



***A Senior Living Development Opportunity
355 Doe Creek Road, Frisco, TX 75068***

A prime senior living development site of 2.45 acres ideally suited for a multi-story Independent Living facility of 80 – 100 units.

Located in the City of Frisco, one of the most exciting and thriving places in the nation.



Frisco is leading the way in North Texas –

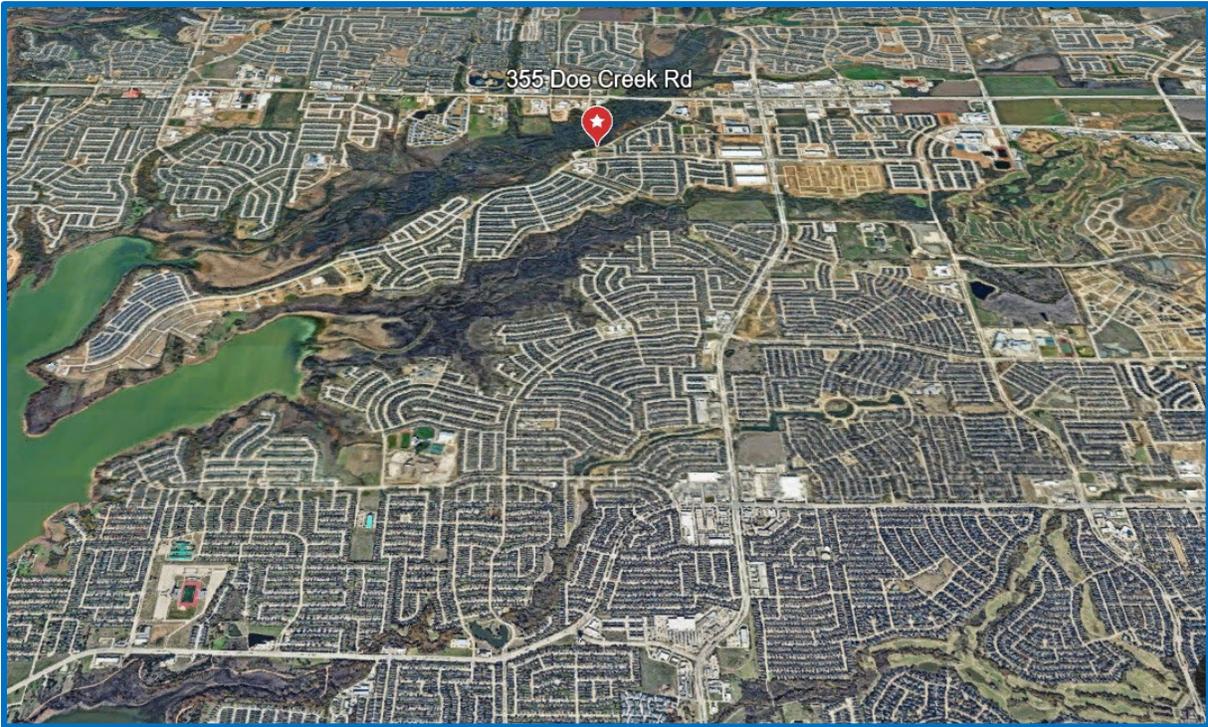
- ***Population growth***
- ***Business innovation***
- ***An extraordinary quality of life***

Frisco provides a lifestyle with a host of amenities –

- ***Professional sports***
- ***An abundance of recreational opportunities***
- ***Unique dining and retail experiences***
- ***A tapestry of arts and entertainment***
- ***Multiple cultural celebration throughout the year***

Perfect for active seniors !

The site is easily accessible to the Frisco – Little Elm – Prosper areas of North Texas, just South of University Drive (Hwy 380), 5 minutes West of the North Dallas Tollway.

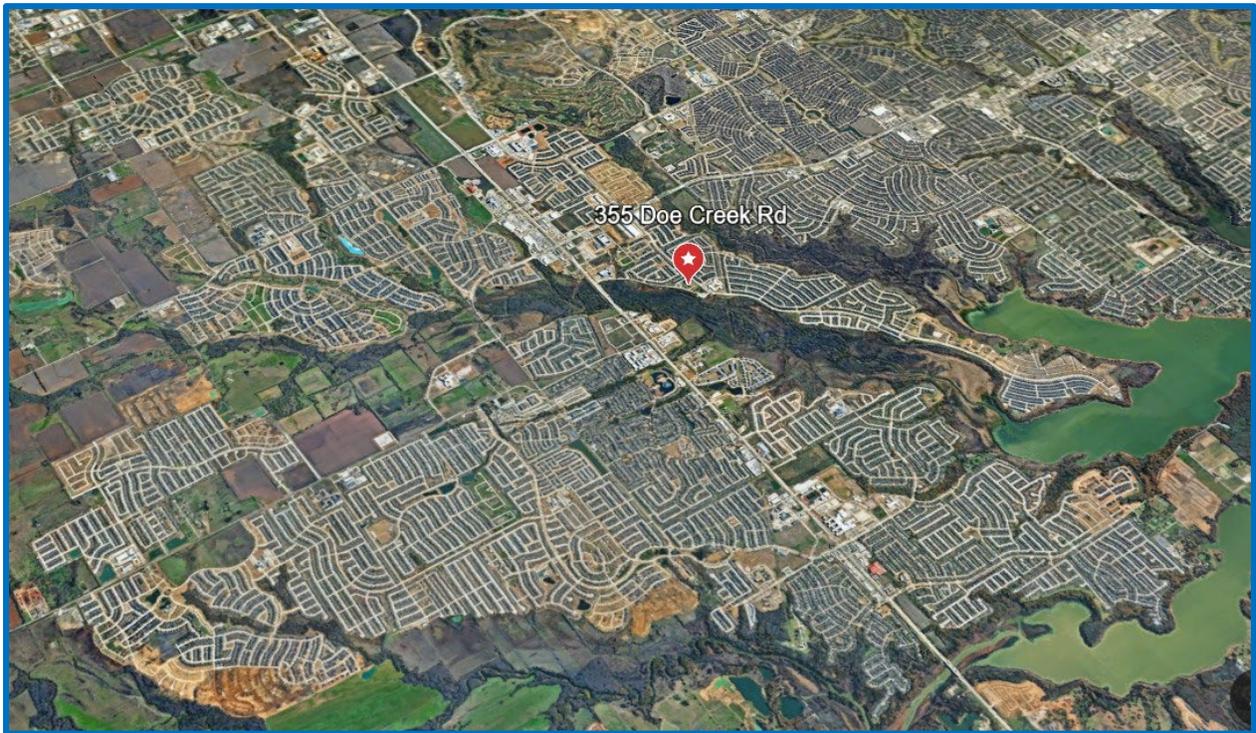


Demographic Highlights - 5 Mile Radius

Source: Esri, February 2026

2025 Population	215,872
2030 Projected Population	259,697
2025 Population 55 - 64	19,923
2030 Projected Population 55 - 64	28,059
2025 Population 65+	18,610
2030 Projected Population 65+	26,134
Adults in their 30s, 40s, and 50s who may have aging parents are projected to be 78,495 by 2030.	
2025 Households	72,281
2030 Projected Households	88,635
2025 - 2030 projected annual growth rate	4.16 %

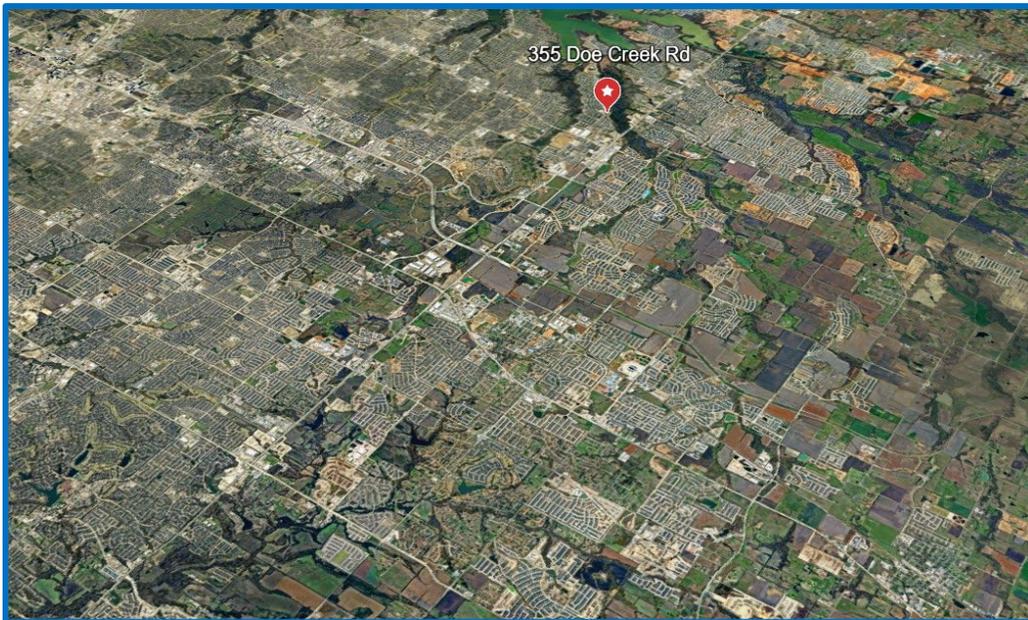
2025 Median Household Income	\$ 139,746
compared to \$ 81,624 for all U.S. households	
2030 Projected Median Household Income	\$ 155,164
compared to \$ 92,476 for all U.S. households	
2025 Average Household Income	\$ 176,146
compared to \$ 116,179 for all U.S. households	
2030 Projected Average Household Income	\$ 191,864
compared to \$ 128,612 for all U.S. households	



Site Characteristics

- **2.45 Acres**
- **106,548 SF**
- **Excellent visibility from Doe Creek Road with 500 ft. of frontage for signage and a driveway entrance**
- **Utilities are in place including water, sewer, storm sewer, and electric**
- **TH – Townhome District Zoning – Retirement Housing is a permitted use within the current zoning from the City of Frisco**
- **5 minutes West of the North Dallas Tollway**
- **5 minutes from multiple grocery stores, national retail, and restaurants**
- **5 minutes from CareNow Urgent Care and Baylor Scott & White Emergency Hospital**
- **10 minutes from Baylor Scott & White Medical Center, a full-service hospital providing a complete range of medical and surgical services**





From ChatGPT AI...

- Frisco's overall population has been expanding rapidly, often ranking among the fastest-growing U.S. cities. This broad growth supports demand for all types of housing – including senior living.
- The larger “silver tsunami” trend – the aging of the Baby Boomer generation - is driving increased demand across the Dallas-Fort Worth senior housing market.
- Frisco's overall construction boom (billions in mixed-use projects and infrastructure) is creating favorable conditions for development and renovation of senior living facilities – especially as supply chains and contractor availability improve.
- Across the broader senior housing sector, supply has struggled to keep up with rising demand, often leading to high occupancy and wait lists – a trend that can support pricing power and investment returns.
- Suburban markets like Dallas-Fort Worth (including Frisco) are absorbing new senior living capacity quickly as households seek lifestyle, medical access, and proximity to family.
- Pros: Population growth with long-term demographic tailwinds and strong regional economy supporting demand
- Demand: Growing with seniors moving in and aging locally

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