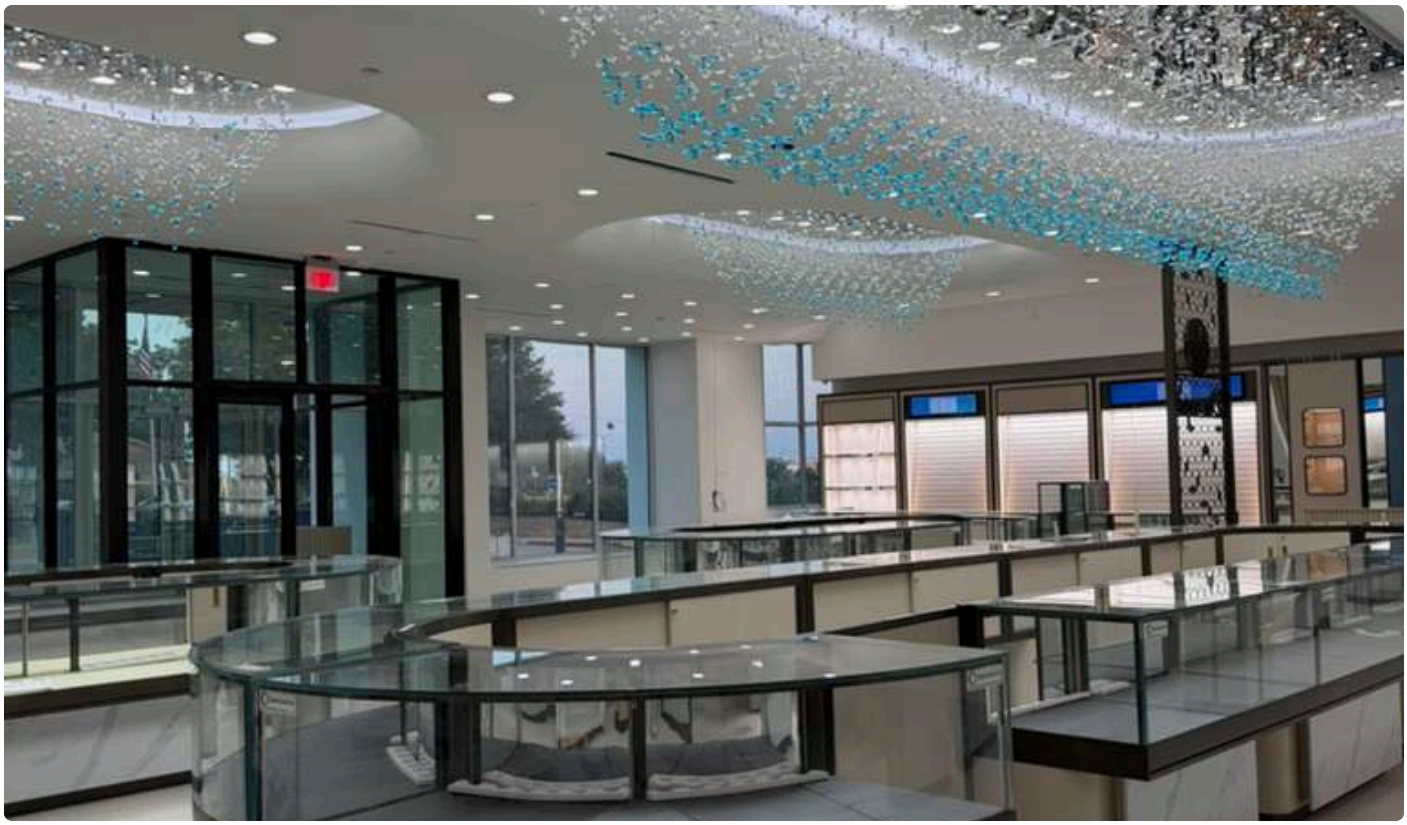
EAGLE NEST
PROPERTY GROUP

For lease

8820 John Hickman Parkway

Suite 100, Frisco, Texas



The showroom, photographed August 2026

A finished jewelry showroom of about 6,175 SF, one block off Preston Road and a mile from Stonebriar Centre. It has never been occupied. Two walk-in vaults, full-height bullet-resistant glazing and a secured back entry are already installed, along with a private consultation room and a bench room.

The rest of the building is leased long term to a national furniture showroom. The display cases, wall vitrines and crystal ceiling stay with the space.

±6,175 SF available now

2 walk-in vaults, installed

57,920 vehicles a day on Preston Rd

30% of households within 5 miles earn $200K+

Rate on request



Stuart W. Monteith
Managing Partner
(469) 949-6467
stuart@eaglenestpg.com

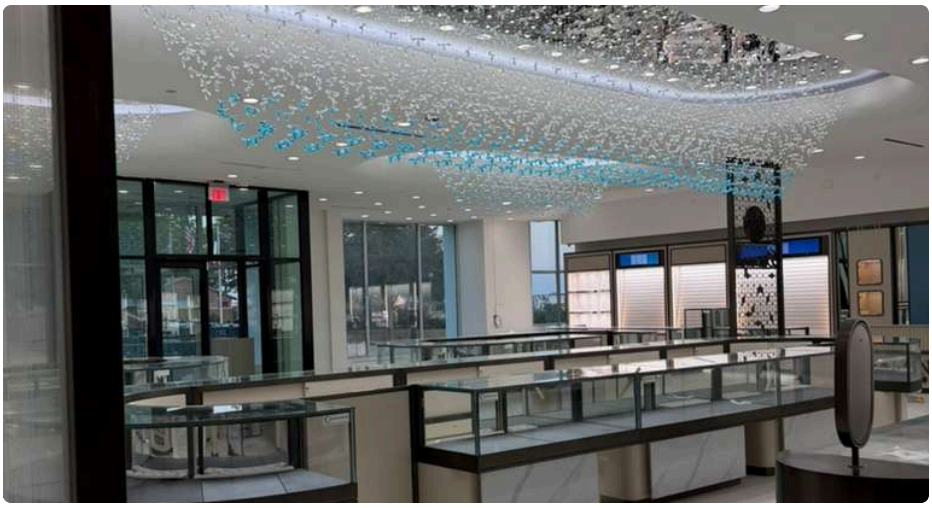
The information contained herein was obtained from sources deemed reliable; however, Eagle Nest Brokerage LLC, Eagle Nest Property Group LLC, and their related brokers, agents, affiliates and clients make no guarantees, warranties or representations as to its completeness or accuracy. Square footages are approximate and subject to field verification. Demographics: U.S. Census ACS 2020-2024 5-year. Traffic: TxDOT AADT 2025. Subject to errors, omissions, change of price or terms, prior lease, or withdrawal without notice. Brokerage services are provided through Eagle Nest Brokerage LLC.

What is built

The space is finished as a jewelry showroom. Photographs taken August 2026.



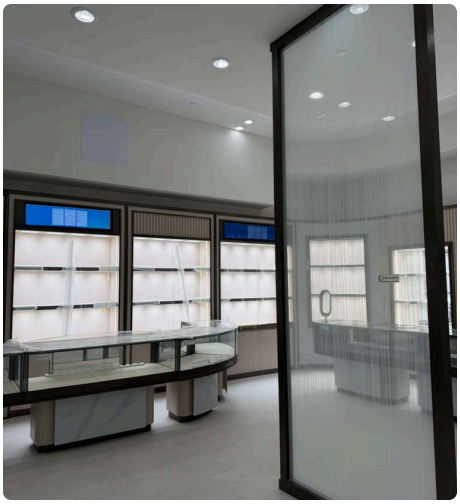
One of 2 walk-in vaults



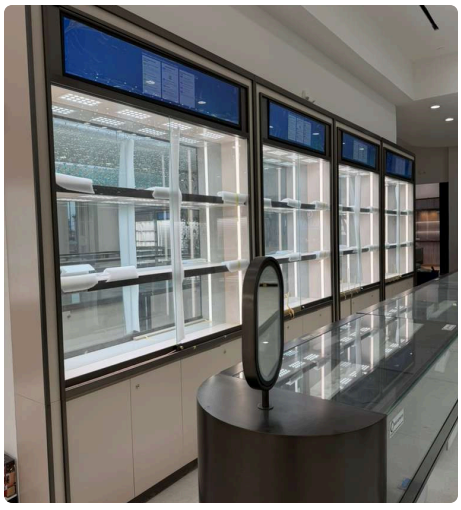
Showroom and entry, from the consultation room



Lit, locking display cases



Private consultation room



Full-height wall vitrines



Bench room



Break room

Security

- 2 walk-in vaults, doors installed
- Full-height bullet-resistant storefront
- Keypad access control
- Secured back entry, steel-framed doors

Showroom

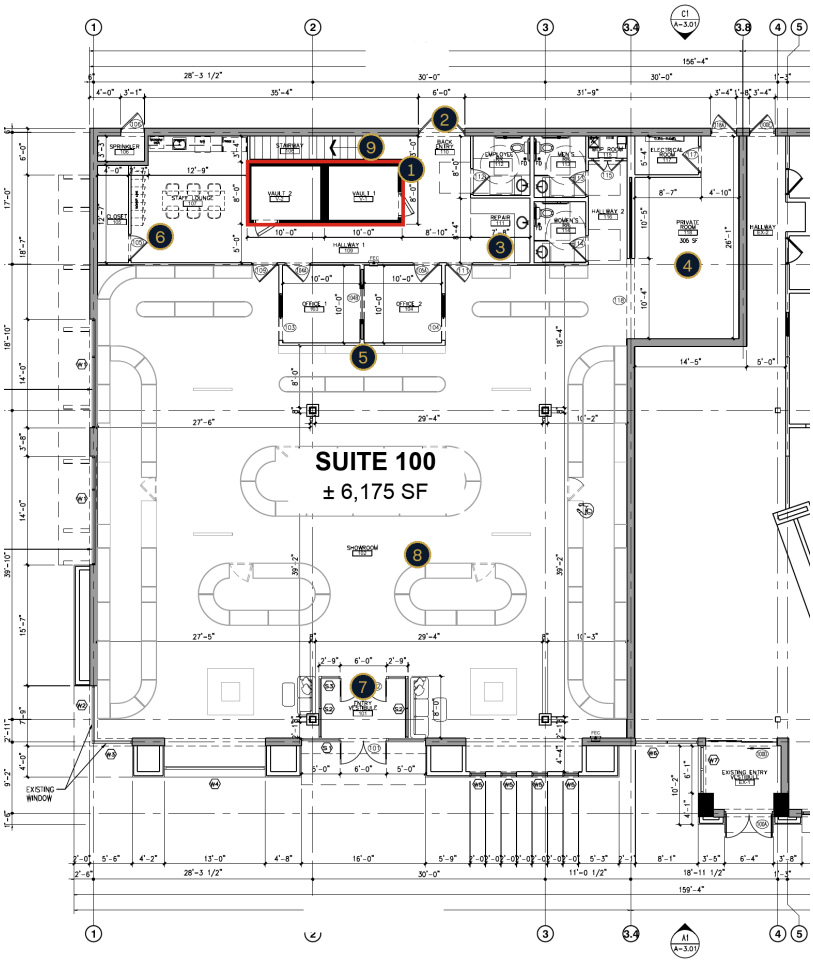
- Lit, locking island and peninsula cases
- Full-height locking wall vitrines
- Backlit wall bays with display screens
- Custom crystal feature ceiling

Back of house

- Reeded-glass consultation room
- Bench room with perimeter cabinetry
- Racked network room, structured cabling
- Break room, quartz and stainless

Display casework, vitrines, screens, millwork and furnishings shown stay with the space.

Floor plan and market



1. Walk-in vaults 1 and 2, 10 × 8 ft each
2. Secured back entry
3. Repair room
4. Private room, 306 SF
5. Offices 1 and 2
6. Staff lounge
7. Entry vestibule
8. Showroom
9. Stair to upper level

Suite 100, about 6,175 SF. Vaults outlined in red. Not to scale. Dimensions to be field verified.

The space

Available	±6,175 SF
Building	±14,091 SF
Site	3.03 AC
Condition	Finished showroom
County	Collin
Availability	Immediate
Rate	On request

Demographics

	1 mile	3 miles	5 miles
Population	8,807	111,465	310,412
Households	3,613	44,561	117,469
Median household income	$127.4K	$119.4K	$134.3K
Average household income	$151.7K	$156.9K	$174.8K
Households $200K+	20%	25%	30%

U.S. Census Bureau, ACS 2020-2024 5-year, block groups within each radius. Median interpolated.

Nearby

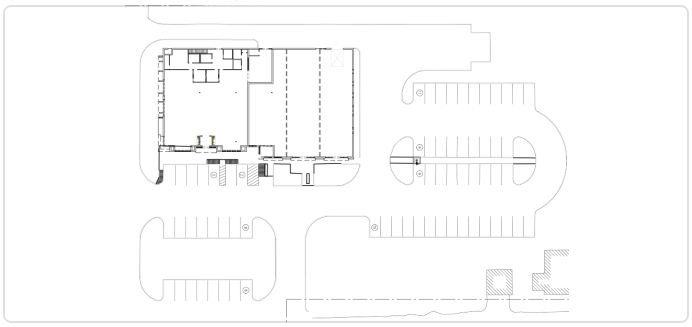
Stonebriar Centre	1.0 mi
Preston Rd and SH 121	1.1 mi
The Star	1.2 mi
Preston Rd traffic	57,920 VPD

Straight-line distances. TxDOT AADT station 43H215, 2025.

Open in Google Maps



The site, 3.03 acres. Parcel outline per Collin CAD.



Site plan, parking and circulation

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Eagle Nest Brokerage, LLC	9012179	stuart@eaglenestpg.com	(469) 949-6467
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Stuart W. Monteith	695927	stuart@eaglenestpg.com	(469) 949-6467
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Stuart W. Monteith	695927	stuart@eaglenestpg.com	(469) 949-6467
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____