

Frisco Lakes LOT 12

8401 Judges Way, Frisco, TX 75036

Proposed construction available for lease in early 2025, offering retail and office space in a strong Frisco location surrounded by established neighborhoods and nearby retail.



SIRIOAKS MANAGEMENT INC

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PROPERTY DETAILS

8401 Judges Way, Frisco, TX 75036



SPACE HIGHLIGHTS

- Up to 12,000 SF of new construction retail / office space (full building)
- Flexible floor plan suitable for retail, office, or service users
- Modern storefront design with large glass frontage for visibility and natural light
- Lease rate: \$35.00/SF/YR + \$9.00 NNN
- Under construction with delivery planned for 2026 (leasing available earlier)
- Contemporary elevation with masonry façade, architectural panels, storefront glazing, and metal canopies

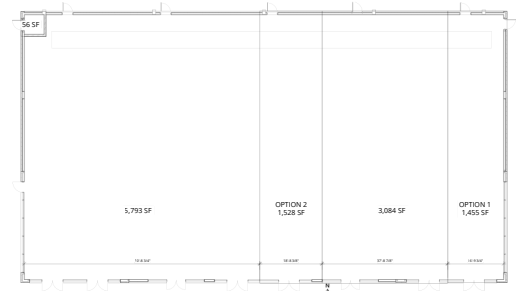
LOCATION HIGHLIGHTS

- Located on Judges Way (FM 423) in the Frisco Lakes community
- Direct frontage on high-traffic FM 423 with strong daily vehicle counts
- Convenient access to SH-121 via nearby connectors
- Immediate access to W Stonebrook Pkwy and Old Newman Rd
- Nearby Walmart Supercenter driving consistent customer traffic
- Dense residential neighborhoods generating steady daytime demand
- Adjacent neighborhood retail, dining, and service uses supporting site activity

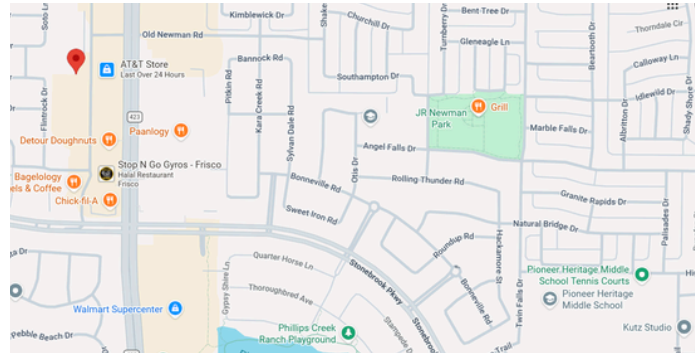


PROPERTY PHOTOS

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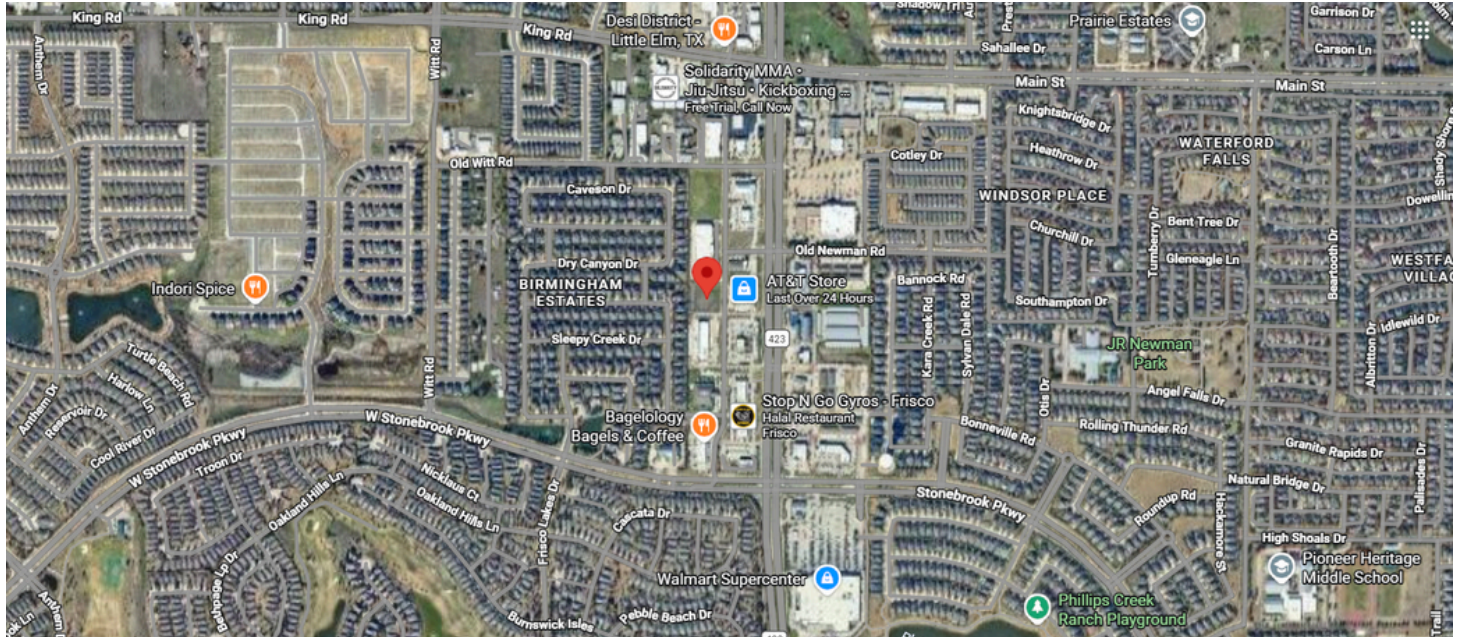
FLOOR PLAN



LOCATION MAP



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CONTACT INFORMATION

SiriOaks Management specializes in the leasing and management of commercial and residential properties and is dedicated to delivering exceptional service and industry expertise.

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