

# Grand Urbane

Professional / Medical Space Available For Sale / Lease  
1,805 – 2,424 RSF

PREMIUM LOCATION  
CONSTRUCTION UNDERWAY



## Location:

Grand Urbane  
11750 State Hwy 121 Access  
Road  
Frisco, Texas 75035



## Space Available:

Fully Finished Out  
Professional / Medical Office  
Available  
1,805 SF - 2,424 RSF  
\$38 - \$42 + NNN for Lease  
\$470 - \$500 /SF for Sale

- Class "A" Fully Finished Out, Professional & Medical Office in a premium location
- 3 Professional/Medical Buildings with Mixed-Use Retail & Restaurant Component
- Building & Monument signage available
- Delivery expected Spring of 2026
- Close proximity to the Sam Rayburn Tollway, Dallas North Tollway, & Preston Road
- Medical ratio parking available

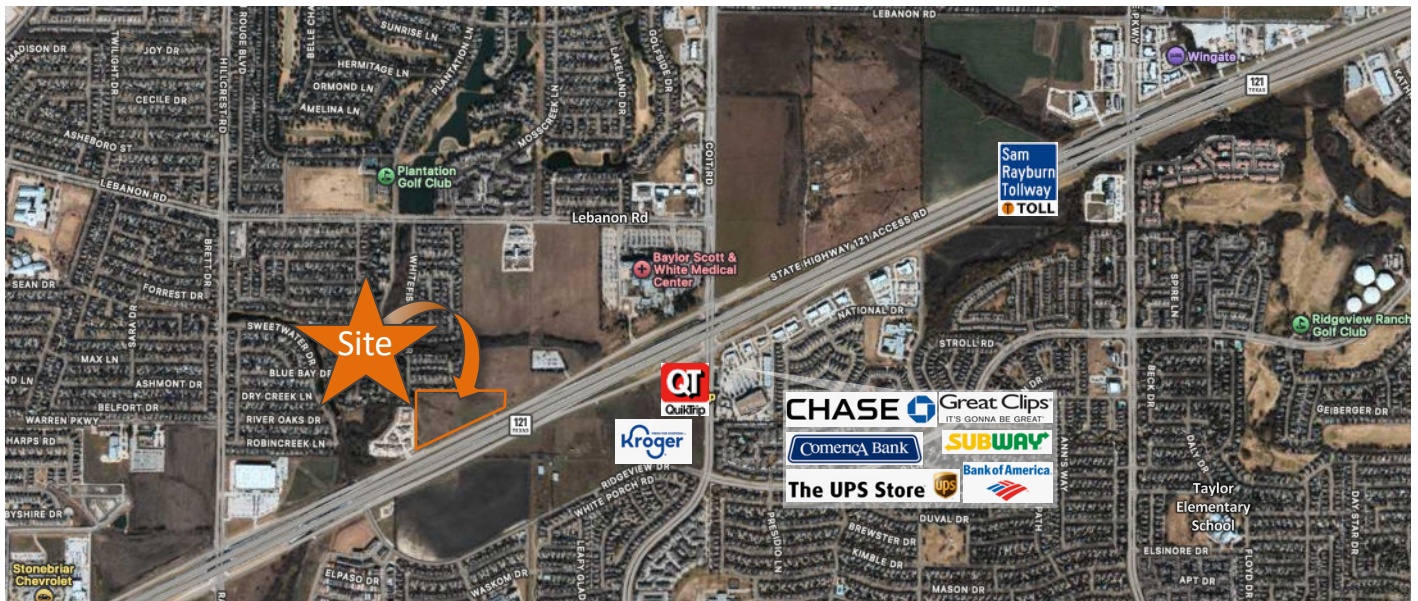
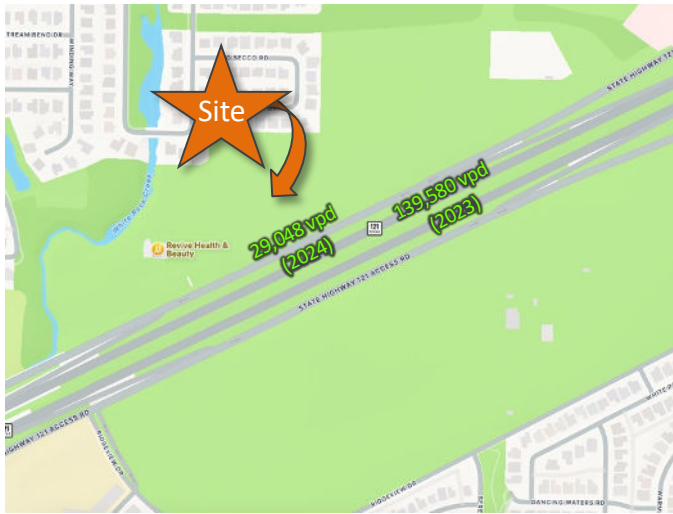
The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; 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 / Tito Martinez C: 972.533.3621 / Brian Gates C: 732.713.8530

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- Perfectly placed near the border of Frisco & McKinney on State Hwy 121 Access Road with over 29,000 vehicles passing by each day
- Nearby multiple Elementary Schools, Middle Schools, High Schools
- Close proximity to numerous Restaurant & Retail Amenities, Baylor Scott & White Medical Center, & the Plantation Golf Course

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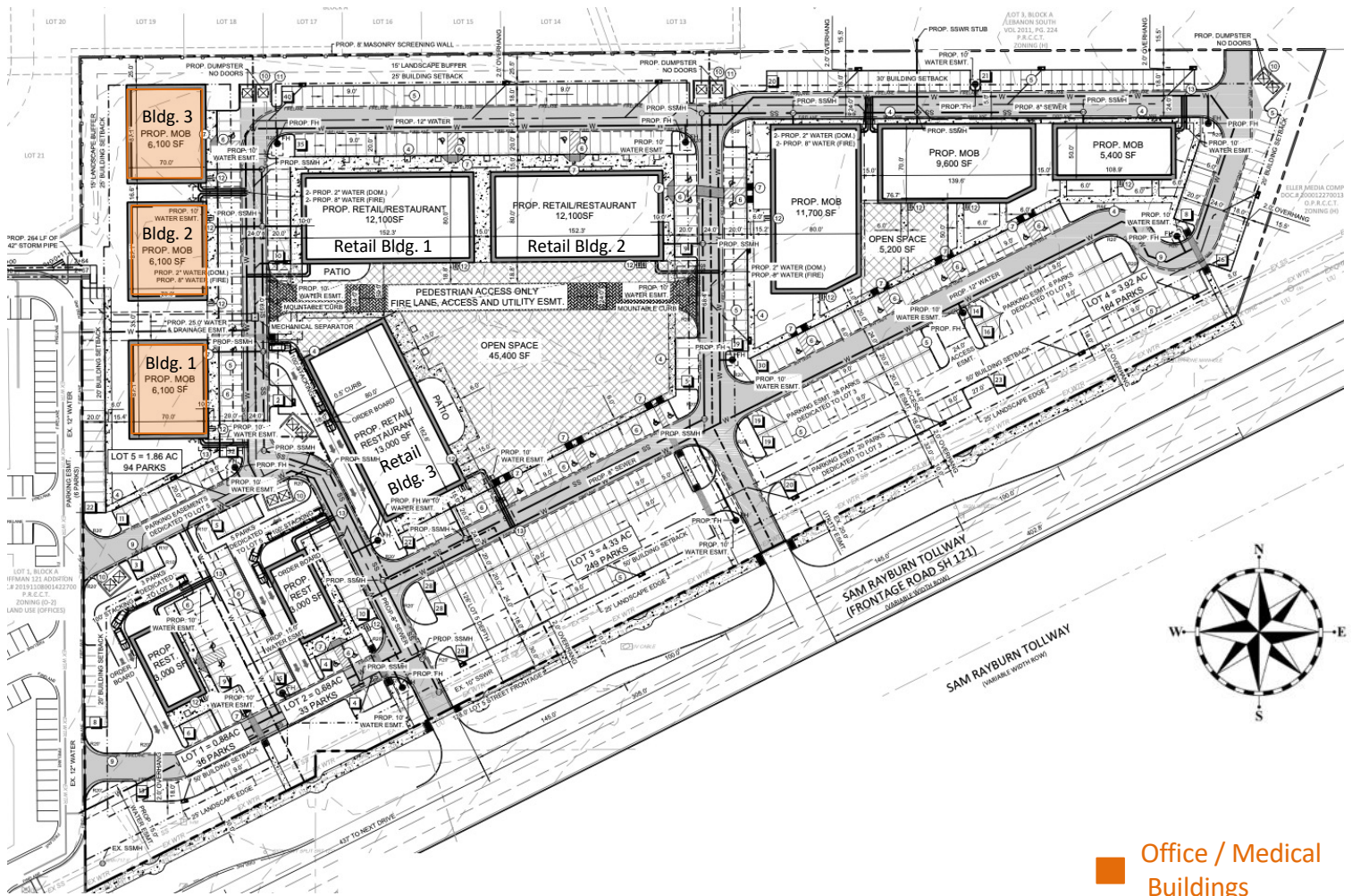
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# Site Plan



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## Renderings



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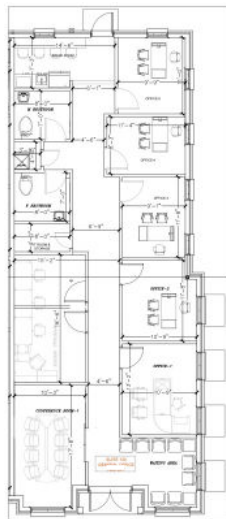
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## Sample Floor Plans

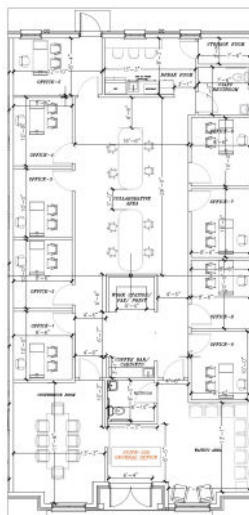
Additional floor plans available



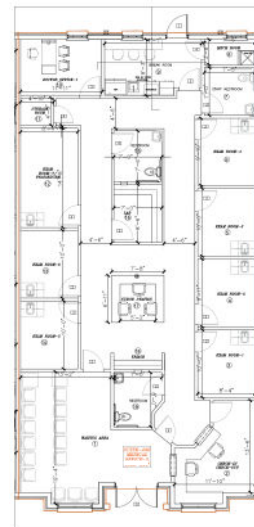
SUITE 130 - FLOOR PLAN  
Scale: 1/8"=1'-0"



SUITE 110 - FLOOR PLAN  
Scale: 1/8"=1'-0"



SUITE 320 - FLOOR PLAN  
Scale: 1/8"=1'-0"



SUITE 220 - FLOOR PLAN  
Scale: 1/8"=1'-0"

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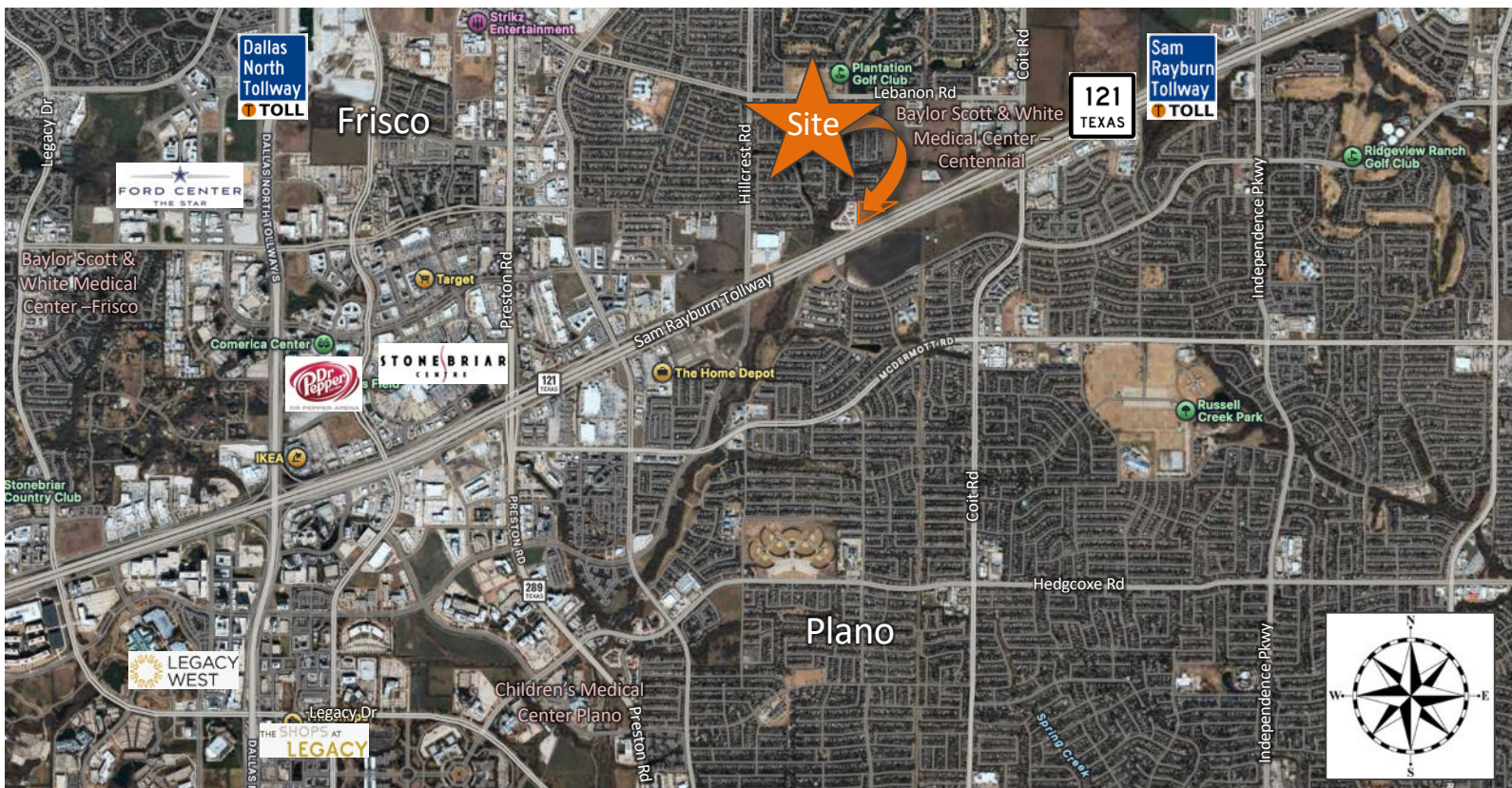
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## Aerial View



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# Frisco Demographics

## FRISCO AT A GLANCE 2025

PEOPLE	
POPULATION*	238,487
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) <sup>1</sup>	10.9%

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	84,791
TOTAL HOUSING UNITS*	90,035
SINGLE FAMILY UNITS*	61,124
MULTI-UNIT*	27,173
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
MEDIAN FAMILY INCOME	\$173,721
PER CAPITA INCOME	\$66,417
AVG ASSESSED HOME VALUE*	\$688,359
MEDIAN HOME VALUE	\$687,900
MEDIAN MONTHLY OWNER COSTS	\$2,900
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)	
OWNER-OCCUPIED	23.8%
RENTER-OCCUPIED	45.8%
LABOR FORCE PARTICIPATION	70.6%
UNEMPLOYMENT RATE	4.6%
POVERTY RATE	4.1%
AVG COMMUTE (MINUTES)	30
WORK FROM HOME	34.2%
EDUCATIONAL ATTAINMENT (25 YRS AND OVER)	
HIGH SCHOOL OR HIGHER	96.8%
BACHELOR'S DEGREE OR HIGHER	67.5%
GRADUATE DEGREE	28.2%

Source: Items with an asterisk \* are City estimates as of March 1, 2025 and everything else is from the 2023 American Community Survey 1-Year Estimates (the most recently released data).

<sup>1</sup> - Hispanic origin is considered as an ethnicity; therefore, it is not included in the total race percentage.

<sup>2</sup> - 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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## 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.

<b>Legacy Commercial Realty, LLC</b>	<b>0588681</b>		<b>(972)292-1220</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joe Martinez</b>	<b>455942</b>	<b>martinez@LCRTexas.com</b>	<b>(214)535-1876</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tito Martinez</b>	<b>788375</b>	<b>Tito@LCRTexas.com</b>	<b>(972)533-3621</b>
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](http://www.trec.texas.gov)**  
IABS 1-0 Date