

Bluewave Medical Plaza
5550 Warren Parkway
Suites 100, 130, 220
Frisco, TX 75034

Lease



ROCKHILL
COMMERCIAL REAL ESTATE

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Property Overview

BLUEWAVE MEDICAL PLAZA

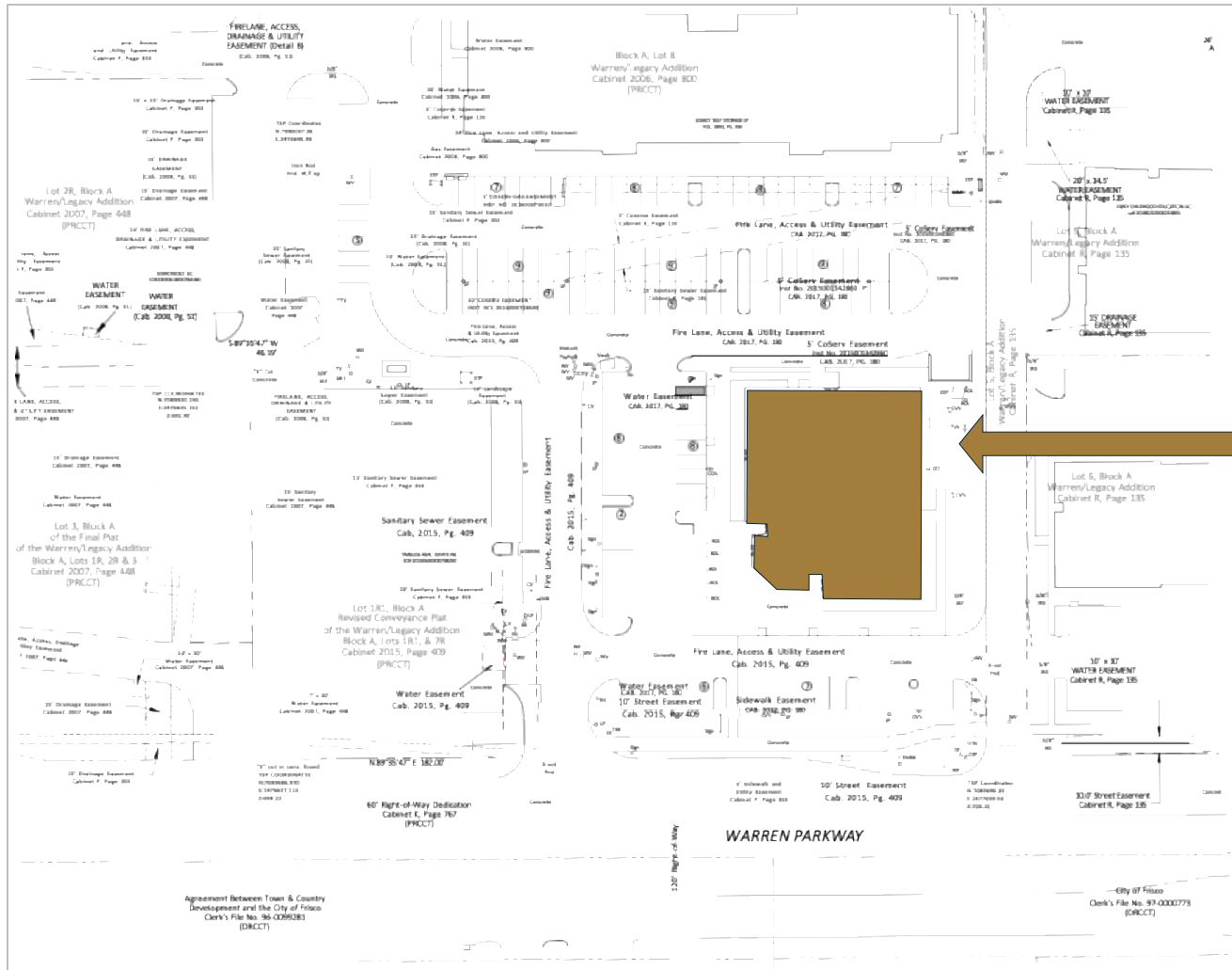
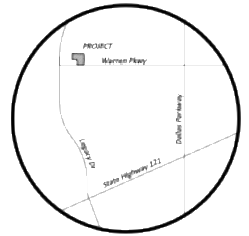
- 22,481 SF Multi-Tenant Medical Building
- Conveniently located in the heart of Frisco
- Located directly across from the Baylor Scott & White Medical Center of Frisco
- Minutes from the Dallas North Tollway & the Sam Rayburn Tollway
- Proximity to Restaurants & Retail Amenities such as the Shops at Starwood, Stonebriar Centre, The Star District, & The Ford Center at The Star
- Building signage & monument signage
- Service to growing communities of Frisco, The Colony, Little Elm, & West Plano

PROJECT DETAILS

- Lease Rate: \$30 - \$34/SF | 3 Suites
- Total Building Size: 22,481 SF
- Lease Term 3 - 5 Years
- Year Build: 2014
- Operating Expenses (NNN): \$13.62/SF
- Use: Medical
- Parking Ratio: 5:1,000/SF
- Suite 100: Shell, Build-To-Suit/Turnkey
- Suite 130: Second Generation MRI
- Suite 220: Move-In-Ready, Second Generation Medical

Site Plan

Vicinity Map
(Not to Scale)



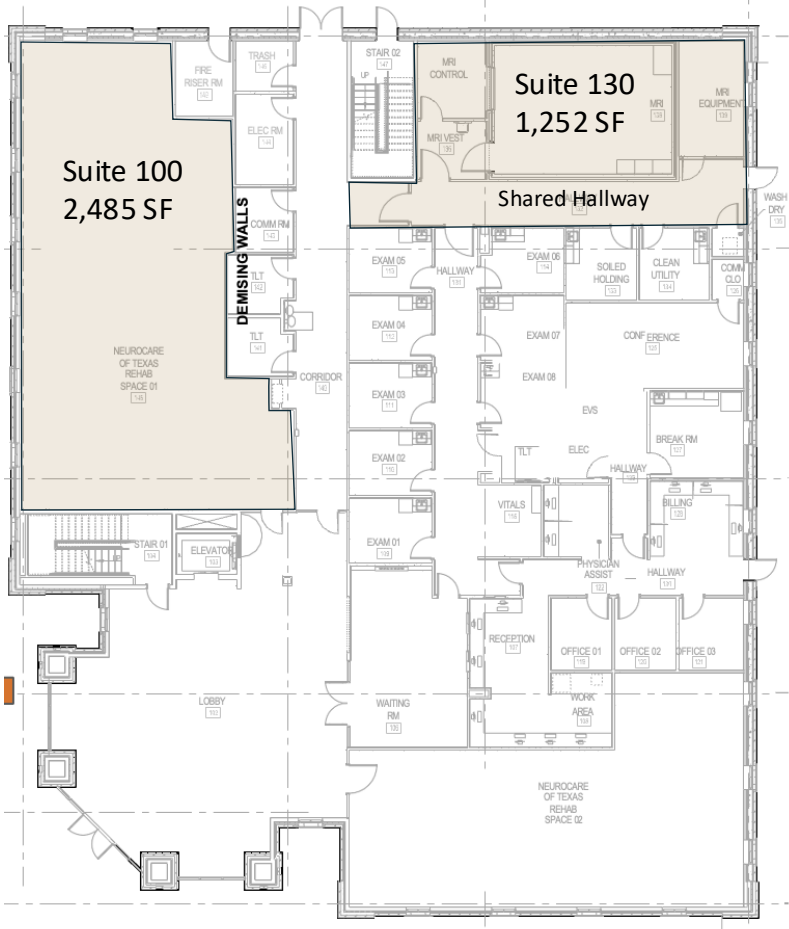
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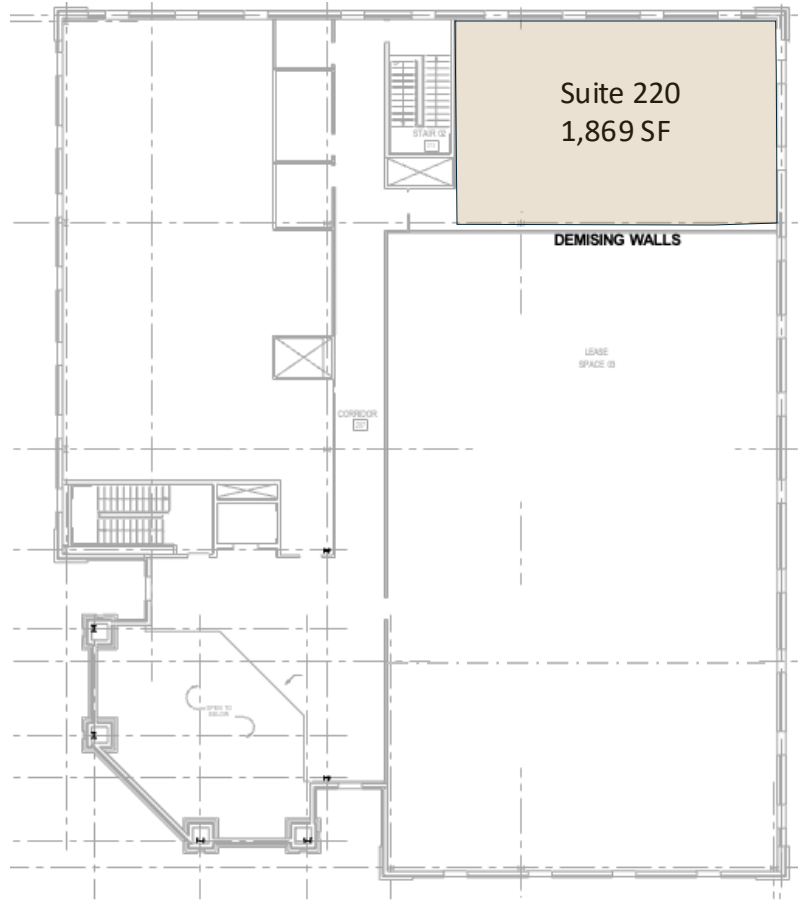
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Availability

1st Floor

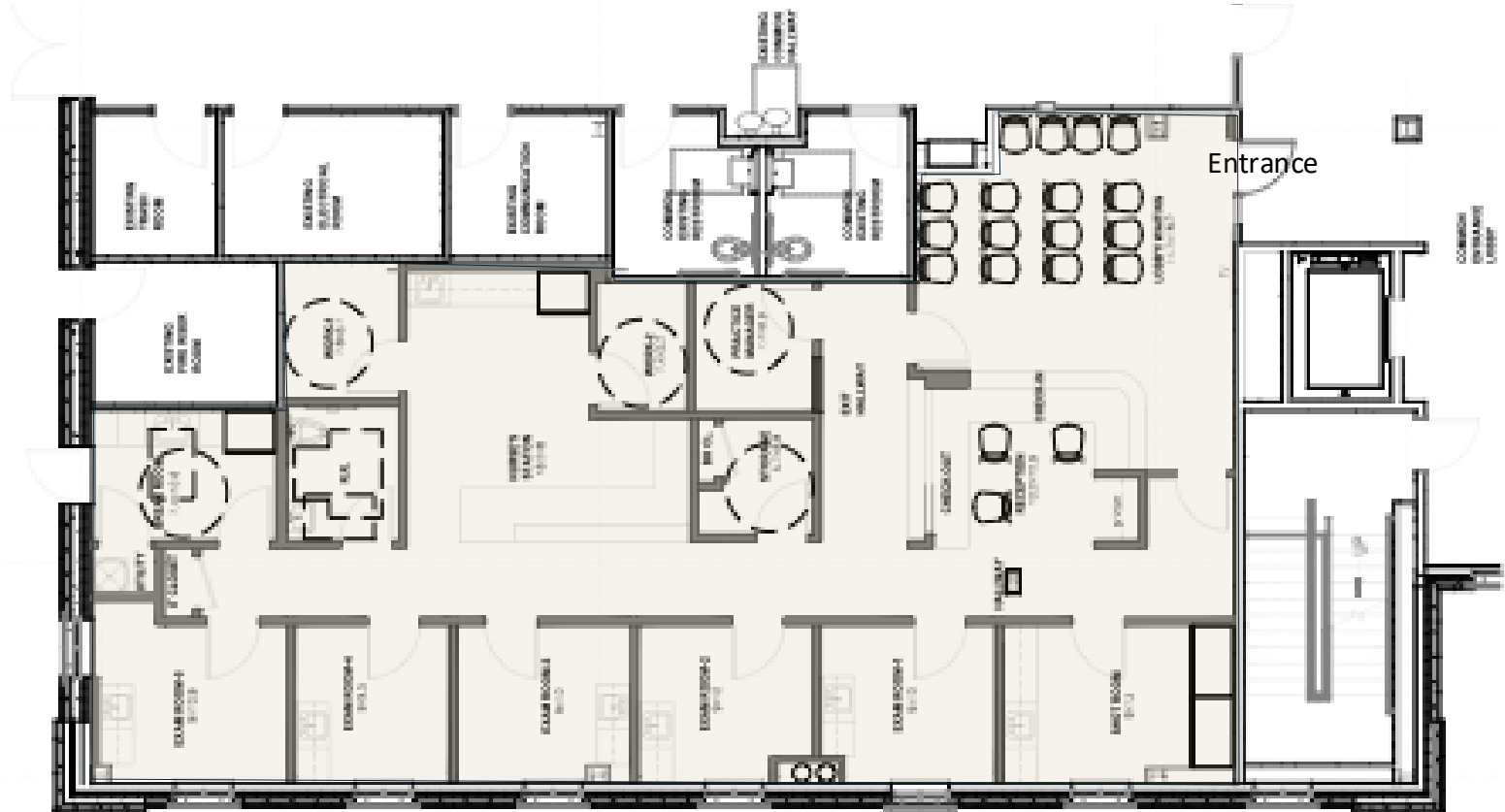


2nd Floor



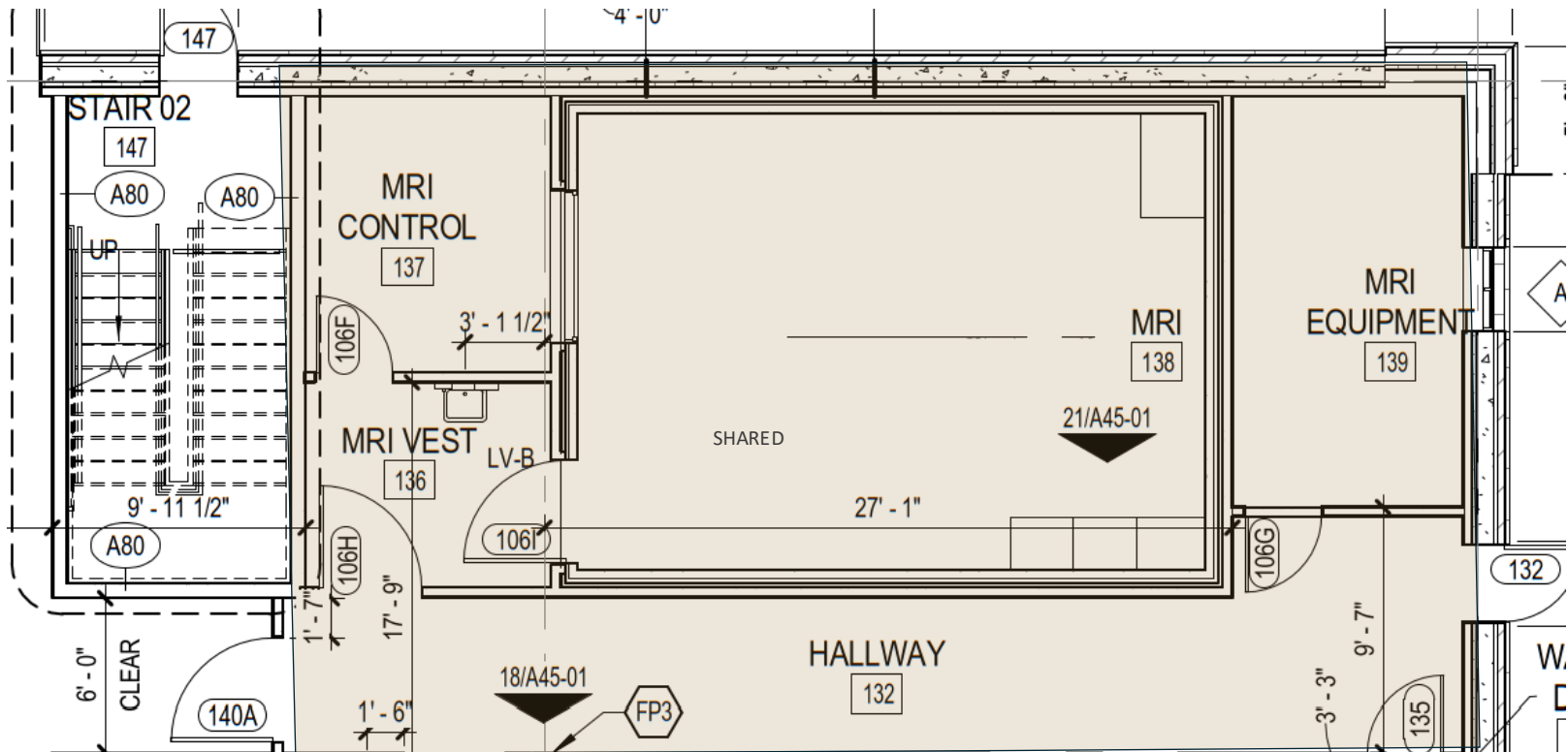
Floor Plan – Suite 100

Shell, Build to Suit/Turnkey
Sample Floor Plan



Floor Plan - 130

Second Generation MRI Suite



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Location | Frisco, TX

DALLAS - FORT WORTH / FRISCO / DEVELOPMENT

Frisco to get \$3 billion project The Mix at former Wade Park



LOCAL NEWS

Multibillion-dollar project in Frisco planned for Vegas-style hotel moves forward

Land within Railhead is being sold for \$1.2 million to \$2.6 million an acre.

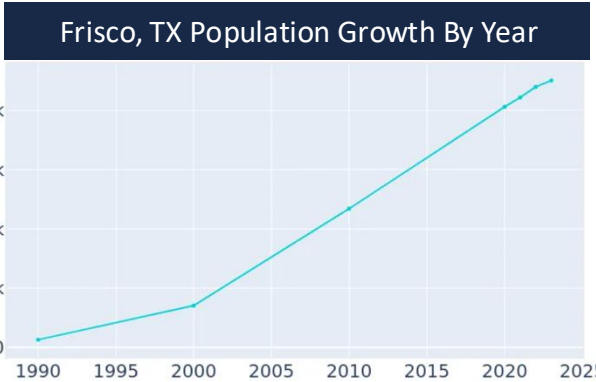


NEWS

Frisco population growth ranks 15th in nation, says U.S. Census Bureau data

Collin County ranks fourth in Texas for growth in new housing.

Frisco's 2022 development report tells a different story, showing the population at 225,060, up from 214,142 in 2021, a 5.1% increase.



SPORTS

How Frisco Turned Itself Into Sports City USA

The Dallas exurb has built its tourism program around bringing big-time sporting events, like Saturday's FCS title game, to North Texas.



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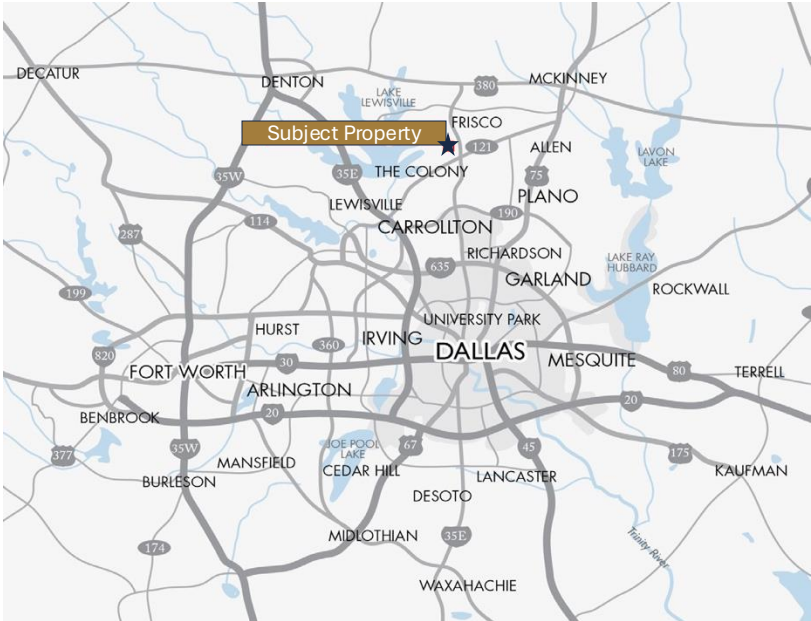
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Demographics | Traffic



Demographics | Estimated Growth

	1 MI	3 MI	5 MI
Population	10,174	111,477	308,441
Households	4,405	46,286	119,985
Medium Age	41	37	39
Medium HH Income	\$110,646	\$101,205	\$113,554
Population Growth 2024-2029	22.31%	21.83%	21.63%
Household Growth 2024-2029	23.59%	22.58%	22.21%



Average Daily Traffic

	Traffic Count	Miles From Subject
Warren Pkwy/Stonebriar	17,090	.18

Source: © 2024 CoStar Group
Texas Department of Transportation

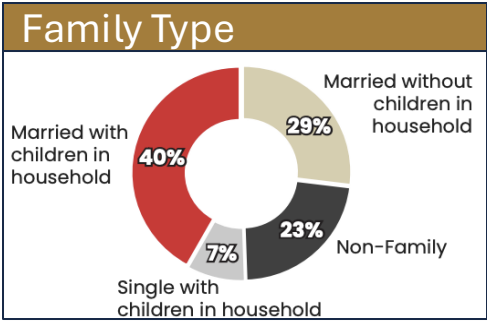
Demographics - Frisco



People	
POPULATION*	236,483
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%

Economics			
MEDIAN HOUSEHOLD INCOME	\$141,129	LABOR FORCE PARTICIPATION	70.6%
MEDIAN FAMILY INCOME	\$173,721	UNEMPLOYMENT RATE	4.6%
PER CAPITA INCOME	\$66,417	POVERTY RATE	4.1%
AVG ASSESSED HOME VALUE*	\$678,660	AVG COMMUTE (MINUTES)	30
MEDIAN HOME VALUE	\$687,900	WORK FROM HOME	34.2%
MEDIAN MONTHLY OWNER COSTS	\$2,900	EDUCATIONAL ATTAINMENT (25 YRS AND OVER)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		HIGH SCHOOL OR HIGHER	96.8%
OWNER-OCCUPIED	23.8%	BACHELOR'S DEGREE OR HIGHER	67.5%
RENTER-OCCUPIED	45.8%	GRADUATE DEGREE	28.2%

Housing & Family	
TOTAL HOUSEHOLDS*	84,068
TOTAL HOUSING UNITS*	89,264
SINGLE FAMILY UNITS*	60,636
MULTI-UNIT*	26,890
OTHER* ²	1,738
VACANCY	5.5%
OCCUPIED	94.5%
OWNER-OCCUPIED	66.3%
RENTER-OCCUPIED	33.7%



Source: 2023 American Community Survey 1-Year Estimates. Items with an asterisk(*) are City estimates as of October 1, 2024.
 Notes: 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.

Aerial | Notable Locations



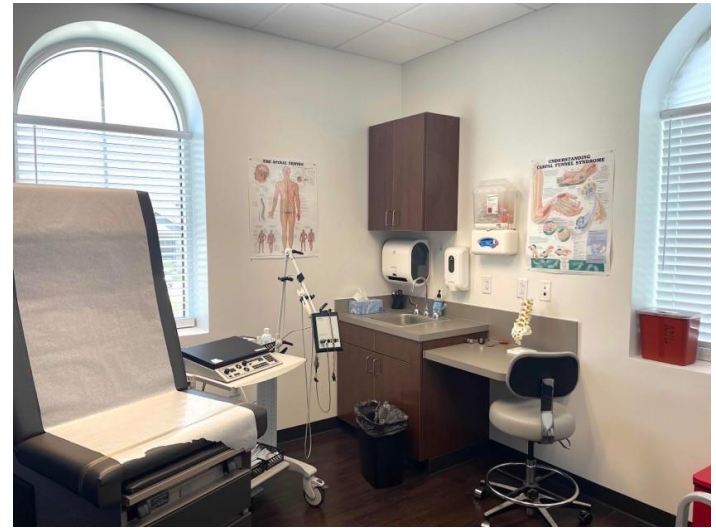
Developers Announce \$3B 'The Mix' in Frisco Featuring Vibrant Central Park



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INFORMATION ABOUT BROKERAGE SERVICES

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.

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 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.

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.

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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

