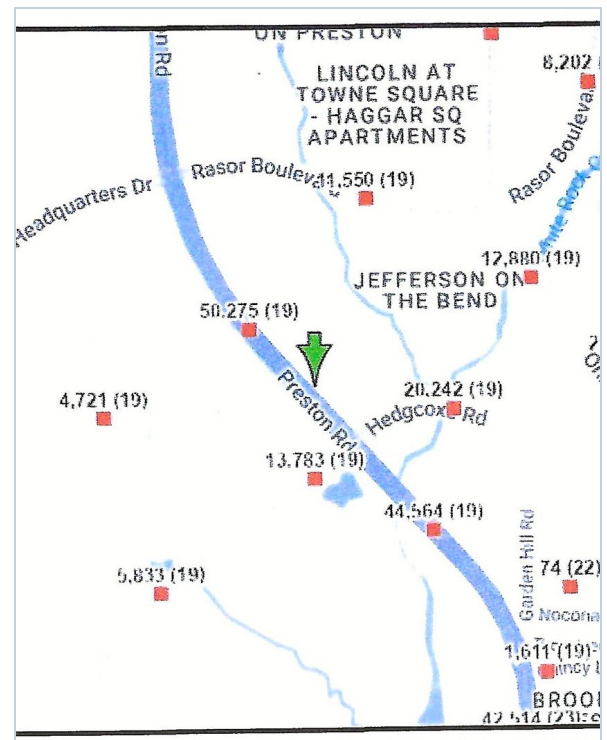


- Just east of the Dallas North Tollway, south of Sam Rayburn Tollway (SH 121)
- 23 miles from DFW International Airport
- 23.3 miles north of downtown Dallas
- Minutes to Stonebriar Centre and The Shops at Legacy

SITE PLAN — LOT 1R, BLOCK A, PRESTON ONE ADDITION



TRAFFIC COUNTS



50,275

Preston Rd at site

20,242

Hedgecove Rd

44,564

Preston S of Hedgecove

Site plan prepared by Cross Engineering Consultants, Inc., McKinney, Texas. Traffic counts are 2019 published figures. Aerial imagery is illustrative; boundary shown is approximate and subject to survey.

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CRE BROKER

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Just minutes from the more popular retail areas, Stonebriar Centre in Frisco and the Shops at Legacy in Plano, 7926 Preston offers not only incredible shopping, but a vast selection of restaurants and convenient hotels.

The Golden Corridor office market is one of the most respected areas of Collin County, including a large percentage of national and global tenants who have strategically positioned their corporate headquarters at Legacy Business Park in Plano.

ADJACENT & NEARBY

U.S. Federal Courthouse	Adjacent — shared parking benefit
Children’s Medical Center Plano	Across Preston — new 8-story tower, 2024
Preston One Tower	Adjacent — same addition
Stonebriar Centre	Minutes north, in Frisco
The Shops at Legacy	Minutes south

MAJOR EMPLOYERS NEARBY

Capital One	Plano campus, immediately west
Toyota North America	Legacy West headquarters
JPMorgan Chase	Legacy West
FedEx Office	Legacy headquarters
AT&T	Legacy Business Park

DISTANCES & ACCESS

23 mi DFW International Airport	23.3 mi Downtown Dallas	Just west Dallas North Tollway
Just north Sam Rayburn Tollway (SH 121)	Minutes Stonebriar Centre, Frisco	Minutes The Shops at Legacy

DEMOGRAPHICS — ZIP 75024

45,469 Population	\$117,088 Median HH income	18,794 Households	36.2 Median age
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Demographics are for ZIP code 75024 (U.S. Census / ZIP-level estimates). “Golden Corridor” refers to the Collin County office submarket along the Dallas North Tollway and Preston Road. Employer locations are shown for proximity reference only and imply no affiliation or endorsement.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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