

Parkwood Office Center

Professional Office For Sale

1,125 SF

EXCELLENT INVESTMENT
OPPORTUNITY



Location:

Parkwood Office Center
7000 Parkwood Drive
Suite D100
Frisco, Texas 75034



Space Available:

Fully Finished Out & Leased
Professional Office Available
1,125 SF
Call for Pricing

- Leased Investment opportunity in an optimal, corner location
- NE quadrant of Parkwood Blvd and Stonebrook Pkwy
- 7 Building Synergistic professional environment with a fully maintained landscape
- Easy access to the Dallas North Tollway and minutes from Preston Road
- Excellent exposure to Parkwood Blvd across from the Frisco Police Department
- Building & Monument signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; prior to sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621

Martinez@LCRTexas.com / Tito@LCRTexas.com



- Perfectly placed in the heart of Frisco on Parkwood Blvd., minutes from the Dallas North Tollway
- Nearby multiple Elementary Schools, Middle Schools, High Schools, & Collin County Community College
- Close proximity to numerous Restaurant & Retail Amenities

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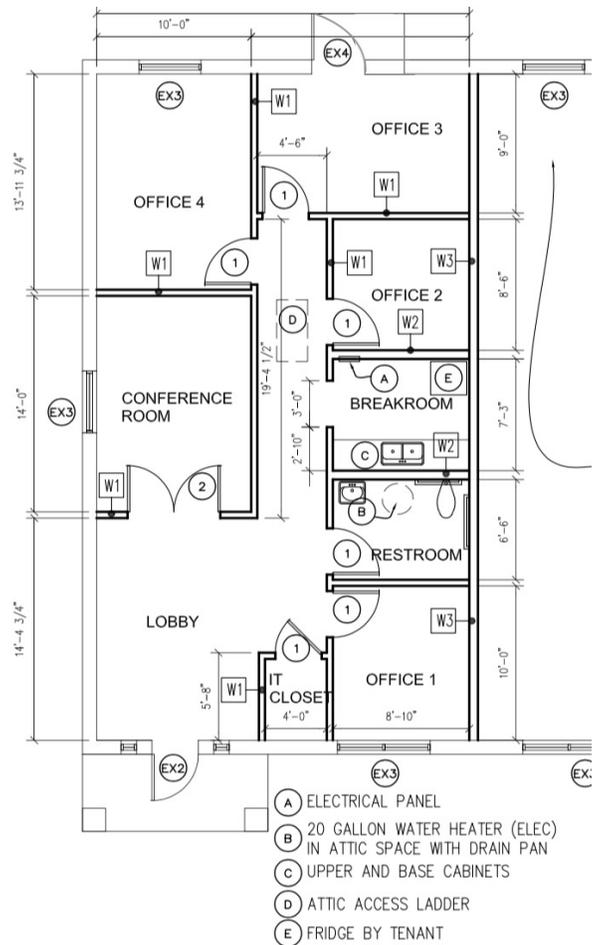
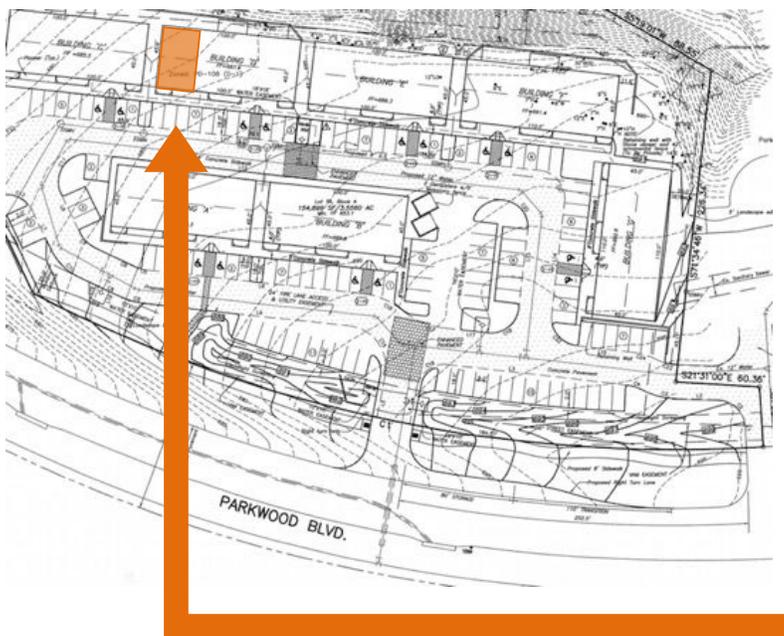
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Site / Floor Plan



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Frisco Demographics

FRISCO AT A GLANCE 2024

PEOPLE	
POPULATION*	236,483
MEDIAN AGE	39.3 yrs
UNDER 5 YRS	4.9%
SCHOOL-AGE (5-17 YRS)	22.2%
ADULTS (18-64 YRS)	63.8%
OVER 65 YRS	9.1%
WITH DISABILITY	7.1%
RACE & ETHNICITY	
	%
WHITE	50.4%
ASIAN	35.1%
BLACK OR AFRICAN AMERICAN	9.2%
TWO OR MORE RACES	4.7%
OTHER RACE	0.2%
AMERICAN INDIAN	0.3%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.1%
HISPANIC (ANY RACE) ¹	10.9%

HOUSINGS & FAMILIES	
TOTAL HOUSEHOLDS*	84,068
TOTAL HOUSING UNITS*	89,264
SINGLE FAMILY UNITS*	60,636
MULTI-UNIT*	26,890
OTHER**	1,738
VACANCY	5.5%
OCCUPIED	94.5%
OWNER-OCCUPIED	66.3%
RENTER-OCCUPIED	33.7%
PERCENT BREAKDOWN OF FAMILY TYPE	

ECONOMICS			
MEDIAN HOUSEHOLD INCOME	\$141,129	LABOR FORCE PARTICIPATION	70.6%
MEDIAN FAMILY INCOME	\$173,721	UNEMPLOYMENT RATE	4.6%
PER CAPITA INCOME	\$66,417	POVERTY RATE	4.1%
AVG ASSESSED HOME VALUE*	\$678,660	AVG COMMUTE (MINUTES)	30
MEDIAN HOME VALUE	\$687,900	WORK FROM HOME	34.2%
MEDIAN MONTHLY OWNER COSTS	\$2,900	EDUCATIONAL ATTAINMENT (25 YRS AND OVER)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		HIGH SCHOOL OR HIGHER	96.8%
OWNER-OCCUPIED	23.8%	BACHELOR'S DEGREE OR HIGHER	67.5%
RENTER-OCCUPIED	45.8%	GRADUATE DEGREE	28.2%

Source: 2023 American Community Survey 1-Year Estimates. Items with an asterisk(*) are City estimates as of October 1, 2024.
Notes: 1 - Hispanic origin is considered as an ethnicity; therefore, it is not included in the total race percentage.
 2 - Other housing units includes senior living and mobile home units.

FOR MORE INFORMATION ON THIS OR ANY DEMOGRAPHIC DATA, CALL (972) 292-5357.

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