



FOR SALE OR LEASE

STARWOOD PROFESSIONAL OFFICE CONDO - RARE OPPORTUNITY

6814 Lebanon Rd, Frisco, TX 75034

Salman (Sam) Tabani
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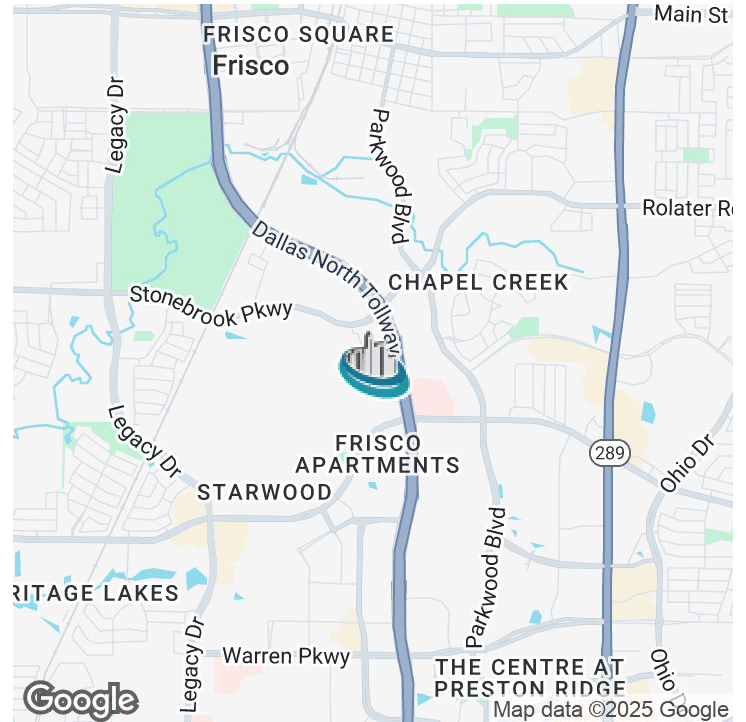
Tabani Realty
5851 Legacy Circle
Plano, TX 75024
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Executive Summary



OFFERING SUMMARY

Building Size:	4,800 SF
Available SF:	2,700 - 4,800 SF
Lot Size:	0.28 Acres
Year Built:	2008
Renovations:	2022
Zoning:	Commercial
Market:	Dallas/Ft Worth
Submarket:	Frisco

PROPERTY OVERVIEW

FOR SALE OR LEASE: For more information, please contact broker Sam Tabani 214-226-7500

PROPERTY HIGHLIGHTS

- For Sale and for Lease
- High visibility at the prime intersection of Lebanon & Dallas North Tollway in sought after Starwood Professional Village
- Perfectly situated in a bustling business district, located adjacent to Frisco's Five Billion Dollar Mile
- Located in the heart of Frisco, TX - surrounded by affluent neighborhoods, top rated schools, and numerous employers
- Frisco hosts over 7 million visitors annually and is home to six colleges and universities
- \$3 Billion new development project approved by City of Frisco 10/15/14: www.friscotexas.gov/CivicAlerts.aspx?AID=2200
- Dallas Love Field & DFW Int'l Airports - 30 min



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Additional Photos



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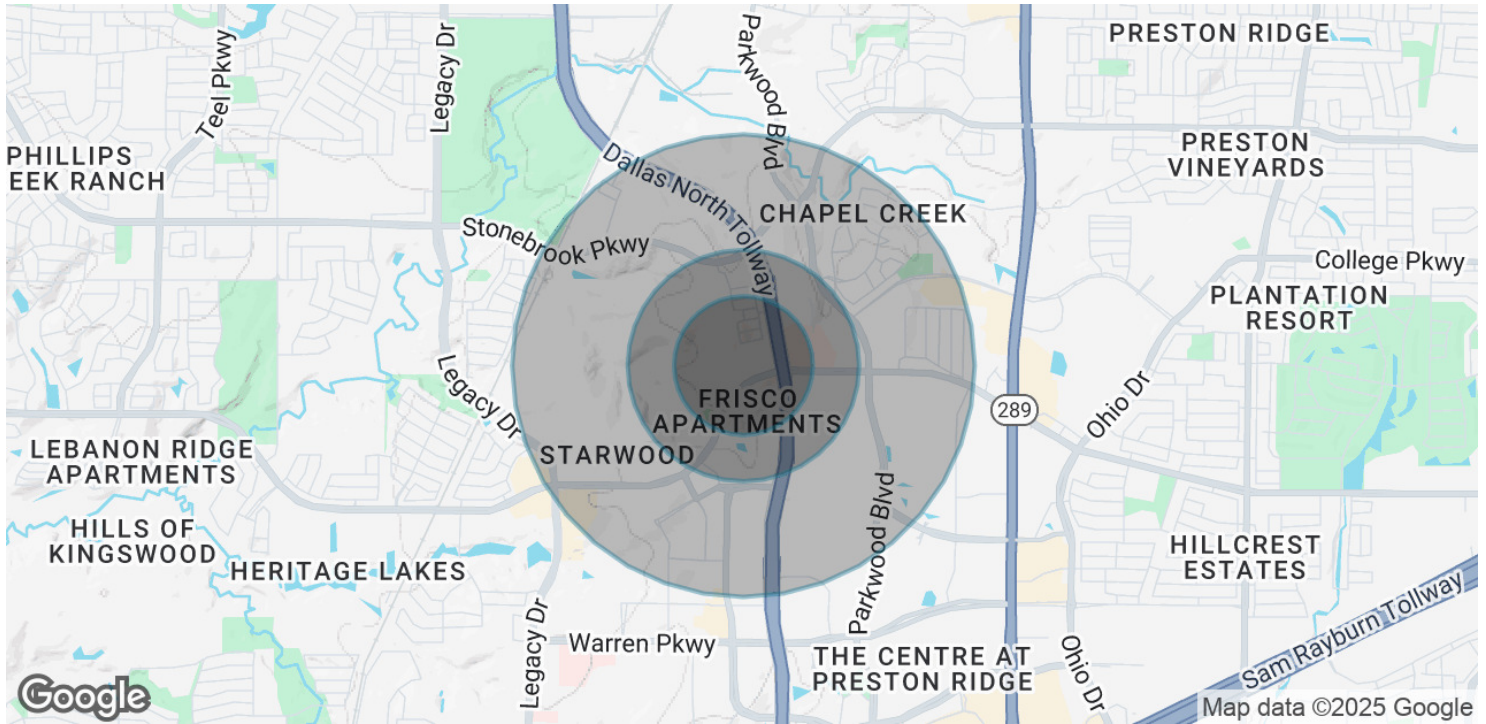
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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,619	3,354	11,028
Average Age	39	39	38
Average Age (Male)	39	39	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	783	1,539	4,746
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$152,173	\$158,822	\$152,500
Average House Value	\$931,556	\$1,007,253	\$1,126,073

Demographics data derived from AlphaMap



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