

Cascade Creek Office Park

Professional Office Space Available For Lease

1,225 SF



Location:

Cascade Creek Office Park
3721 S. Stonebridge Drive,
Suite 401
McKinney, Texas 75070



Space Available:

Fully Finished Out
Professional Office Available
1,225 SF
\$3,400 + E

- Perfectly placed just off Custer Road on the Frisco / McKinney border
- Class "A" Fully Finished Out Corner Space with direct exposure to Stonebridge Drive
- Efficient Floor Plan & Move In Ready
- Excellent access to the Sam Rayburn Tollway and Central Expressway
- Synergistic professional environment with a fully maintained landscape
- Building signage available

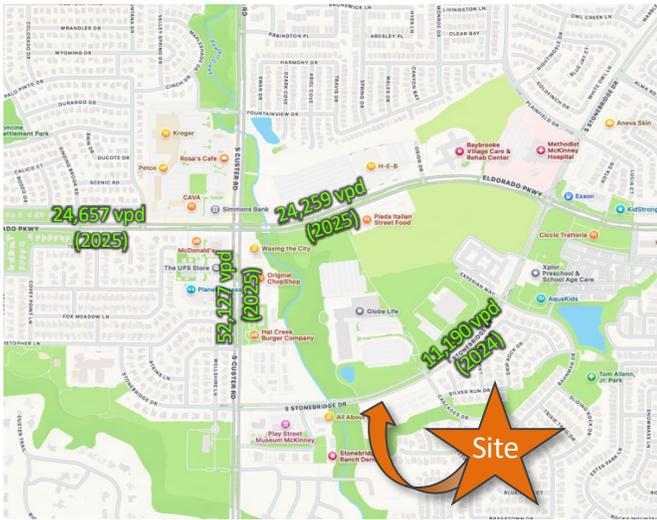
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621

Martinez@LCRTexas.com / Tito@LCRTexas.com



- Service to growing communities of McKinney, Frisco, Plano, & Allen
- Nearby multiple Elementary, Middle, & High Schools
- Close proximity to Restaurant & Retail Amenities and Methodist McKinney Hospital

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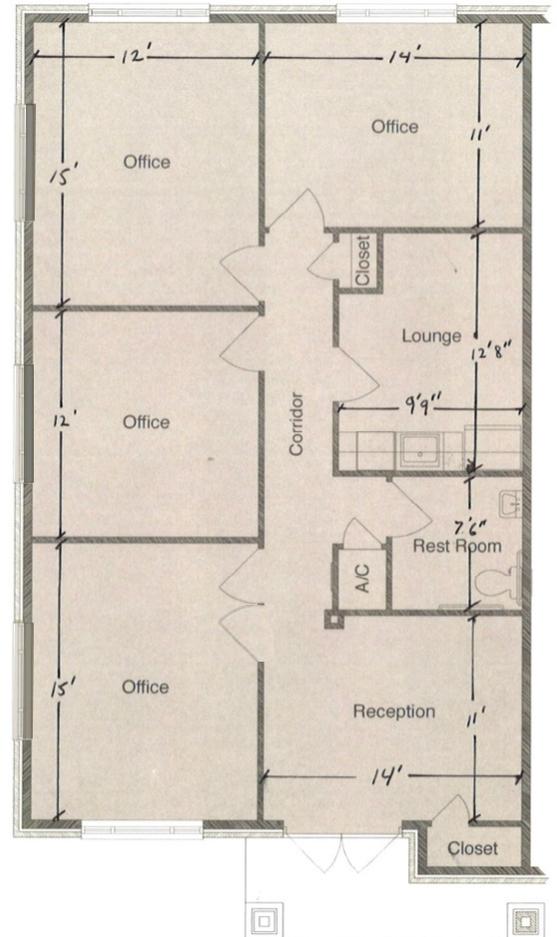
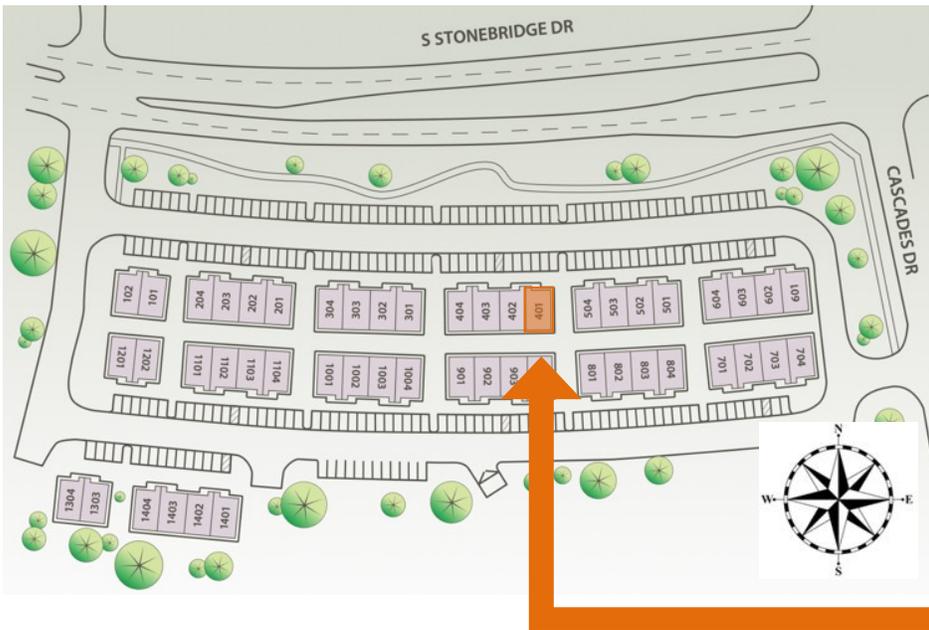
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Site & Floor Plan



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McKinney Demographics

Summary	Census 2010		2019		2024	
Population	131,454		194,617		224,517	
Households	44,468		66,352		76,516	
Families	34,075		49,996		57,323	
Average Household Size	2.91		2.89		2.90	
Owner Occupied Housing Units	31,564		44,603		51,501	
Renter Occupied Housing Units	12,904		21,749		25,015	
Median Age	32.7		33.9		33.9	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	2.90%		1.59%		0.77%	
Households	2.89%		1.55%		0.75%	
Families	2.77%		1.53%		0.68%	
Owner HHs	2.92%		1.63%		0.92%	
Median Household Income	2.13%		2.50%		2.70%	
Households by Income	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,246	4.9%	3,246	4.9%	3,053	4.0%
\$15,000 - \$24,999	3,165	4.8%	3,165	4.8%	2,941	3.8%
\$25,000 - \$34,999	3,607	5.4%	3,607	5.4%	3,449	4.5%
\$35,000 - \$49,999	5,466	8.2%	5,466	8.2%	5,364	7.0%
\$50,000 - \$74,999	9,573	14.4%	9,573	14.4%	9,872	12.9%
\$75,000 - \$99,999	9,854	14.9%	9,854	14.9%	10,627	13.9%
\$100,000 - \$149,999	15,384	23.2%	15,384	23.2%	19,054	24.9%
\$150,000 - \$199,999	7,979	12.0%	7,979	12.0%	11,251	14.7%
\$200,000+	8,076	12.2%	8,076	12.2%	10,901	14.2%
Median Household Income	\$94,487		\$94,487		\$104,973	
Average Household Income	\$116,134		\$116,134		\$131,296	
Per Capita Income	\$39,694		\$39,694		\$44,824	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,702	8.9%	15,550	8.0%	18,213	8.1%
5 - 9	12,605	9.6%	16,734	8.6%	19,030	8.5%
10 - 14	11,526	8.8%	16,576	8.5%	18,549	8.3%
15 - 19	9,136	6.9%	13,987	7.2%	15,999	7.1%
20 - 24	6,228	4.7%	10,507	5.4%	11,187	5.0%
25 - 34	19,728	15.0%	27,116	13.9%	33,671	15.0%
35 - 44	24,300	18.5%	32,200	16.5%	36,792	16.4%
45 - 54	16,701	12.7%	26,043	13.4%	28,162	12.5%
55 - 64	10,265	7.8%	18,259	9.4%	20,685	9.2%
65 - 74	5,595	4.3%	11,396	5.9%	13,757	6.1%
75 - 84	2,611	2.0%	4,628	2.4%	6,545	2.9%
85+	1,057	0.8%	1,622	0.8%	1,931	0.9%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	98,354	74.8%	133,434	68.6%	146,745	65.4%
Black Alone	13,760	10.5%	25,516	13.1%	33,058	14.7%
American Indian Alone	931	0.7%	1,255	0.6%	1,426	0.6%
Asian Alone	5,327	4.1%	14,193	7.3%	18,814	8.4%
Pacific Islander Alone	95	0.1%	189	0.1%	236	0.1%
Some Other Race Alone	8,906	6.8%	12,642	6.5%	15,190	6.8%
Two or More Races	4,081	3.1%	7,387	3.8%	9,048	4.0%
Hispanic Origin (Any Race)	24,482	18.6%	35,976	18.5%	44,131	19.7%

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