

The Offices at Stonebrook Crossing

Professional / Medical Office Space For Sale / Lease

1,150 SF

NEW CONSTRUCTION
OFFICE OPPORTUNITY



Location:

The Offices at Stonebrook Crossing
400 Stonebrook Parkway
Suite 505
Frisco, TX 75036



Space Available:

Fully Finished
Professional / Medical Office
Available
1,150 SF
\$3,600 - \$3,800 + E for Lease
\$420 /SF for Sale

- New construction with upscale finishes in place & efficient floor plan available
- Perfectly placed on Stonebrook Pkwy near the signalized intersection of Stonebrook Pkwy & FM 423
- Corner, single suite opportunity
- Nearby the master planned communities of Phillips Creek Ranch and Frisco Lakes
- Close proximity to the Dallas North Tollway, the Sam Rayburn Tollway, & Frisco's "North Platinum Corridor"
- Abundant Parking & Building Signage Available

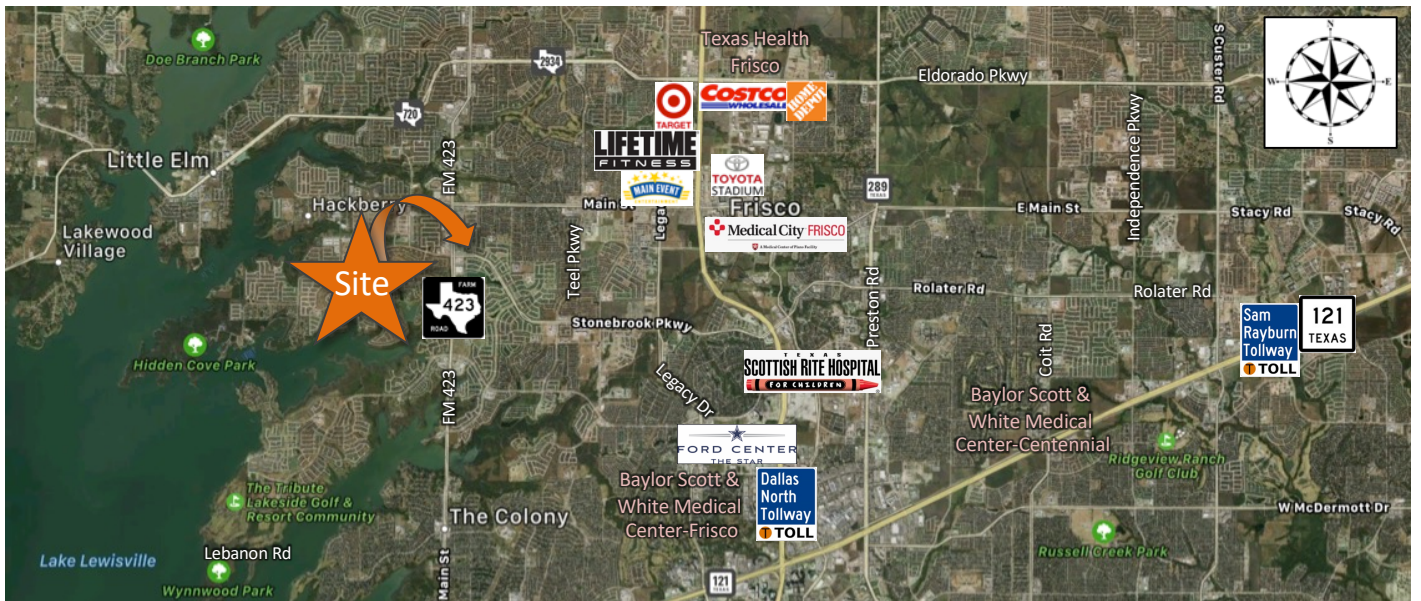
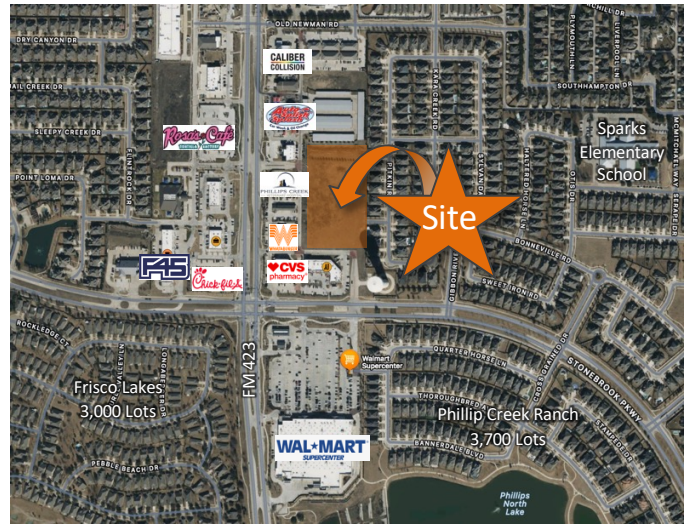
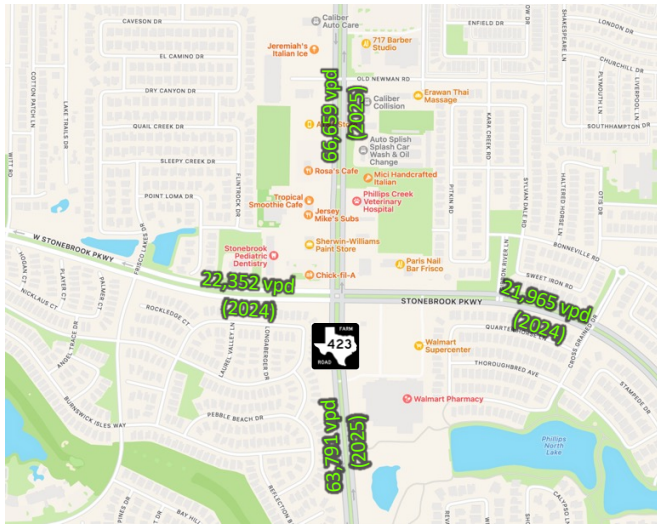
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621

Martinez@LCRTexas.com / Tito@LCRTexas.com



- Service to growing communities of Frisco, Little Elm, & The Colony
- High traffic counts on Stonebrook Pkwy with 21,965 VPD (2024) and FM 423 with 66,659 VPD (2025)
- Close proximity to Restaurant & Retail Amenities such as Frisco Square , Stonebriar Centre, and nearby to a Walmart Supercenter

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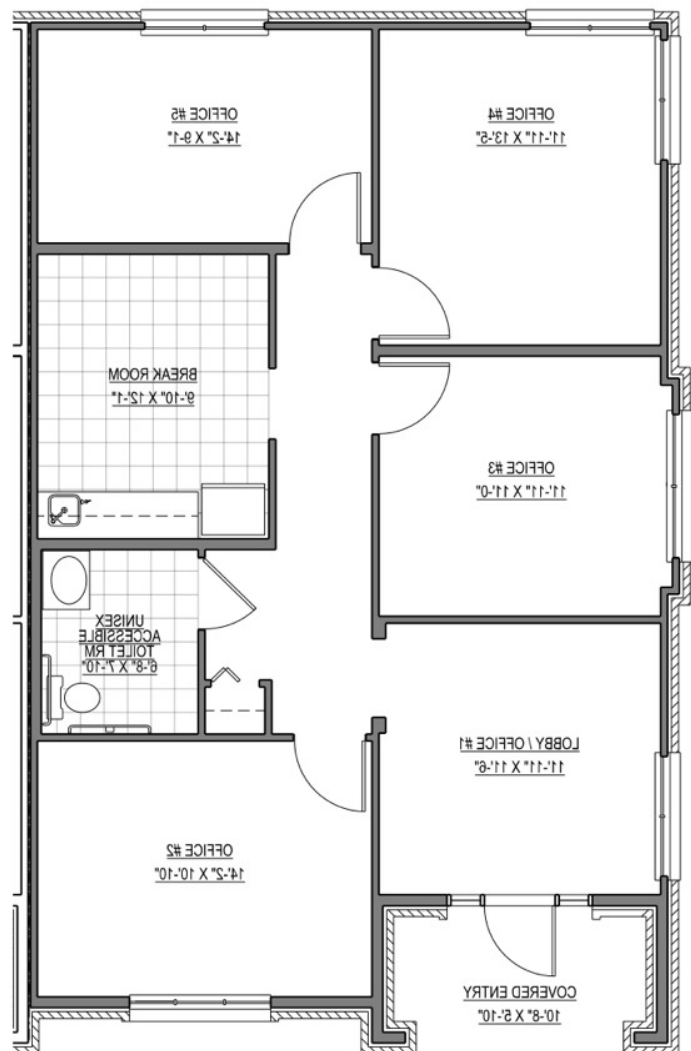
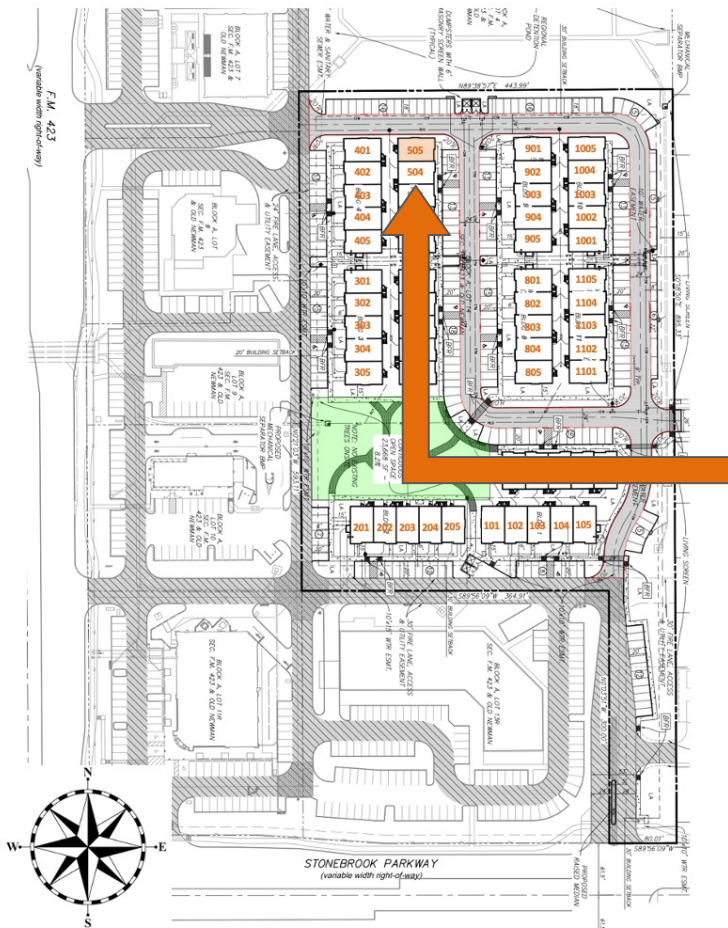
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Site Plan / Floor Plan



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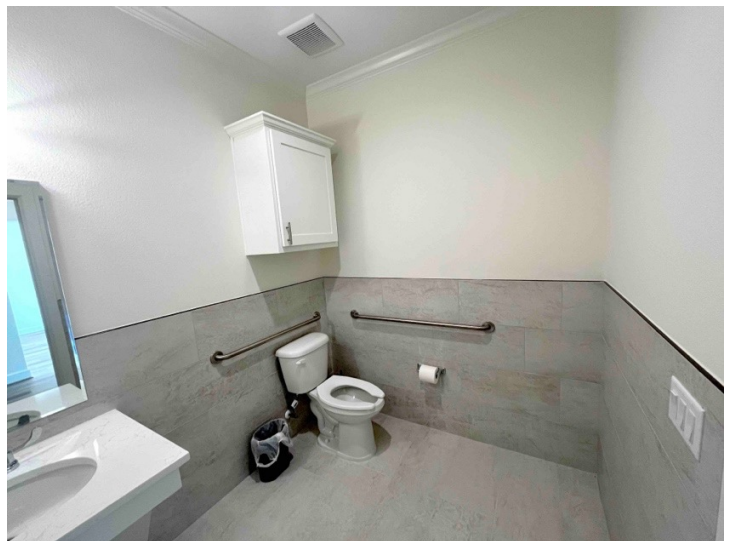
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Frisco Demographics

FRISCO AT A GLANCE 2025

| PEOPLE | |
|----------------------------------|----------|
| POPULATION* | 238,487 |
| MEDIAN AGE | 39.3 yrs |
| UNDER 5 YRS | 4.9% |
| SCHOOL-AGE (5-17 YRS) | 22.2% |
| ADULTS (18-64 YRS) | 63.8% |
| OVER 65 YRS | 9.1% |
| WITH DISABILITY | 7.1% |
| RACE & ETHNICITY | |
| | % |
| WHITE | 50.4% |
| ASIAN | 35.1% |
| BLACK OR AFRICAN AMERICAN | 9.2% |
| TWO OR MORE RACES | 4.7% |
| OTHER RACE | 0.2% |
| AMERICAN INDIAN | 0.3% |
| NATIVE HAWAIIAN/PACIFIC ISLANDER | 0.1% |
| HISPANIC (ANY RACE) ¹ | 10.9% |

| HOUSING & FAMILY | |
|----------------------------------|--------|
| TOTAL HOUSEHOLDS* | 84,791 |
| TOTAL HOUSING UNITS* | 90,035 |
| SINGLE FAMILY UNITS* | 61,124 |
| MULTI-UNIT* | 27,173 |
| OTHER* ² | 1,738 |
| VACANCY | 5.5% |
| OCCUPIED | 94.5% |
| OWNER-OCCUPIED | 66.3% |
| RENTER-OCCUPIED | 33.7% |
| PERCENT BREAKDOWN OF FAMILY TYPE | |
| | |

| ECONOMICS | |
|---|-----------|
| MEDIAN HOUSEHOLD INCOME | \$141,129 |
| MEDIAN FAMILY INCOME | \$173,721 |
| PER CAPITA INCOME | \$66,417 |
| AVG ASSESSED HOME VALUE* | \$688,359 |
| MEDIAN HOME VALUE | \$687,900 |
| MEDIAN MONTHLY OWNER COSTS | \$2,900 |
| HOUSING BURDEN (>30% OF HOUSEHOLD INCOME) | |
| OWNER-OCCUPIED | 23.8% |
| RENTER-OCCUPIED | 45.8% |

| LABOR FORCE PARTICIPATION | 70.6% |
|--|-------|
| UNEMPLOYMENT RATE | 4.6% |
| POVERTY RATE | 4.1% |
| AVG COMMUTE (MINUTES) | 30 |
| WORK FROM HOME | 34.2% |
| EDUCATIONAL ATTAINMENT (25 YRS AND OVER) | |
| HIGH SCHOOL OR HIGHER | 96.8% |
| BACHELOR'S DEGREE OR HIGHER | 67.5% |
| GRADUATE DEGREE | 28.2% |

Source: Items with an asterisk * are City estimates as of March 1, 2025 and everything else is from the 2023 American Community Survey 1-Year Estimates (the most recently released data).

¹ - Hispanic origin is considered as an ethnicity; therefore, it is not included in the total race percentage.

² - Other housing units includes senior living and mobile home units.



FOR MORE INFORMATION ON THIS OR ANY DEMOGRAPHIC DATA, CALL (972) 292-5357.

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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
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date