

Mateo Office Park

Professional Office Space For Sale / Lease

3,174 SF

CORNER OFFICE SUITE
OPPORTUNITY



Location:

Mateo Office Park
8501 Wade Blvd.
Suite 890
Frisco, Texas 75034



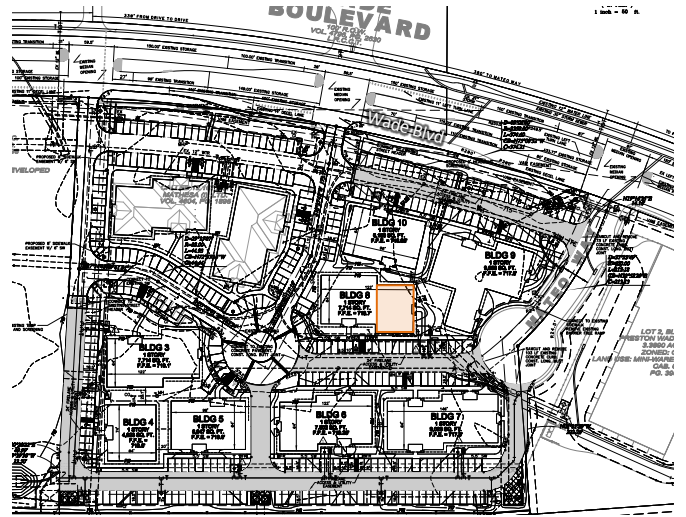
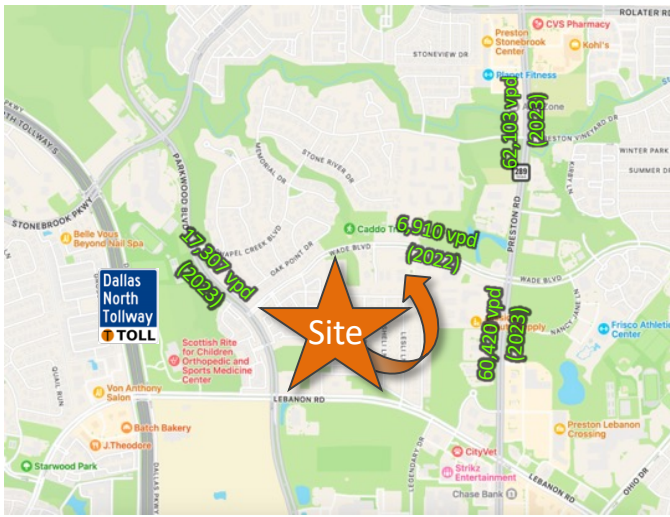
Space Available:

Fully Finished Out
Professional Office Available
3,174 SF
\$30 + NNN
\$430 / SF for Sale

- Fully Finished Out Professional Office Available
- Perfectly placed right off Preston Road
- 13 Building Synergistic professional environment with a fully maintained landscape
- Corner Office with lots of glass with plenty of natural light and clock tower views
- Close proximity to the Sam Rayburn Tollway & the Dallas North Tollway
- 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; prior to sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT
O: 972.292.1220 / www.LCRTEXAS.com
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / Tito@LCRTexas.com



- Perfectly placed in the heart of Frisco near Preston Road with over 62,000 vehicles passing by each day
- Nearby multiple Elementary Schools, Middle Schools, High Schools, & Collin County Community College
- Close proximity to numerous Restaurant & Retail Amenities

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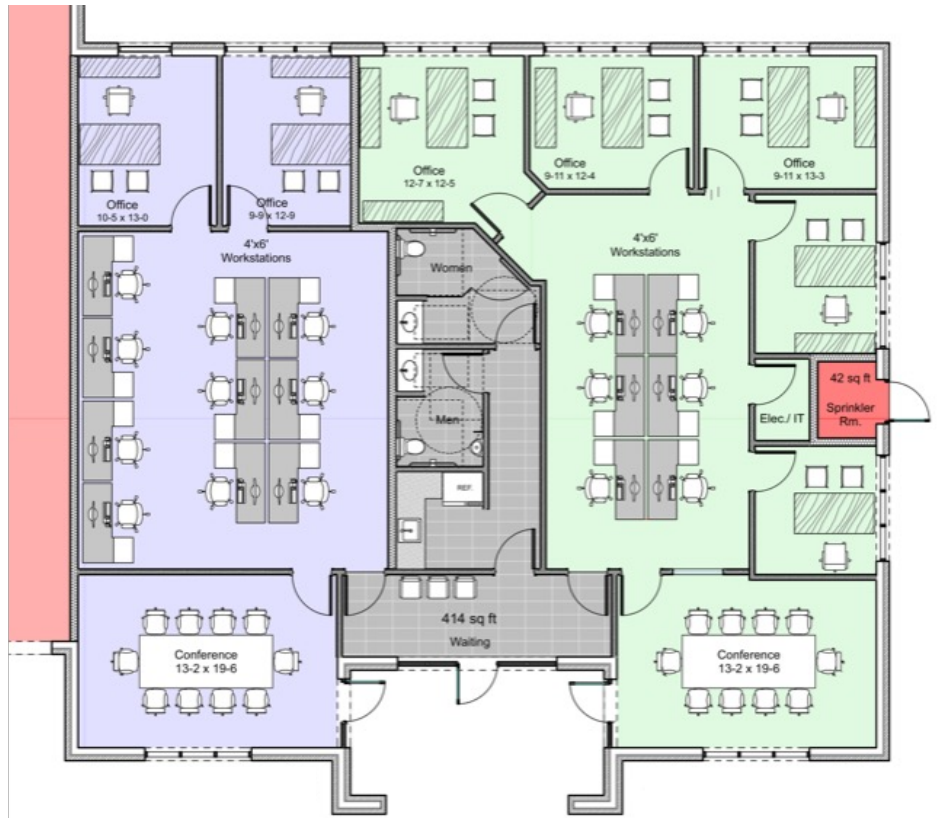
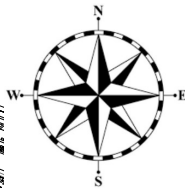
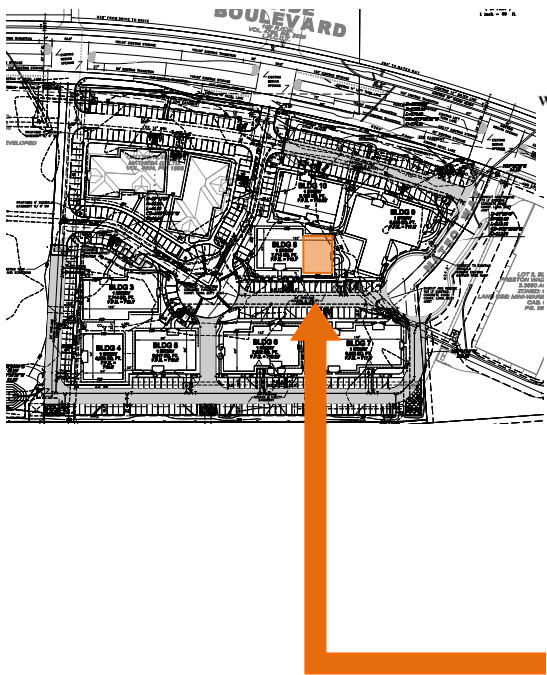
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Floor Plan



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Frisc0 Demographics

PEOPLE	
POPULATION*	230,794
MEDIAN AGE	38.3 yrs
UNDER 5 YRS	7.7%
SCHOOL-AGE (5-17 YRS)	20.3%
ADULTS (18-64 YRS)	62.9%
OVER 65 YRS	9.1%
WITH DISABILITY	6.7%
RACE & ETHNICITY	
	%
WHITE	48.1%
ASIAN	26.7%
TWO OR MORE RACES	12.4%
BLACK OR AFRICAN AMERICAN	9.3%
OTHER RACE	3.3%
AMERICAN INDIAN	0.2%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.1%
HISPANIC (ANY RACE) ²	14.1%

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	81,781
HOUSING UNITS*	85,242
SINGLE FAMILY UNITS*	59,641
MULTI-UNIT*	25,409
OTHER* ¹	1,738
VACANCY	3.5%
OWNER-OCCUPIED	65.7%
RENTER-OCCUPIED	34.3%
PERCENT BREAKDOWN OF FAMILY TYPE	

Family Type	Percentage
Married with Children	38.6%
Married without Children	26.1%
Non-Family	25.4%
Single Parents	9.9%

ECONOMICS			
MEDIAN HOUSEHOLD INCOME	\$145,914	LABOR FORCE PARTICIPATION	73.1%
MEDIAN FAMILY INCOME	\$175,969	UNEMPLOYMENT RATE	2.4%
PER CAPITA INCOME	\$66,784	POVERTY RATE	2.9%
AVG ASSESSED HOME VALUE*	\$634,272	AVG COMMUTE (MIN)	27.6
MEDIAN HOME VALUE*	\$571,204	WORK FROM HOME	39.7%
MEDIAN MONTHLY OWNER COSTS	\$2,686	SELF-EMPLOYED (UNINCORPORATED)	5.0%
MEDIAN MONTHLY RENTER COSTS	\$1,851	EDUCATIONAL ATTAINMENT (25 YRS+)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		> HIGH SCHOOL DIPLOMA	98.0%
OWNER-OCCUPIED	19.7%	BACHELORS DEGREE	38.4%
RENTER-OCCUPIED	44.5%	GRADUATE DEGREE	28.3%

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