

Address: 10247 Warren Pky Frisco, TX 75035

**FOR LEASE**  
**5000 SQFT**



**FOR LEASE!**  
**+/-5,000 SQFT**  
**SUB DIVIDABLE SPACE**  
**\$30 psf** (Base Rent)  
**NNN: \$12 psf**  
Lease Term: **5 yrs**

	3-Mile 2024	3-Mile 2029	5-Mile 2024	5-Mile 2029
Total Population	140,125	144,759	317,572	338,504
Total Household Population	117,242	119,901	277,359	293,493
Average Household Income	\$166,952	\$183,900	\$177,499	\$196,217
Disposable income	\$120,445	-	\$127,038	-

**PROPERTY FEATURES:**

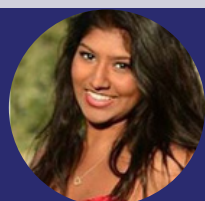
- Prime Location & Directly next to Pinnacle Montessori
- Available East Wing Space: Approx. 6,000 SF, move-in ready with flexible layout
- Ample Parking & Safe Drop-off: 45+ spaces designed for parents and staff
- High Visibility & Traffic Over 5,500 cars passing daily
- Surrounded by 8,000+ homes in Frisco
- Perfect for after-school programs, special child care use.

**Ready to move!**

FOR COMMERCIAL USE

**Build to Suite** option  
available

**WITH PRE-LEASE**



**NAOMI FREEMAN**

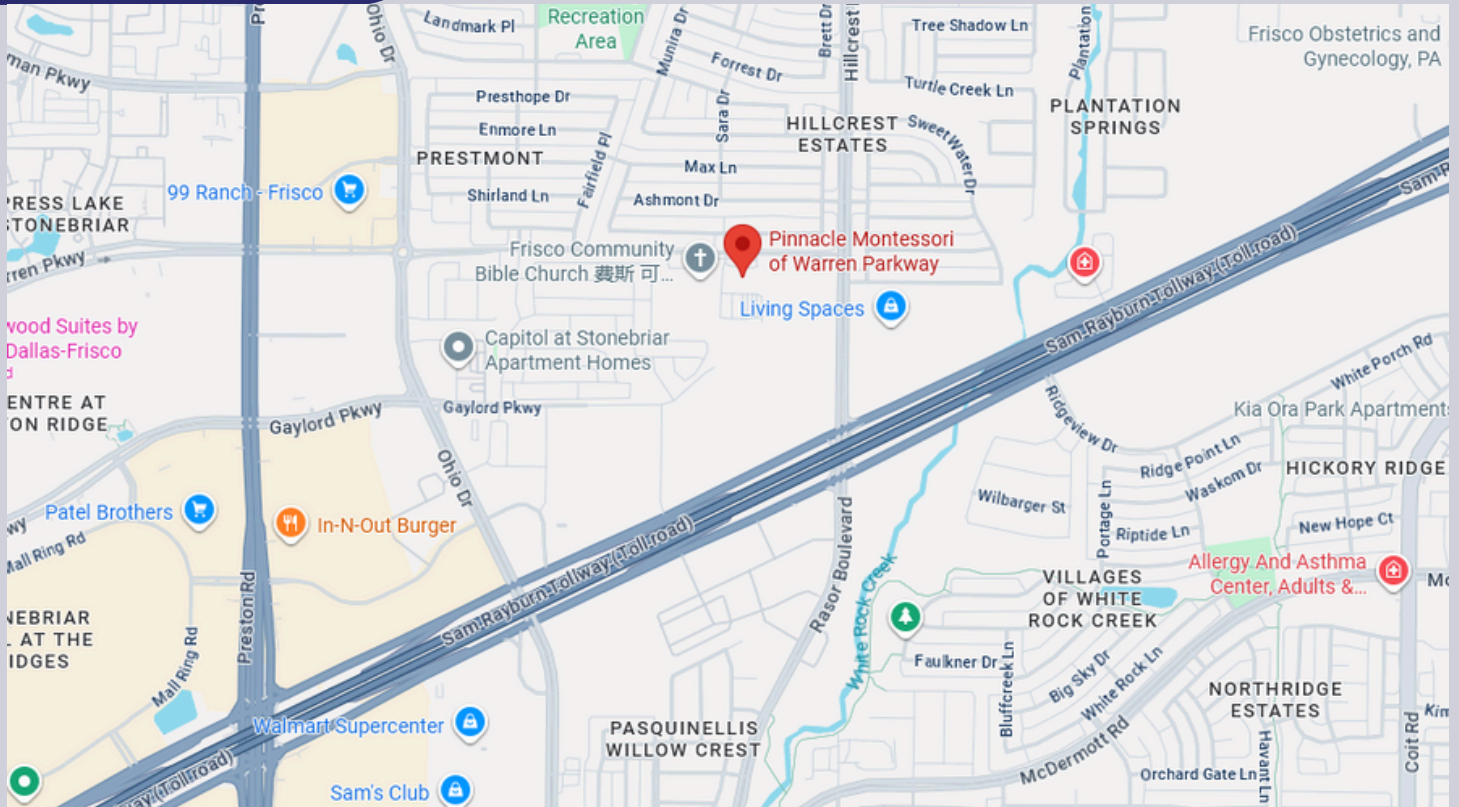
Realtor, Ready Real Estate

Contact us :

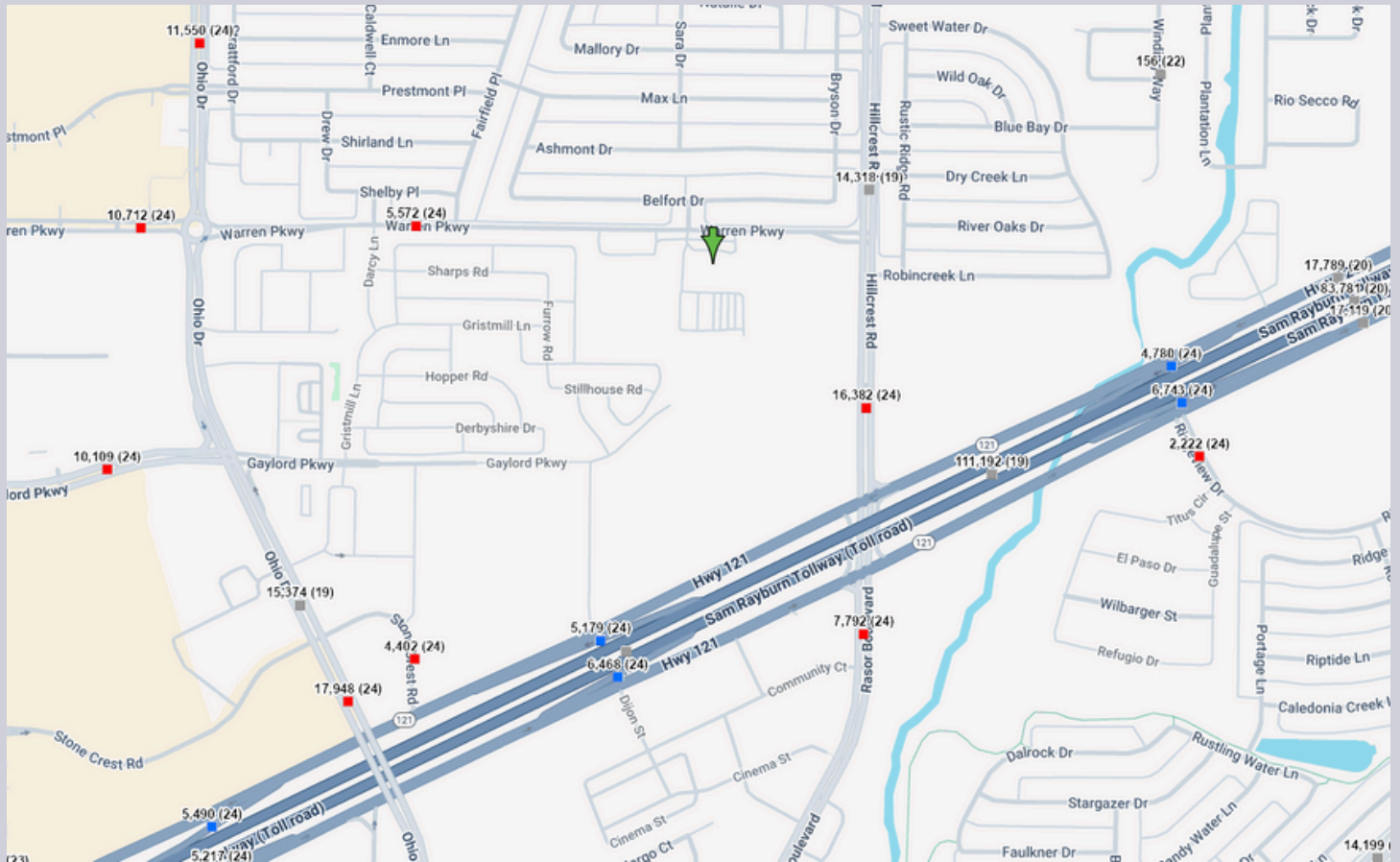


**retail@srclandbuilding.com**  
**naomirealestate11@gmail.com**

# LOCATION MAPS



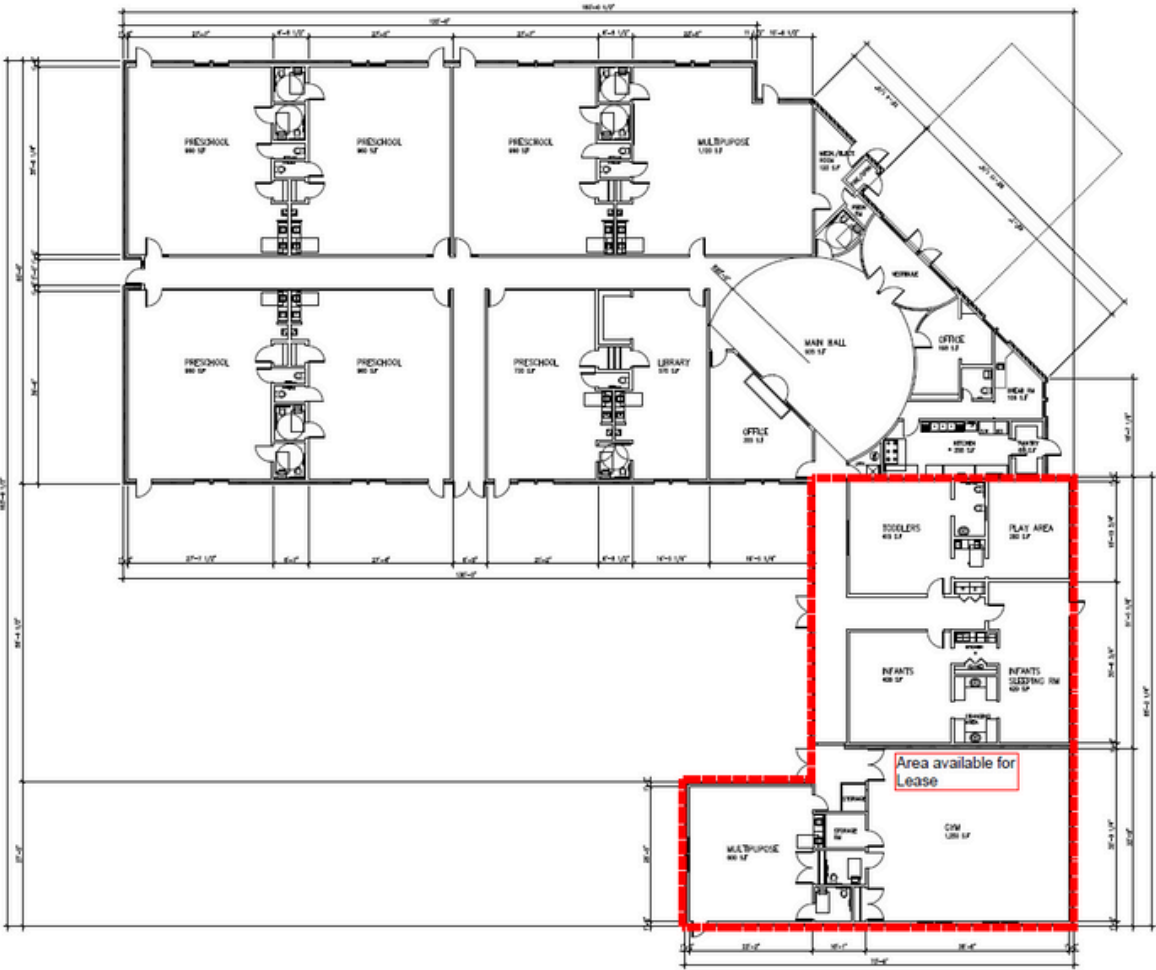
## LOCATION PLAN



## TRAFFIC COUNT MAP



PLANS



FLOOR PLAN

# 3 mile - 10247 WARREN PKWY: Economic Comparison

## Average Household Income 3 mile - 10247 WARREN PKWY

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

2024

2029 (Projected)



## Per Capita Income

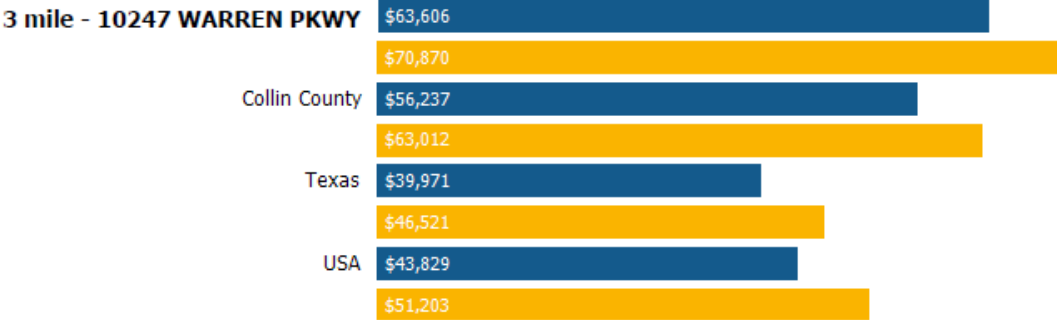
This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

2024

2029 (Projected)



## Average Disposable Income 3 mile - 10247 WARREN PKWY

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually



## Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

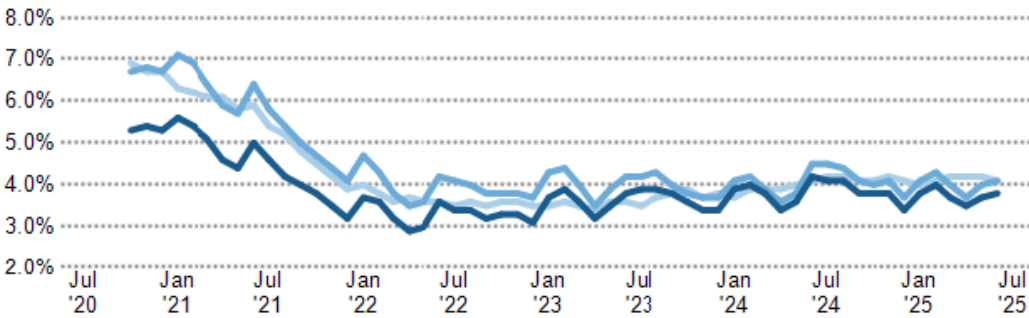
Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

Collin County

Texas

USA



## Population by Age

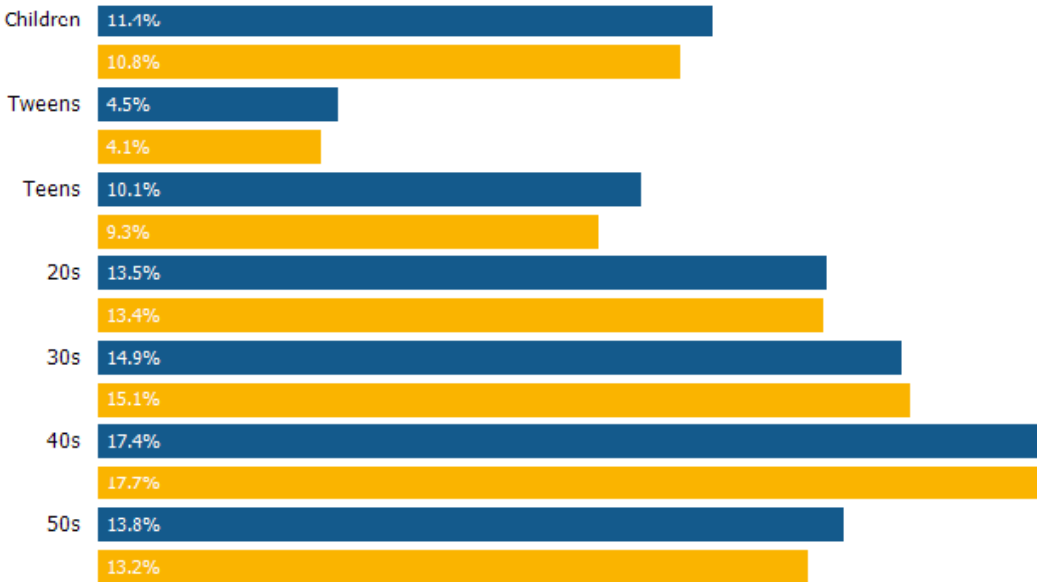
This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

2024

2029 (Projected)







## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Von sutten</u>	<u>475530</u>	<u>von@readyrealestate.com</u>	<u>(817)569-8200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Von sutten</u>	<u>475530</u>	<u>von@readyrealestate.com</u>	<u>(817)569-8200</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Naomi Freeman</u>	<u>651102</u>	<u>naomif11@gmail.com</u>	<u>(214)679-6182</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

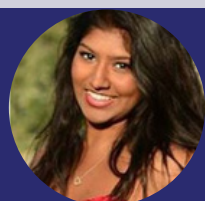
Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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IABS 1-1  
Naomi Brokerage



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