

Stonebridge Plaza

Professional / Medical Office Space Available For Lease 1,968 SF

EXCELLENT EXPOSURE
TO STONEBRIDGE

**Location:**

Stonebridge Plaza
2751 S. Stonebridge Drive,
Suite 2
McKinney, Texas 75072

**Space Available:**

Fully Finished Out
Professional / Medical Office Available
1,968 SF
\$30 + NNN for Lease

- Perfectly placed just off Eldorado Pkwy on the Frisco / McKinney border
- Class "A" Fully Finished Out space with efficient floor plan
- Perfect for an upscale Day Spa or any medical use

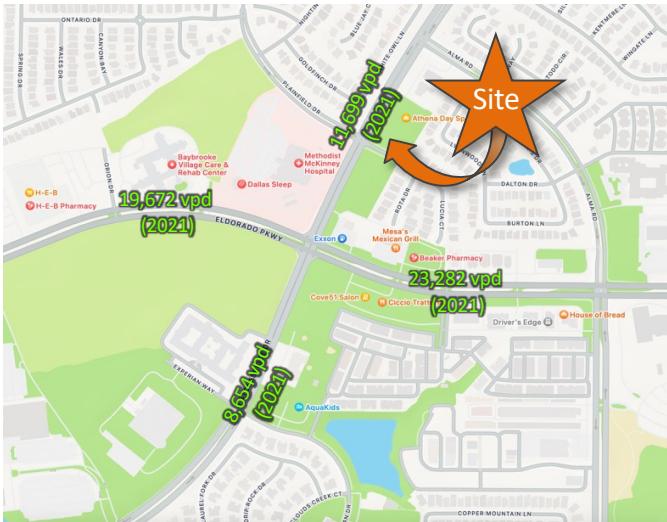
- Excellent access to the Sam Rayburn Tollway and Central Expressway
- Synergistic professional environment with a fully maintained landscape
- Building & Monument signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, 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

Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / Tonya@LCRTexas.com / Tito@LCRTexas.com



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

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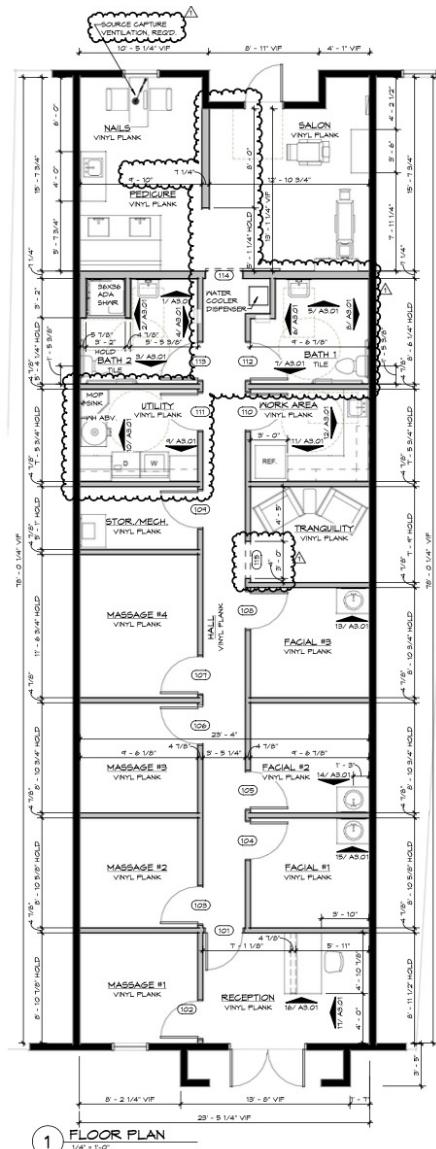
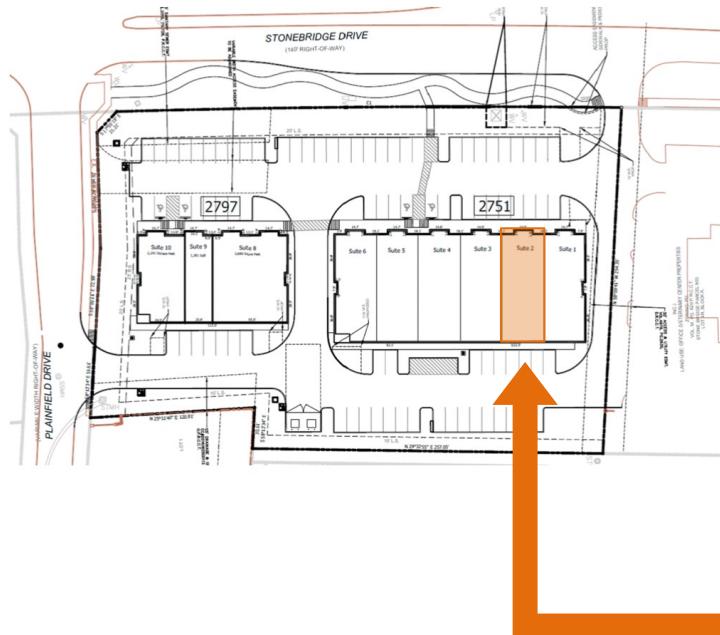
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Site & Floor Plan



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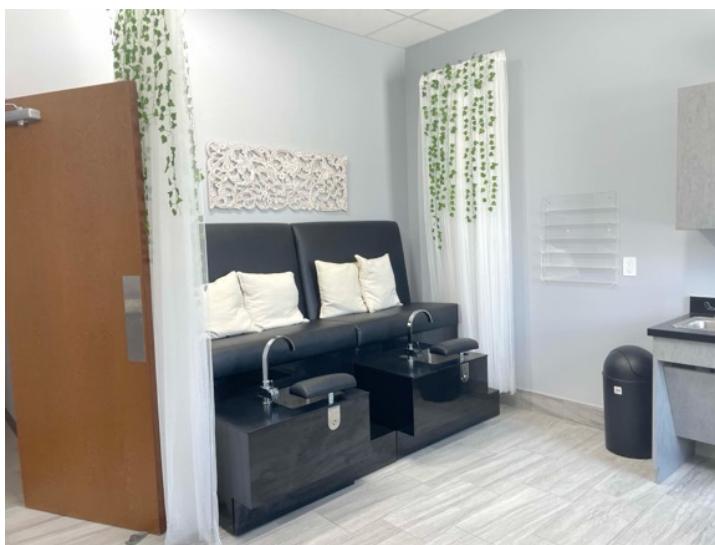
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McKinney Demographics

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%
Households by Income	2019	2024	
	Number	Percent	Number
<\$15,000	3,246	4.9%	3,053
\$15,000 - \$24,999	3,165	4.8%	2,941
\$25,000 - \$34,999	3,607	5.4%	3,449
\$35,000 - \$49,999	5,466	8.2%	5,364
\$50,000 - \$74,999	9,573	14.4%	9,872
\$75,000 - \$99,999	9,854	14.9%	10,627
\$100,000 - \$149,999	15,384	23.2%	19,054
\$150,000 - \$199,999	7,979	12.0%	11,251
\$200,000+	8,076	12.2%	10,901
Median Household Income	\$94,487	\$104,973	
Average Household Income	\$116,134	\$131,296	
Per Capita Income	\$39,694	\$44,824	
Population by Age	Census 2010	2019	2024
	Number	Percent	Number
0 - 4	11,702	8.9%	15,550
5 - 9	12,605	9.6%	16,734
10 - 14	11,526	8.8%	16,576
15 - 19	9,136	6.9%	13,987
20 - 24	6,228	4.7%	10,507
25 - 34	19,728	15.0%	27,116
35 - 44	24,300	18.5%	32,200
45 - 54	16,701	12.7%	26,043
55 - 64	10,265	7.8%	18,259
65 - 74	5,595	4.3%	11,396
75 - 84	2,611	2.0%	4,628
85+	1,057	0.8%	1,622
Hispanic Origin (Any Race)	24,482	18.6%	35,976
Race and Ethnicity	Census 2010	2019	2024
	Number	Percent	Number
White Alone	98,354	74.8%	133,434
Black Alone	13,760	10.5%	25,516
American Indian Alone	931	0.7%	1,255
Asian Alone	5,327	4.1%	14,193
Pacific Islander Alone	95	0.1%	189
Some Other Race Alone	8,906	6.8%	12,642
Two or More Races	4,081	3.1%	7,387
Hispanic Origin (Any Race)	24,482	18.6%	35,976
2019	18.5%	44,131	19.7%
2024			

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Information About Brokerage Services

Texas law requires all real estate license holders 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.

License No.	Email	Phone
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Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Legacy Commercial Realty, LLC	588681	(972)292-1220
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Designated Broker of Firm

Joe Martinez	455942	martinez@LCRTEXAS.COM	(214)535-1876
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Sales Agent/Associate's Name

Tonya LaBarbera	678307	tonya@LCRTEXAS.COM	(469)323-2615
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Buyer/Tenant/Seller/Landlord Initials

Date

