

Frisco Corners Office Park

Professional Office Space For Lease

1,165 SF



Location:

Frisco Corners Office Park
8765 Stockard Drive
Suite 203
Frisco, Texas 75034



Space Available:

Fully Finished Out
Professional Office Space
Available
1,165 SF
\$3,100 + E for Lease

- Part of an excellent 9 Building Office Project neighboring Richardson Bike Mart
- Fully finished out office ready for immediate occupancy
- Building signage available
- Excellent access to the Dallas North Tollway and within walking distance from Preston Road
- Abundant parking adjacent to the premises
- Close proximity to Preston Road, the Dallas North Tollway, the Sam Rayburn Tollway, & Frisco's "North Platinum Corridor"

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FOR MORE INFORMATION CONTACT
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Martinez@LCRTexas.com / Tito@LCRTexas.com



- Perfectly placed in the heart of Frisco on Preston Road with almost 58,000 vehicles passing by each day
- Nearby multiple Elementary Schools, Middle Schools, High Schools, & Collin County Community College
- Close proximity to numerous Restaurant & Retail Amenities such as Frisco Square & Stonebriar Centre

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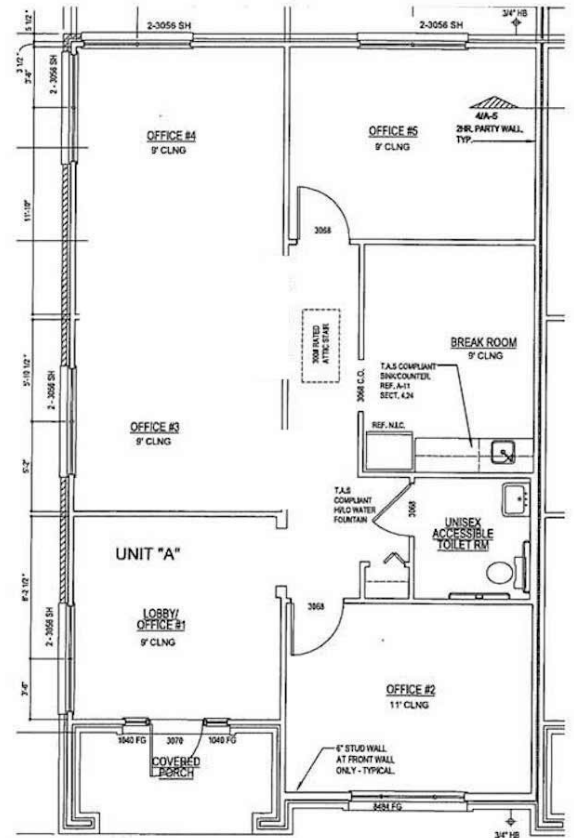
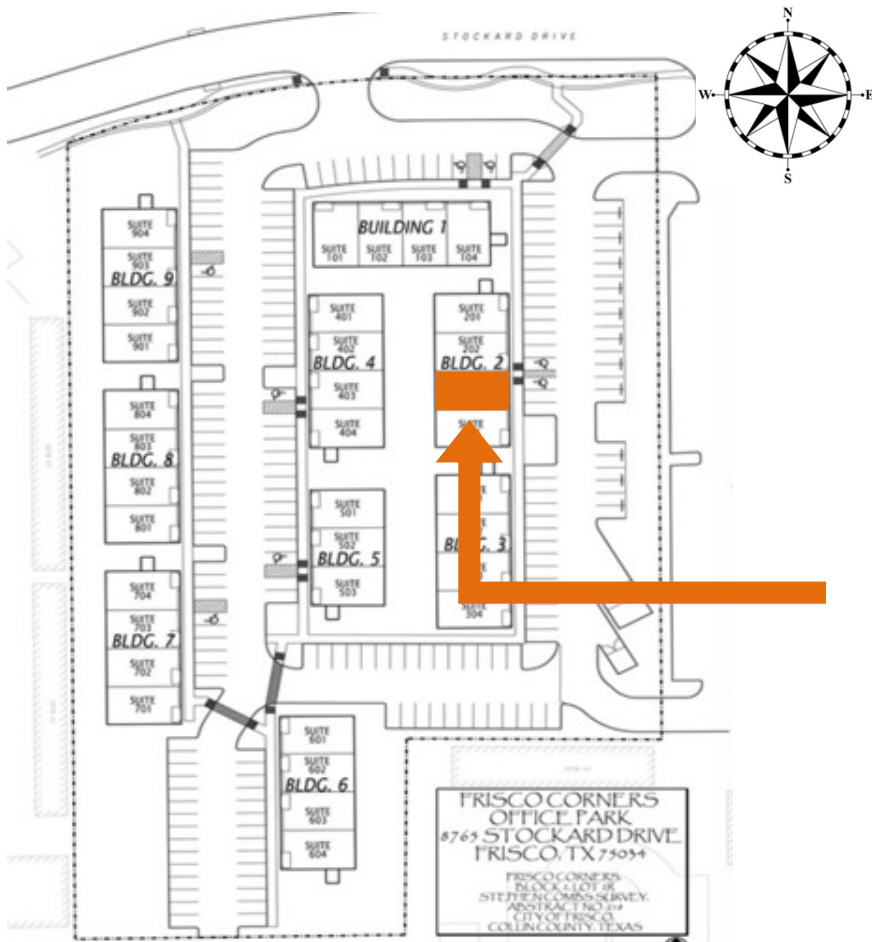
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Site & Floor Plan



01 Floor Plan
1/4"=1'-0"

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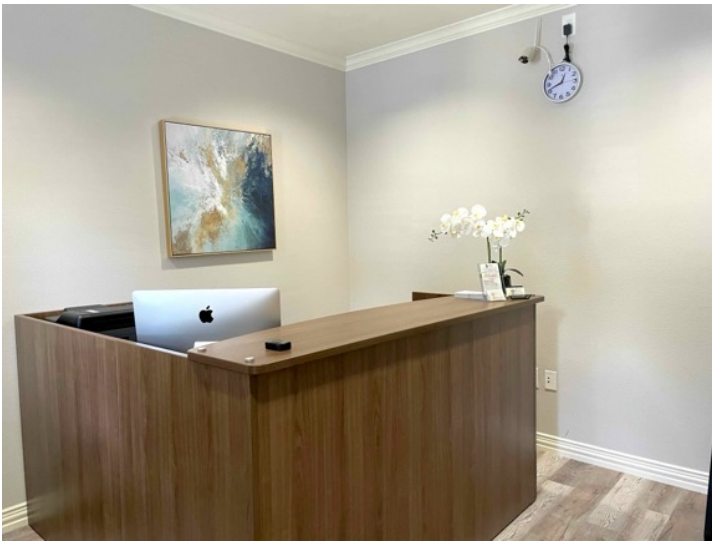
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Frisco Demographics

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		
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)			
OWNER-OCCUPIED	19.7%		
RENTER-OCCUPIED	44.5%		
EDUCATIONAL ATTAINMENT (25 YRS+)			
> HIGH SCHOOL DIPLOMA	98.0%		
BACHELORS DEGREE	38.4%		
GRADUATE DEGREE	28.3%		

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