

FOR LEASE

# Centennial Office Condos

Suite 201

12530 Lebanon Road, Frisco TX 75035



**ROCKHILL**  
COMMERCIAL REAL ESTATE

[www.rockhillcre.com](http://www.rockhillcre.com)

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# Property Overview

- Professional/Medical Office Condos with fully maintained landscape
- One story, fully finished out condo with prominent building and monument signage
- Ideally situated on Lebanon Road near Frisco/McKinney border, off bustling Hwy 121
- Across from Baylor Scott & White Medical Hospital
- The property is ideally situated in a high-traffic area, ensuring excellent visibility and accessibility
- Perfectly placed NWQ on Lebanon & Coit Road with over 28,500 vehicles passing by each day
- Nearby multiple Elementary Schools, Middle Schools, High Schools

## SUITE 201

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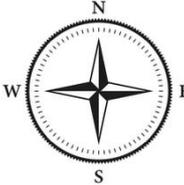
- Size: 3,692 SF
- Lease Rate: \$31 + NNN
- Use: Professional Office / Medical
- Medical Ratio Parking
- Condition: Fully Finished Out
- Parking: 1:200 SF



The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate 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 subject to prior sale or lease, or withdrawal without notice.

\*Texas Department of Transportation/2023/2019

# Site Plan

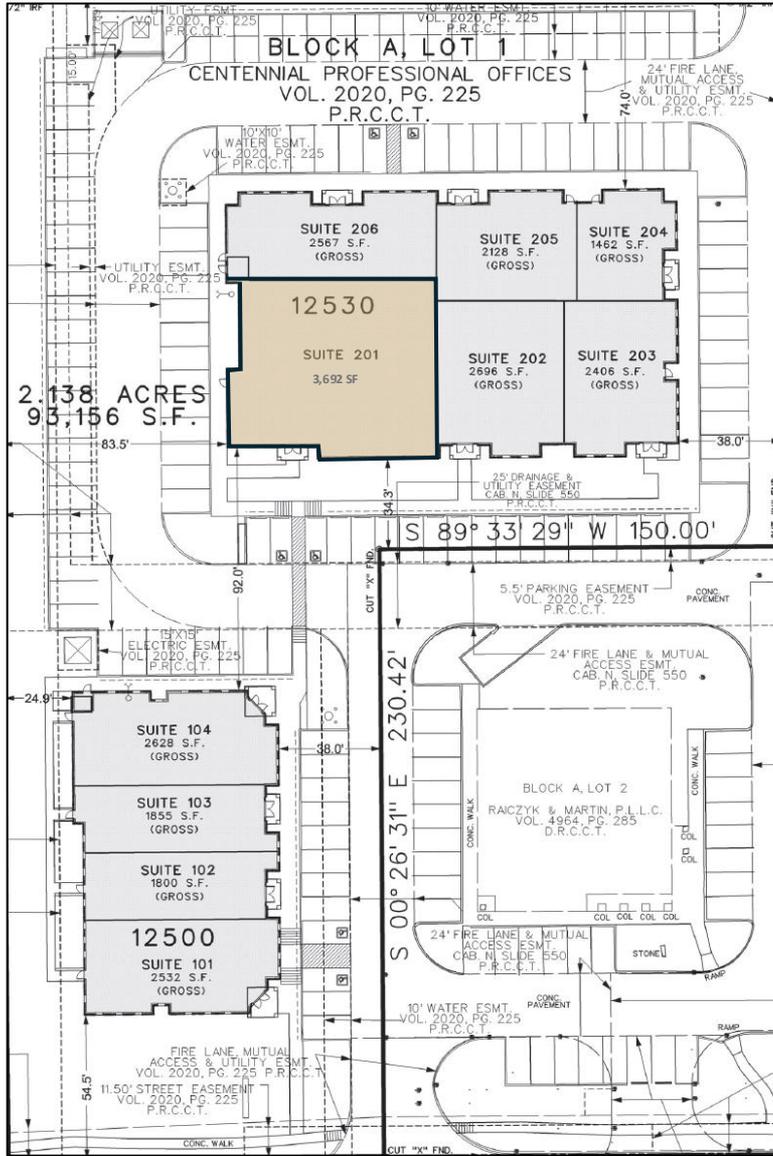


**Building 12500**

- 101: Ageless Men's Health, MEDICAL
- 102: Vacant
- 103: Frisco Center for Internal Medicine, MEDICAL
- 104: Foot Ankle Specialist, MEDICAL

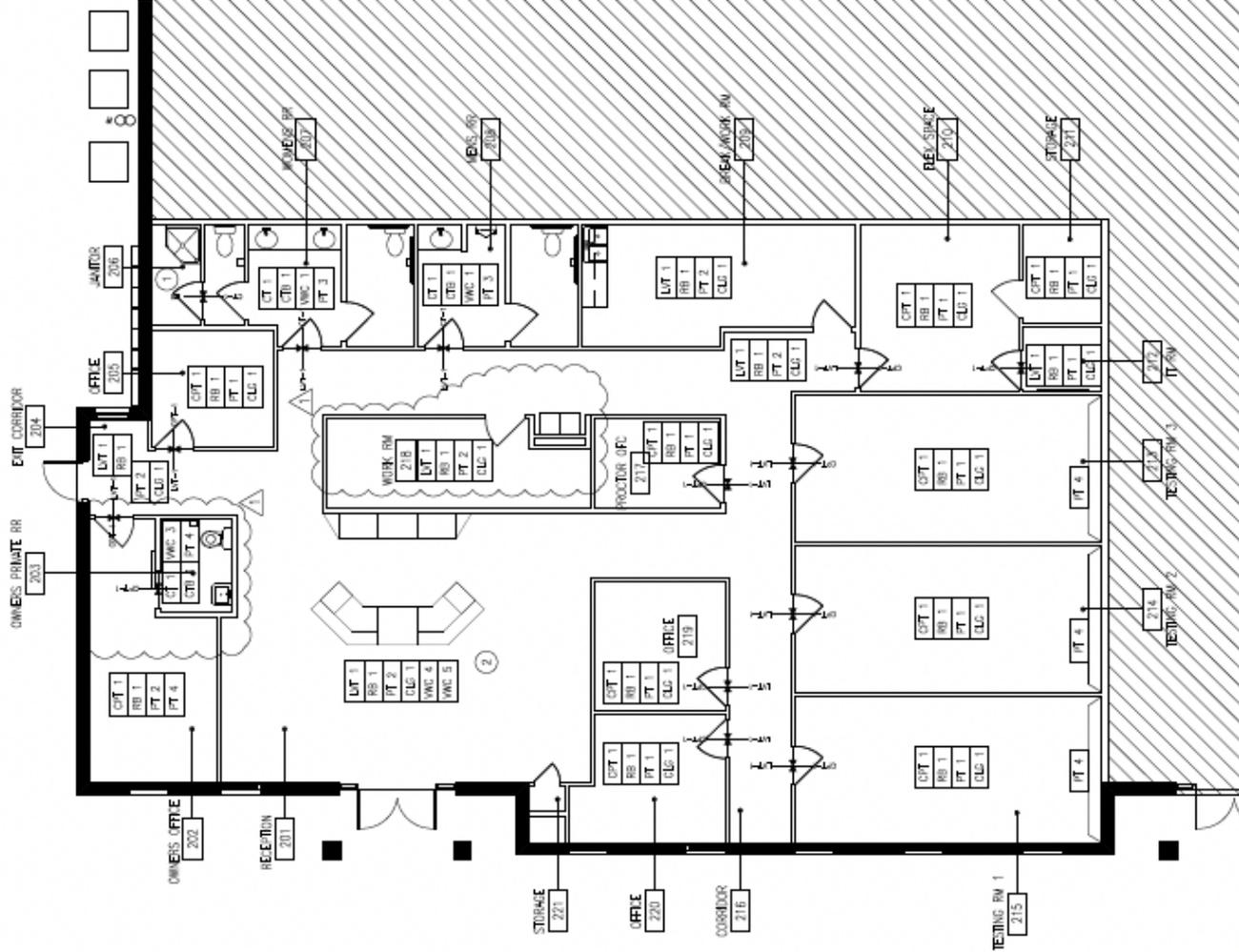
**Building 12530**

- 201: Vacant
- 202: Johnson Family Medical, MEDICAL
- 203: Healing Care Pediatrics, MEDICAL
- 204: Innocloud Technologies, OFFICE
- 205: Evolve Health Science, MEDICAL
- 206: Stratton Amenity, OFFICE
- 207: Texas Vein Experts, MEDICAL



# Floor Plan

Suite 201  
Size: 3,692 SF



# Demographics / Traffic



## Demographics

	1 MI	3 MI	5 MI
Population 2024	14,079	144,808	357,461
Households 2024	4,726	50,533	131,870
Median Age	39.4	38.7	38.5
Median HH Income	\$145,163	\$128,666	\$116,950
Population Growth 2024-2029	21.75%	22.03%	13.65%



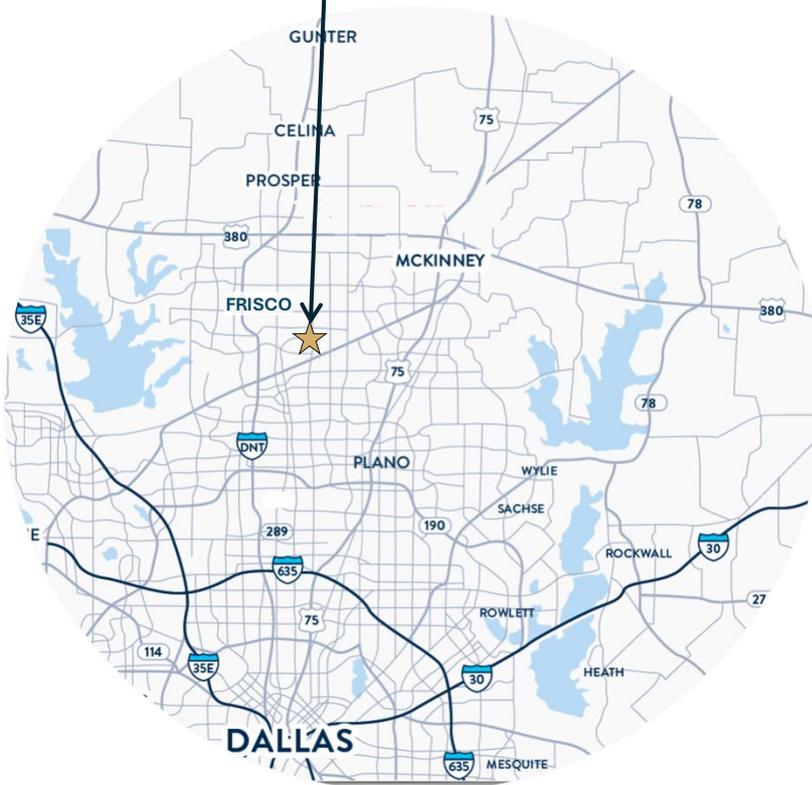
## Average Daily Traffic Volume

	Traffic Count	Miles From Subject
Hwy 121/Coit Rd.	75,308	.56
Coit Rd./Hwy 121 Access	28,528	.03
Lebanon Rd.	9,543	.01

*4 Person Households represent 28% of all Household Sizes, within 1 mile*

Source: Costar Traffic/Demographics

**Subject Property**

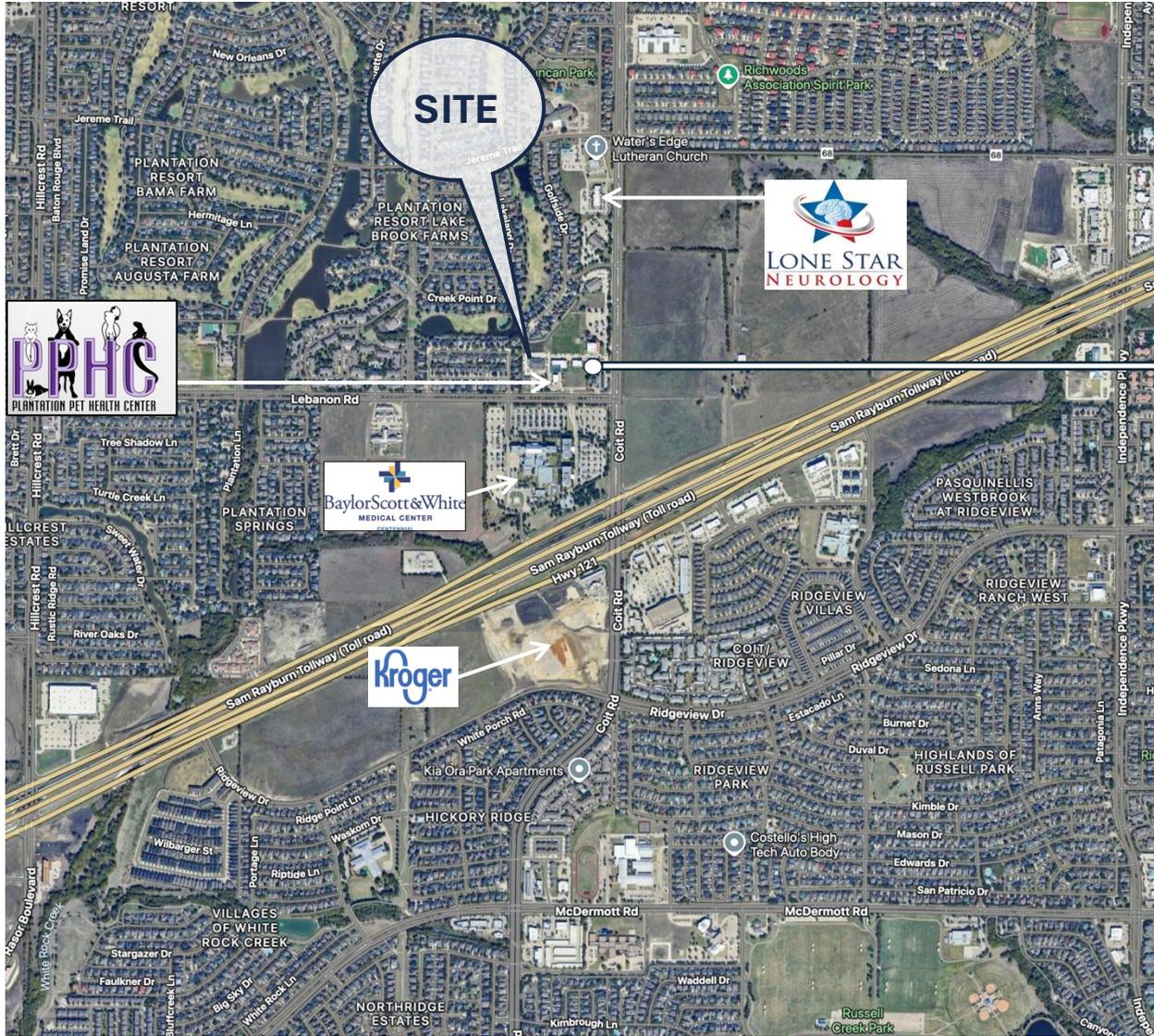


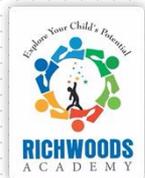
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# Aerial










**Michael Salon**

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# Aerial | Notable Attractions

SITE

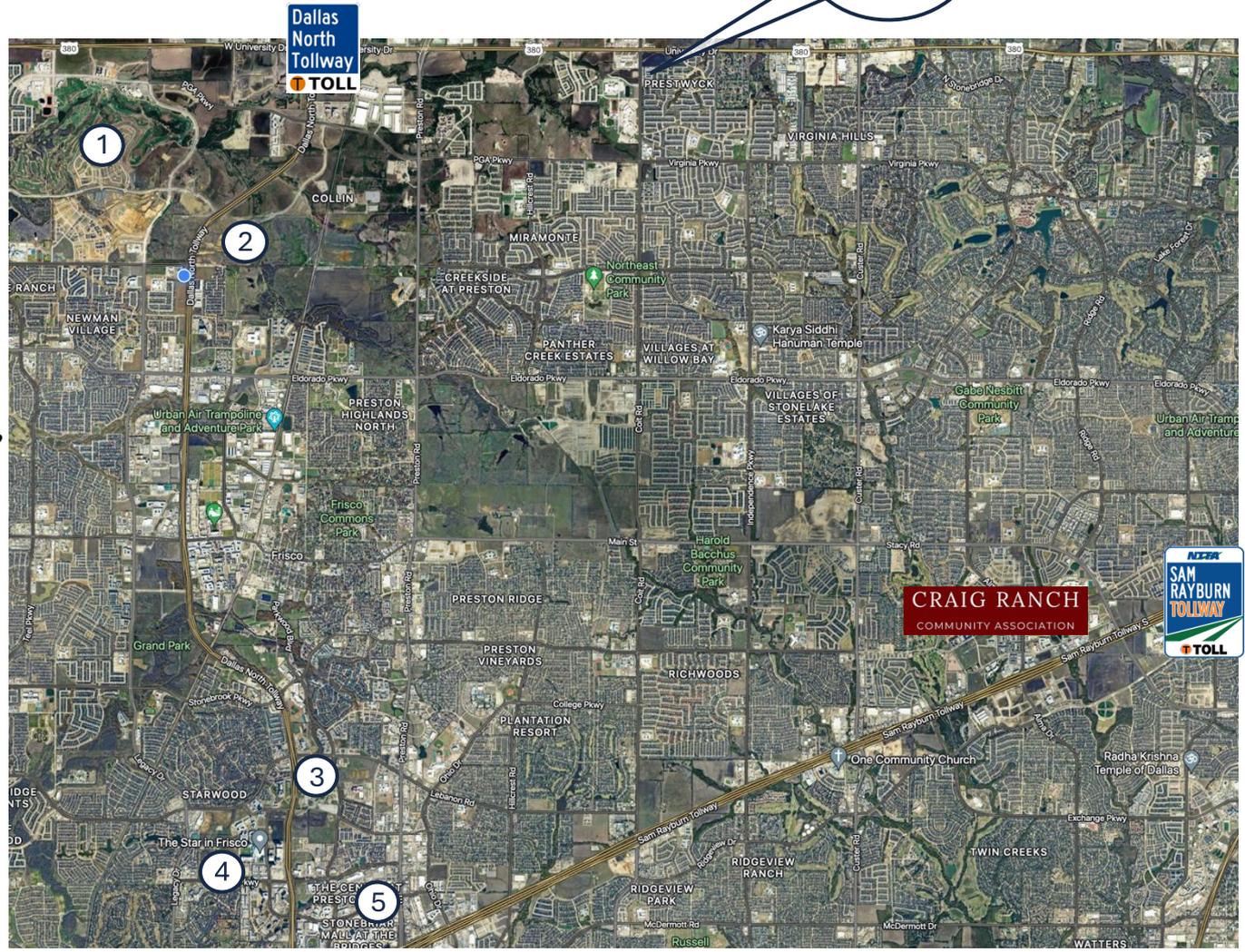
Fit To A Tee  
**PGA of America**



**New Universal Studios Park**



**Developers Announce \$3B 'The Mix'**



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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.

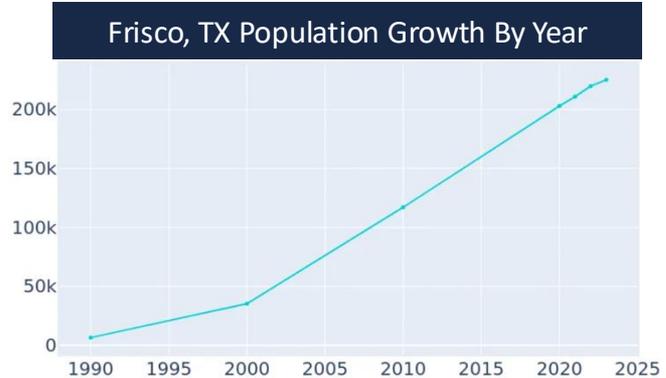


NEWS

## 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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**Approved by the Texas Real Estate Commission for Voluntary Use**

**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.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**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>
Rockhill Commercial Real Estate	9015723		
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
<u>License Broker Agent</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

