

# Waterstone Office Park

## Medical Office Space For Lease

### 1,470 SF



#### Location:

Waterstone Office Park  
255 W. Lebanon Road,  
Suite 106  
Frisco, Texas 75034



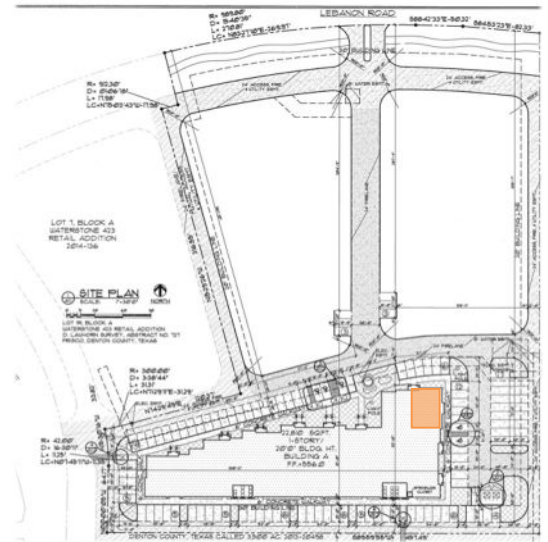
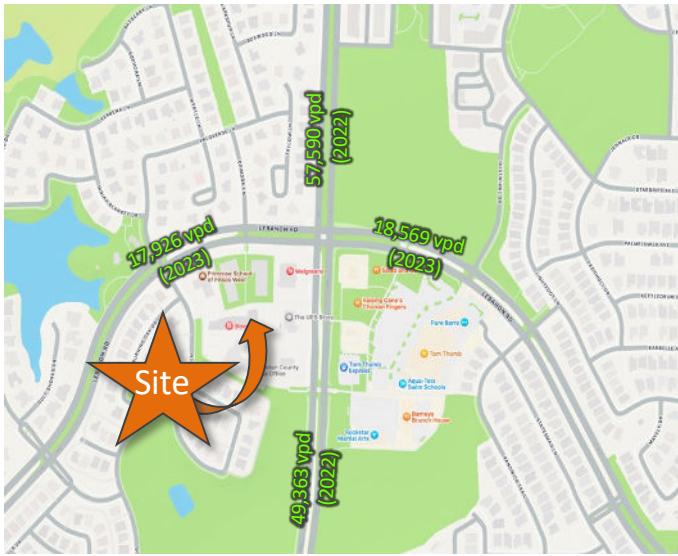
#### Space Available:

Fully Finished Out  
Medical Office Available  
1,470 SF  
\$31 + NNN for Lease

- Upscale 3 Building Office Project perfectly placed in Frisco
- Fully Finished Out Medical Suite available January 1, 2025
- Close proximity to the Dallas North Tollway & the Sam Rayburn Tollway
- Building signage available
- Corner Office with lots of glass and parking
- Professional office environment with a fully maintained landscape

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; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)  
Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tonya@LCRTexas.com](mailto:Tonya@LCRTexas.com)



- Centered perfectly to service to growing communities of West Frisco, The Colony, & Little Elm
- Nearby multiple Elementary, Middle Schools, & High Schools
- Close proximity to numerous Restaurant & Retail Amenities including the Grandscape, The Star, & Stonebriar Centre
- Within 5 miles of Baylor Scott & White Medical Center – Frisco and the Scottish Rite North Campus

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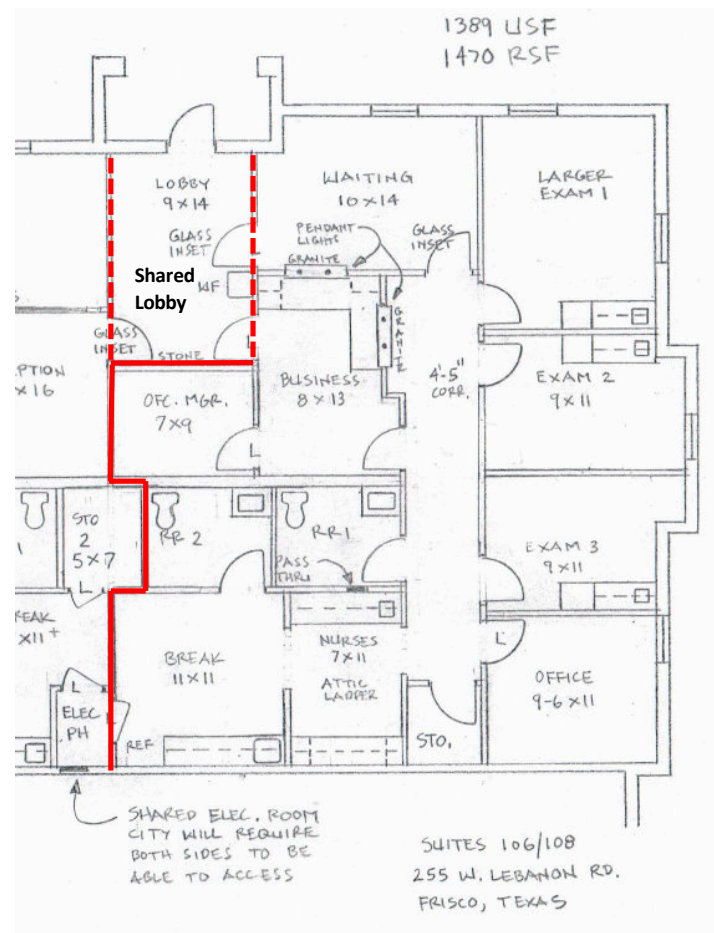
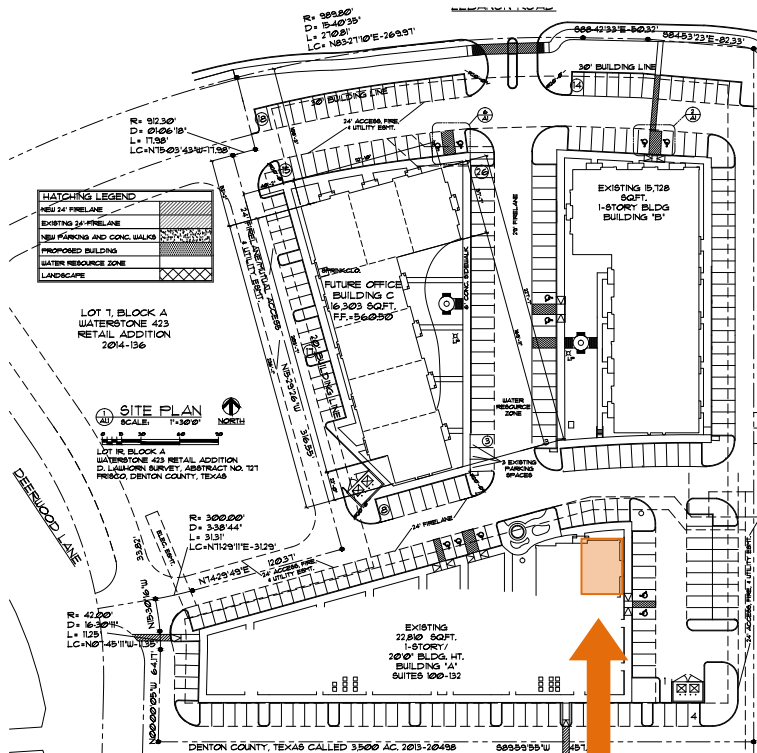
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## Floor & Site Plan



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## Medical Office Available for Lease



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## Frisco Demographics

PEOPLE	
POPULATION*	230,794
MEDIAN AGE	38.3 yrs
UNDER 5 YRS	7.7%
SCHOOL-AGE (5-17 YRS)	20.3%
ADULTS (18-64 YRS)	62.9%
OVER 65 YRS	9.1%
WITH DISABILITY	6.7%
RACE & ETHNICITY	
	%
WHITE	48.1%
ASIAN	26.7%
TWO OR MORE RACES	12.4%
BLACK OR AFRICAN AMERICAN	9.3%
OTHER RACE	3.3%
AMERICAN INDIAN	0.2%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.1%
HISPANIC (ANY RACE) <sup>2</sup>	14.1%

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	81,781
HOUSING UNITS*	85,242
SINGLE FAMILY UNITS*	59,641
MULTI-UNIT*	25,409
OTHER* <sup>1</sup>	1,738
VACANCY	3.5%
OWNER-OCCUPIED	65.7%
RENTER-OCCUPIED	34.3%
PERCENT BREAKDOWN OF FAMILY TYPE	

Married with Children	38.6%
Married without Children	23.1%
Non-Family	25.4%
Single Parents	9.9%

ECONOMICS			
MEDIAN HOUSEHOLD INCOME	\$145,914	LABOR FORCE PARTICIPATION	73.1%
MEDIAN FAMILY INCOME	\$175,969	UNEMPLOYMENT RATE	2.4%
PER CAPITA INCOME	\$66,784	POVERTY RATE	2.9%
AVG ASSESSED HOME VALUE*	\$634,272	AVG COMMUTE (MIN)	27.6
MEDIAN HOME VALUE*	\$571,204	WORK FROM HOME	39.7%
MEDIAN MONTHLY OWNER COSTS	\$2,686	SELF-EMPLOYED (UNINCORPORATED)	5.0%
MEDIAN MONTHLY RENTER COSTS	\$1,851		
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)			
OWNER-OCCUPIED	19.7%	<b>EDUCATIONAL ATTAINMENT (25 YRS+)</b>	
RENTER-OCCUPIED	44.5%	> HIGH SCHOOL DIPLOMA	98.0%
		BACHELORS DEGREE	38.4%
		GRADUATE DEGREE	28.3%

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### 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.

#### 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.

#### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

	License No.	Email	Phone
<b>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</b>			
Legacy Commercial Realty, LLC	588681		(972)292-1220
<b>Designated Broker of Firm</b>			
Joe Martinez	455942	martinez@LCRTEXAS.COM	(214)535-1876
<b>Sales Agent/Associate's Name</b>			
Tonya LaBarbera	678307	tonya@LCRTEXAS.COM	(469)323-2615

Buyer/Tenant/Seller/Landlord Initials

Date

