Grand Urbane

Retail / Restaurant / Office Space Available For Sale / Lease
1,200 – 13,000 SF



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

LEGACY
COMMERCIAL REALTY

Space Available:
Shell Space
Retail / Restaurant / Office Available
1,200 SF – 13,000 SF
$42 - $48 + NNN for Lease
Pad Sites available for Sale

- Shell space available for custom finish out for retail, restaurant, or office use
- Mixed-Use Retail & Restaurant Buildings with a 6 Building Professional/Medical Component
- Building & Monument signage available
- Phase I Delivery expected starting December 2026
- Direct exposure to the Sam Rayburn Tollway / Hwy 121 with close proximity to Dallas North Tollway & Preston Road
- Retail ratio parking and generous TI packages 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 / Brian Gates C: 732.713.8530
Martinez@LCRTexas.com / Tito@LCRTexas.com / Brian@LCRTexas.com







- Perfectly placed near the border of Frisco & McKinney on State Hwy 121 Access Road with over 32,000 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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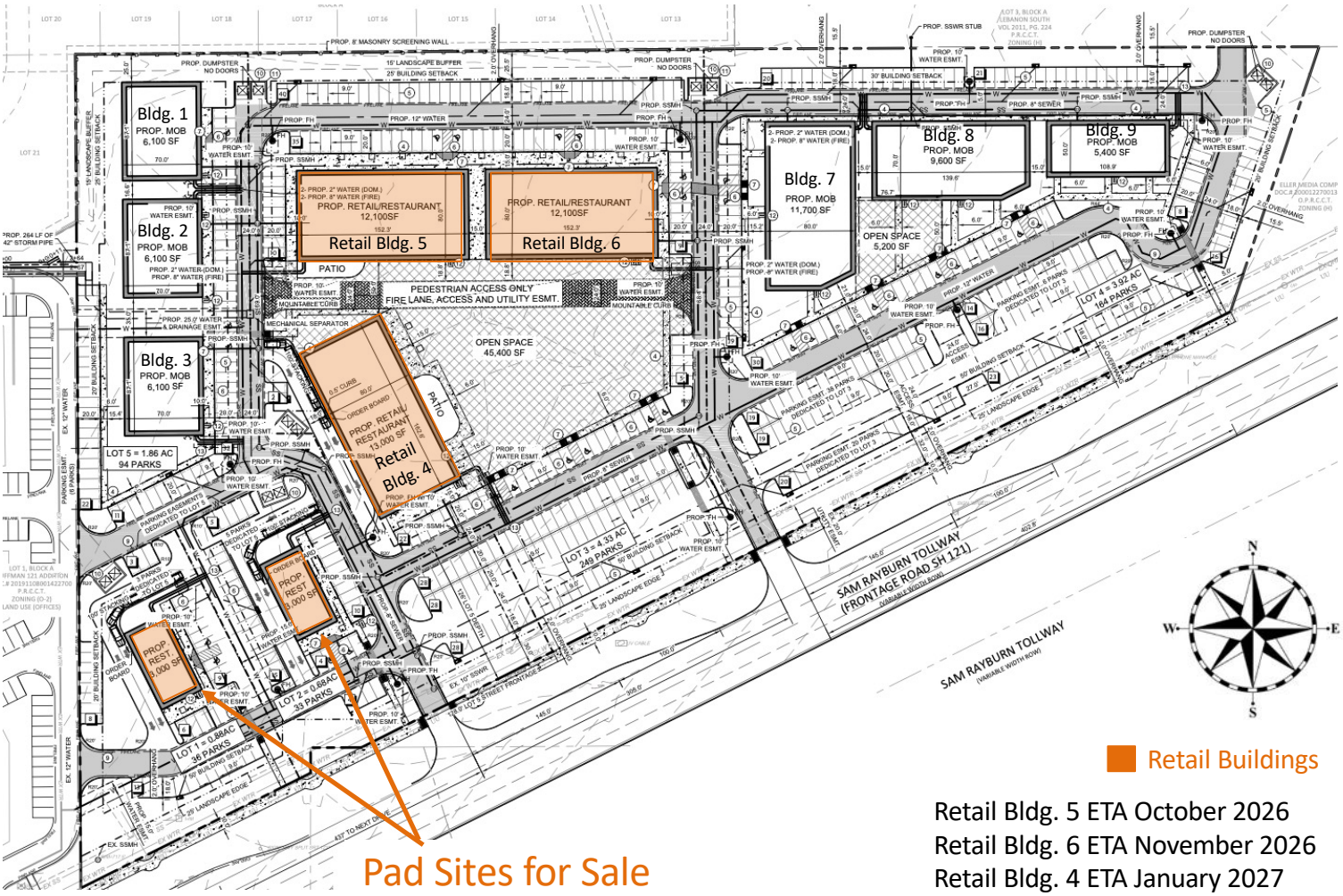
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Pad Sites available for Sale

Site Plan



Pad Sites for Sale
Call for Pricing

Retail Buildings

Retail Bldg. 5 ETA October 2026
Retail Bldg. 6 ETA November 2026
Retail Bldg. 4 ETA January 2027

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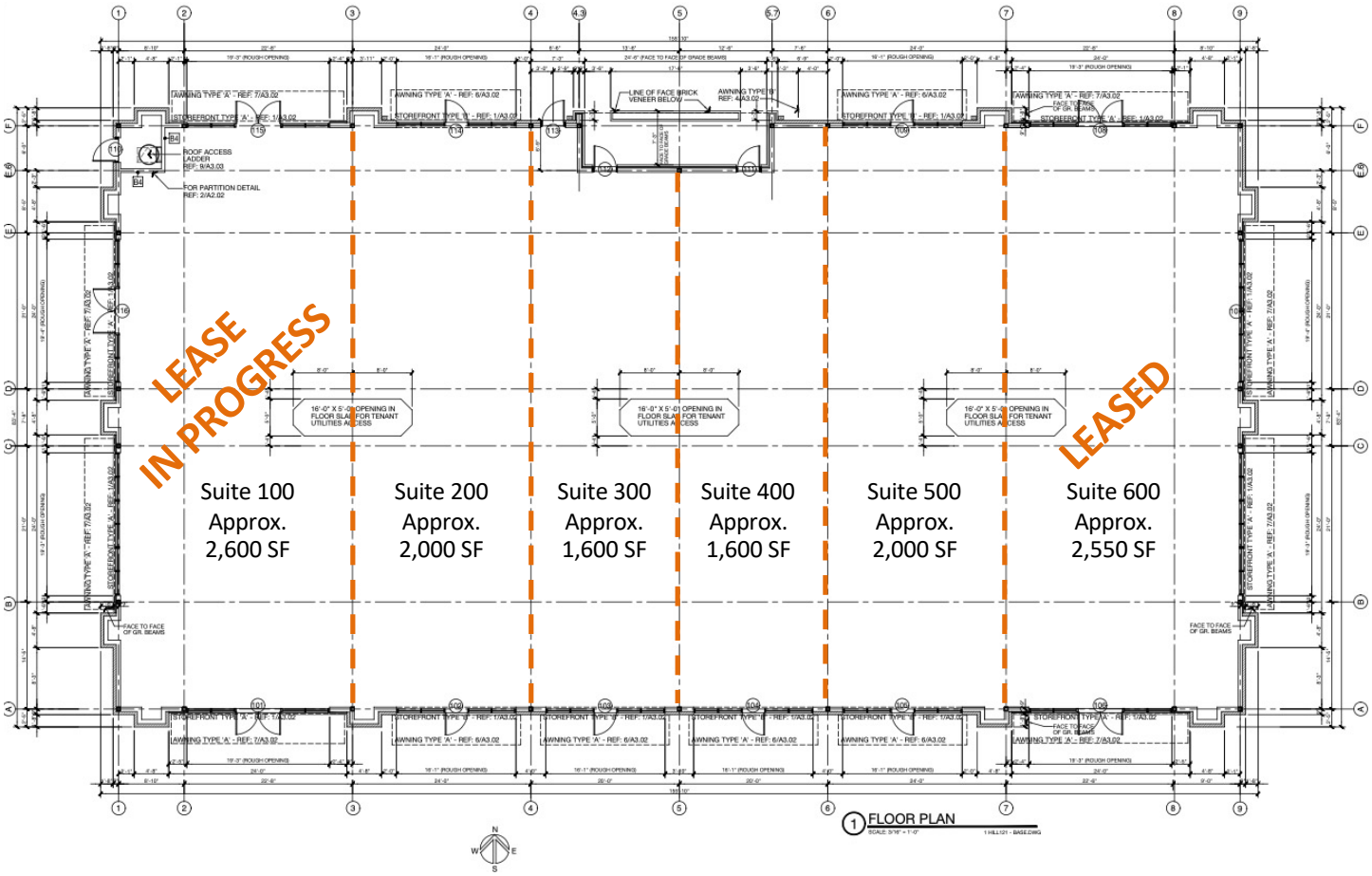
Retail / Restaurant / Office Available

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Pad Sites available for Sale

Building 5 Plan



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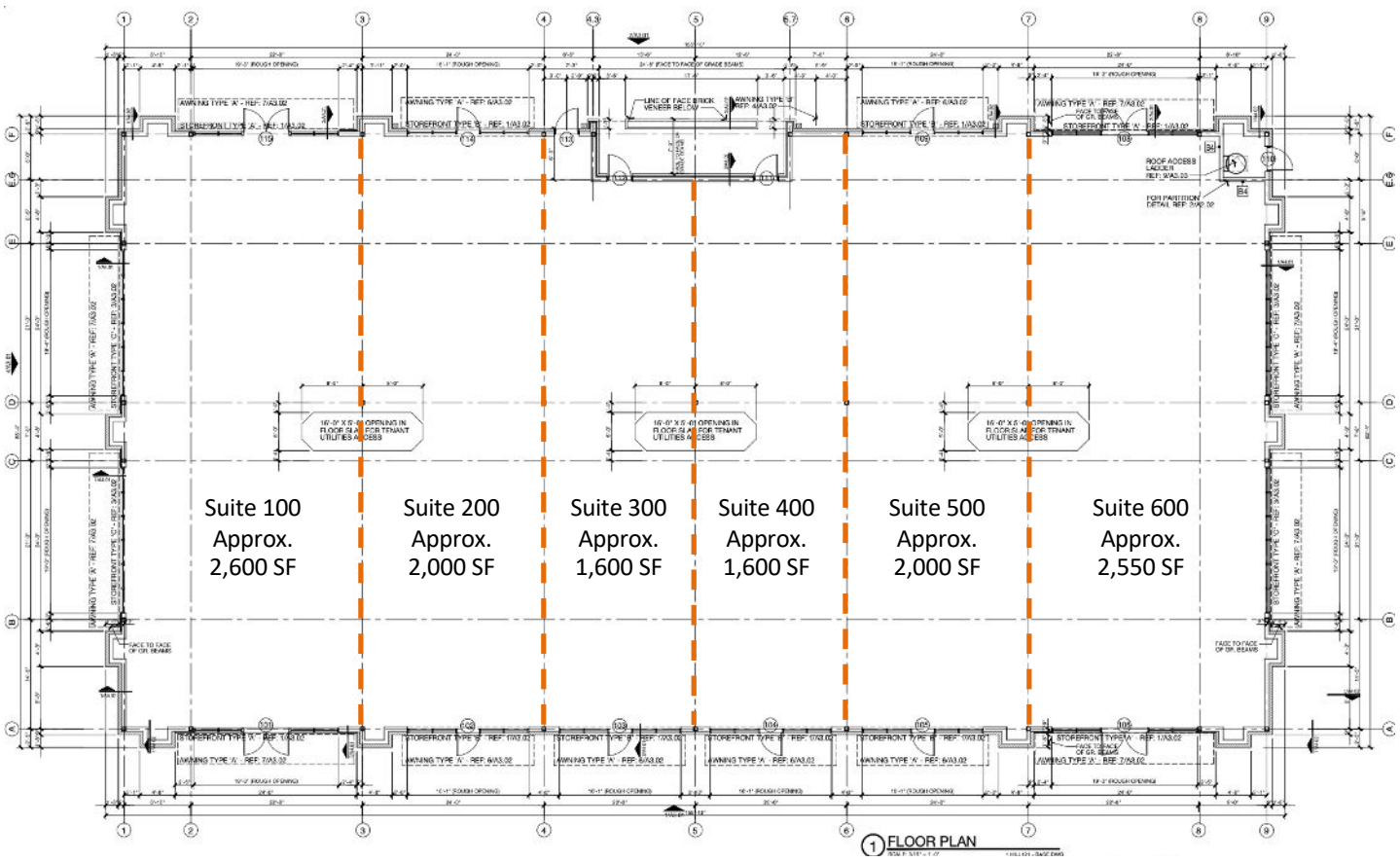
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Building 6 Plan



Protentional demising wall

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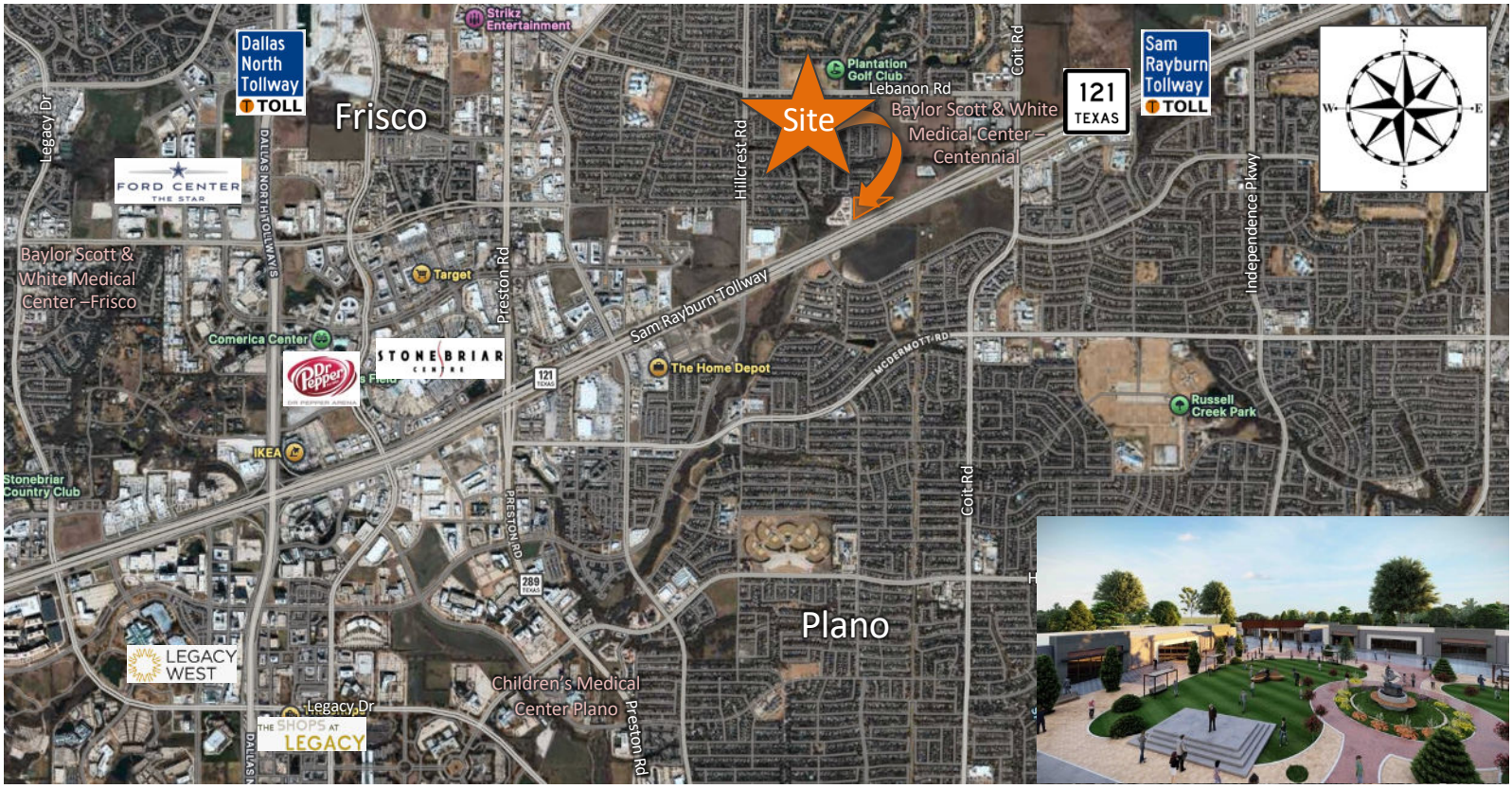
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Aerial View



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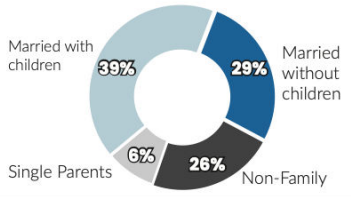
Frisco Demographics

FRISCO AT A GLANCE 2026

PEOPLE	
POPULATION*	245,470
MEDIAN AGE	39.4 yrs
UNDER 5 YRS	4.3%
SCHOOL-AGE (5-17 YRS)	21.9%
ADULTS (18-64 YRS)	63.9%
OVER 65 YRS	9.9%
WITH DISABILITY	6.7%
RACE & ETHNICITY	**%**
WHITE	45.5%
ASIAN	33.6%
BLACK OR AFRICAN AMERICAN	10.0%
TWO OR MORE RACES	8.7%
OTHER RACE	2.0%
AMERICAN INDIAN	0.1%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.0%
HISPANIC (ANY RACE)[1]	10.4%

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	87,651
TOTAL HOUSING UNITS*	93,139
SINGLE FAMILY UNITS*	62,257
MULTI-UNIT*	29,144
OTHER*[2]	1,738
VACANCY	2.2%
OCCUPIED	97.8%
OWNER-OCCUPIED	63.7%
RENTER-OCCUPIED	36.3%

PERCENT BREAKDOWN OF FAMILY TYPE



ECONOMICS			
MEDIAN HOUSEHOLD INCOME	$145,444	LABOR FORCE PARTICIPATION	74.2%
MEDIAN FAMILY INCOME	$175,668	UNEMPLOYMENT RATE	5.6%
PER CAPITA INCOME	$68,730	POVERTY RATE	3.4%
AVG ASSESSED HOME VALUE*	$736,094	AVG COMMUTE (MINUTES)	27.3
MEDIAN HOME VALUE	$735,300	WORK FROM HOME	33.7%
MEDIAN MONTHLY OWNER COSTS	$3,491	SELF-EMPLOYED	6.7%
MEDIAN MONTHLY RENTER COSTS	$2,200	**EDUCATIONAL ATTAINMENT (25 YRS AND OVER)**	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		HIGH SCHOOL OR HIGHER	97.7%
OWNER-OCCUPIED	20.9%	BACHELOR'S DEGREE OR HIGHER	69.3%
RENTER-OCCUPIED	39.8%	GRADUATE DEGREE	31.5%

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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