The Offices at Prestonbrook Crossing

Professional / Medical Office Space Available For Lease

1,187 SF



Location:

The Offices at Prestonbrook Crossing

7700 Preston Road

Suite 802

Frisco, Texas 75034

LEGACY COMMERCIAL REALTY

Space Available:

Fully Finished Out Professional / Medical Office Available

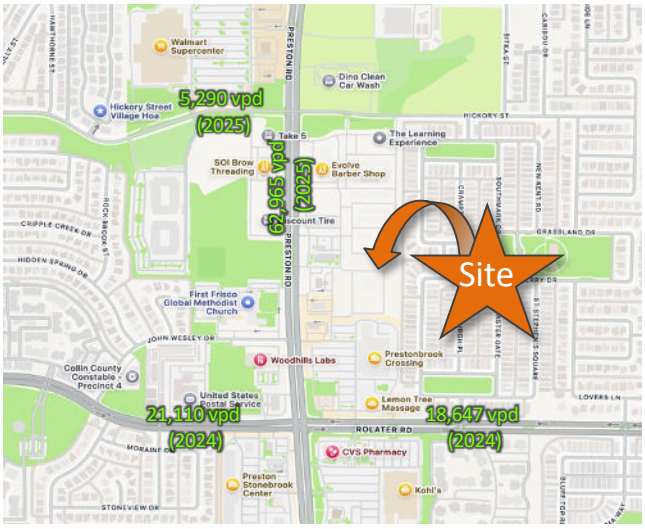
1,187 SF

$3,800 - $4,000 + E for Lease

- Upscale 11 Building Professional / Medical Office Project
- Fully finished out, office suite available for occupancy
- Building Signage available
- Abundant parking adjacent to the property
- Close proximity to the Sam Rayburn Tollway, the Dallas North Tollway, & Frisco's "North Platinum Corridor"
- Preston Road address

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
Martinez@LCRTexas.com / Tito@LCRTexas.com







- Perfectly placed in the heart of Frisco on Preston Road with over 62,000 vehicles passing by each day
- Nearby multiple Elementary Schools, Middle Schools, High Schools, & Collin County Community College
- Close proximity to numerous Restaurant & Retail Amenities such as Frisco Square & Stonebriar Centre

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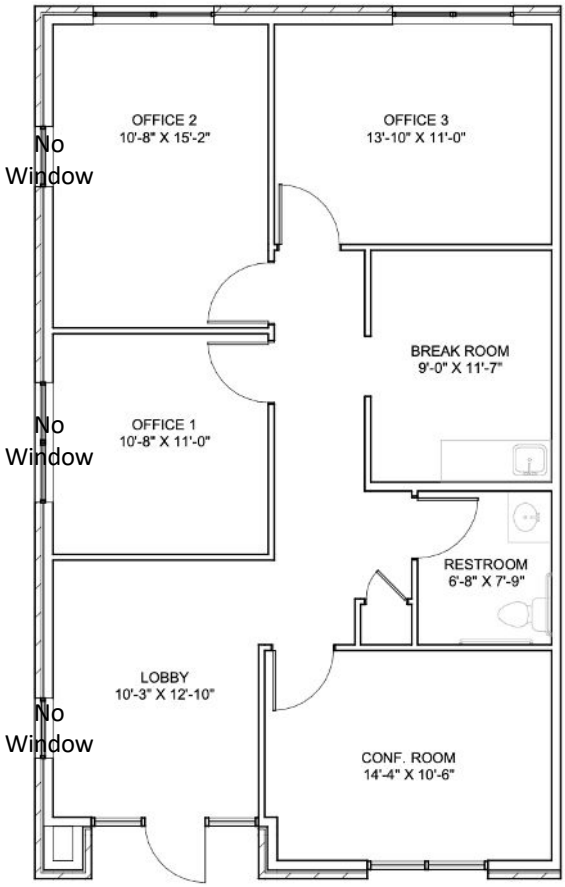
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Site & Floor Plan





01 TYPICAL FLOOR PLAN - 1,187 SF
SCALE: 1/8" = 1'-0"

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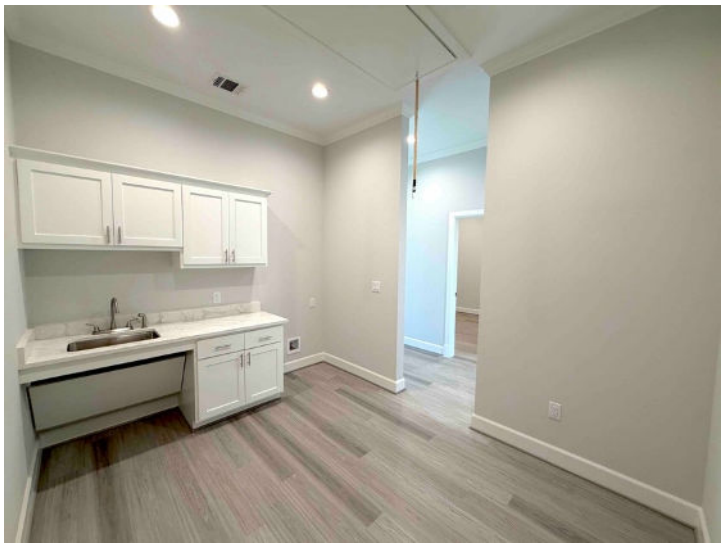
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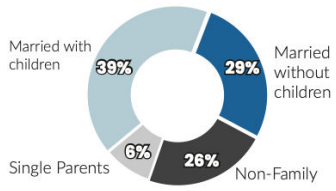
Frisco Demographics

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