Stonebridge Plaza

Professional Office Space Available For Sale

1,971 SF

Location:
Stonebridge Plaza
2797 S. Stonebridge Drive
Suite 9
McKinney, Texas 75072

LEGACY
COMMERCIAL REALTY

Space Available:
Fully Finished Out
Professional Office Available
1,971 SF
$450 /SF for Sale

- Perfectly placed just off Eldorado Pkwy on the Frisco / McKinney border
- Class "A" Fully Finished Out Professional office with an efficient floor plan
- 3 Reserved Parking Spaces included
- Excellent access to the Sam Rayburn Tollway and Central Expressway
- Synergistic professional environment with a fully maintained landscape
- Building & Monument signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warrantees 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
Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621 / Cole Helm C: 469.525.1122
Martinez@LCRTexas.com / Tito@LCRTexas.com / Cole@LCRTexas.com

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

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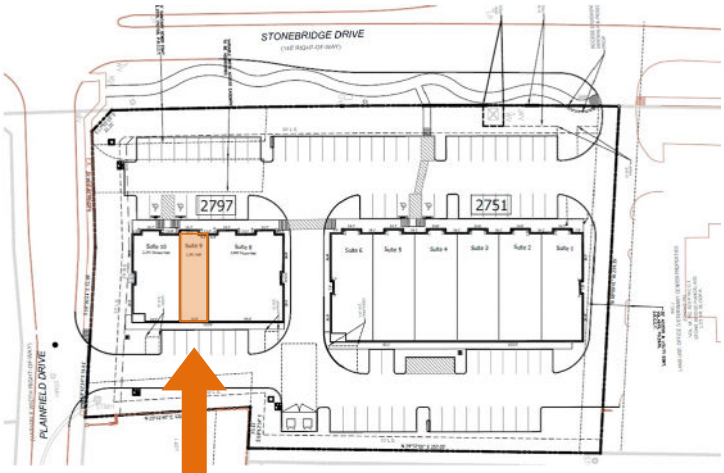
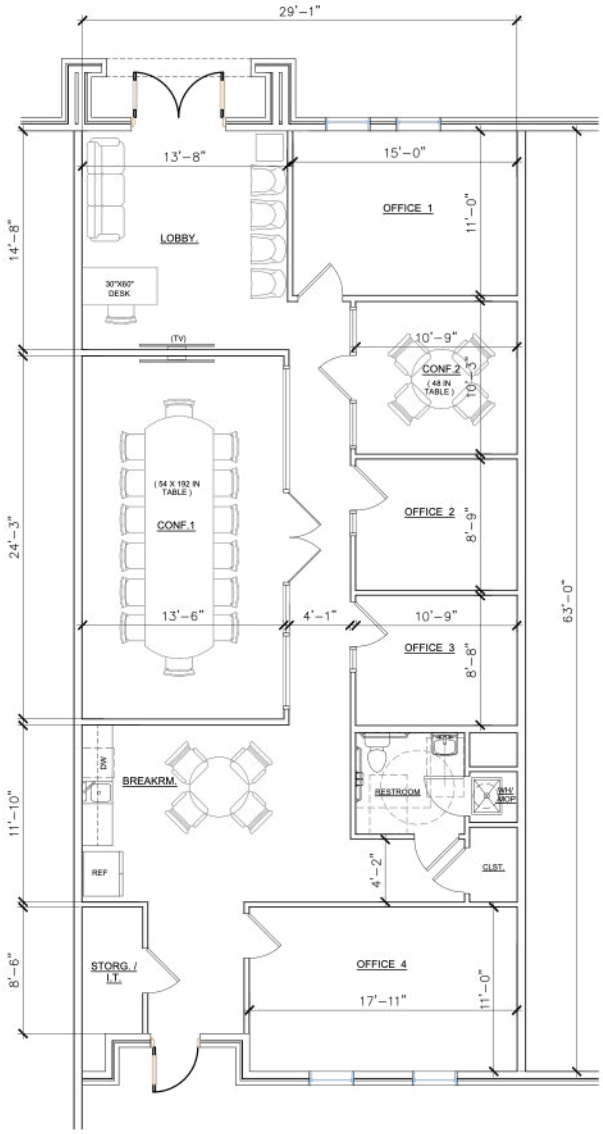
Site & Floor Plan





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Professional Office Available for Lease

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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%

	2019		2024	
Households by Income	Number	Percent	Number	Percent
<$15,000	3,246	4.9%	3,053	4.0%
$15,000 - $24,999	3,165	4.8%	2,941	3.8%
$25,000 - $34,999	3,607	5.4%	3,449	4.5%
$35,000 - $49,999	5,466	8.2%	5,364	7.0%
$50,000 - $74,999	9,573	14.4%	9,872	12.9%
$75,000 - $99,999	9,854	14.9%	10,627	13.9%
$100,000 - $149,999	15,384	23.2%	19,054	24.9%
$150,000 - $199,999	7,979	12.0%	11,251	14.7%
$200,000+	8,076	12.2%	10,901	14.2%
Median Household Income	$94,487		$104,973	
Average Household Income	$116,134		$131,296	
Per Capita Income	$39,694		$44,824	

	Census 2010		2019		2024	
Population by Age	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%

	Census 2010		2019		2024	
Race and Ethnicity	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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11/2/2015

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 Primary Assumed Business Name	License No.	Email	Phone
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 **Information available at www.trec.texas.gov**

TXR-2501 IABS 1-0 Date