The Offices at Stonebrook Crossing

Professional / Medical Office Space For Lease 1,150 SF – 2,300 SF



Location:

The Offices at Stonebrook Crossing 400 Stonebrook Parkway Frisco, TX 75036



Space Available:

Fully Finished
Professional / Medical Offices
Available
1,150 SF - 2,300 SF
\$3,600 - \$3,800 + E for Lease

- New construction with upscale finishes in place & efficient floor plan available
- Perfectly placed on Stonebrook Pkwy near the signalized intersection of Stonebrook Pkwy & FM 423
- · Single & Double Suite opportunities available

- Nearby the master planned communities of Phillips Creek Ranch and Frisco Lakes
- Close proximity to the Dallas North Tollway, the Sam Rayburn Tollway, & Frisco's "North Platinum Corridor"
- · Abundant Parking & Building Signage Available







- Service to growing communities of Frisco, Little Elm, & The Colony
- High traffic counts on Stonebrook Pkwy with 18,362 VPD (2022) and FM 423 with 57,457 VPD (2022)
- \bullet Close proximity to Restaurant & Retail Amenities such as Frisco Square , Stonebriar Centre, and nearby to a Walmart Supercenter

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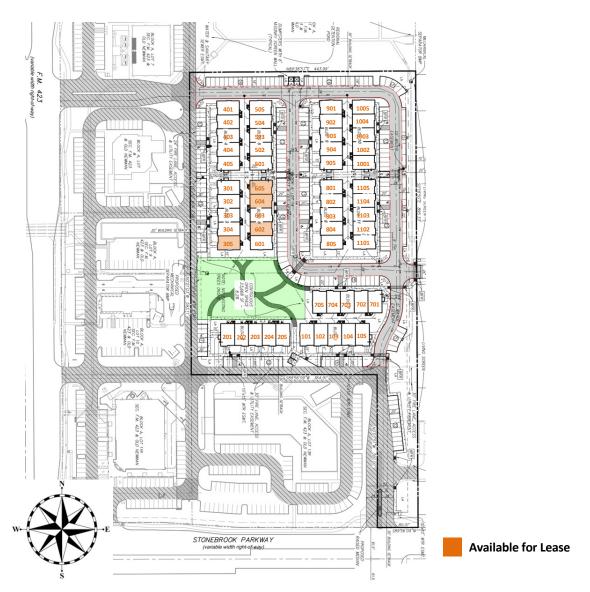
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Site Plan



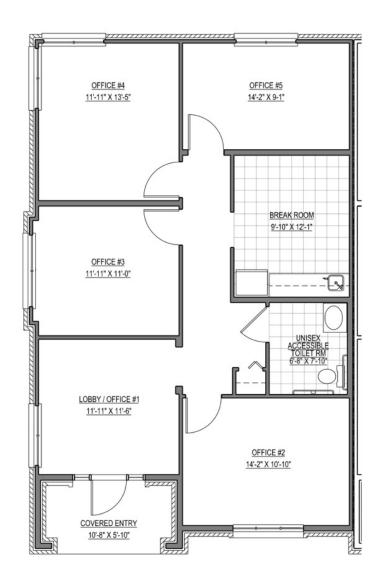
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Floor Plan & Sample Finishes







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Professional / Medical Office 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) ²	14.1%

HOUSING & FAMILY				
TOTAL HOUSEHOLDS*	81,781			
HOUSING UNITS*	85,242			
SINGLE FAMILY UNITS*	59,641			
MULTI-UNIT*	25,409			
OTHER*1	1,738			
VACANCY	3.5%			
OWNER-OCCUPIED	65.7%			
RENTER-OCCUPIED	34.3%			
PERCENT BREAKDOWN OF FAMILY	TYPE			
Married without Children 23:123 38.6% 25.4% Non-Family Single Parents				

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	EDUCATIONAL ATTAINMENT (25 YRS+)
HOUSING BURDEN (>30% OF HOUSEH	OLD INCOME)	> HIGH SCHOOL DIPLOMA 98.0%
OWNER-OCCUPIED	19.7%	BACHELORS DEGREE 38.4%
RENTER-OCCUPIED	44.5%	GRADUATE DEGREE 28.3%



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

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.

Legacy Commercial Realty, LLC	0588681		(972)292-1220
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Joe Martinez	455942	martinez@LCRTexas.com	(214)535-1876
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tito Martinez	788375	Tito@LCRTexas.com	(972)533-3621
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission TXR-2501

Information available at www.trec.texas.gov