



SALE OR LEASE

1,199 SF Professional West Frisco Office Condo

OFFERING MEMORANDUM | 425 OLD NEWMAN ROAD SUITE 203 | FRISCO, TX

Exclusively Listed by

Raymond Edler - Broker Associate | (469) 430-8866 | RaymondEdler@KWCommercial.com | 0581538-B, TX

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL
18333 Preston Road, Suite 100
Dallas, TX 75252

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Description



Property Description

Position your business or investment in one of the fastest-growing commercial corridors in North Texas.

Located in the prestigious West Frisco Office Center, this 1,199 SF professional office condominium offers an exceptional opportunity for an owner-user seeking a high-image office or an investor looking to acquire quality commercial real estate in one of the nation's strongest business markets. Built in 2015 and strategically positioned near the signalized intersection of FM 423 and Stonebrook Parkway, the property enjoys outstanding accessibility, abundant parking, excellent visibility, and immediate access to the surrounding Frisco, Little Elm, and The Colony trade areas. It is also just minutes from the Dallas North Tollway and Sam Rayburn Tollway (SH-121), providing convenient regional access throughout the Dallas-Fort Worth Metroplex.

The thoughtfully designed floor plan efficiently accommodates a wide variety of professional users including medical, legal, financial, insurance, engineering, architecture, real estate, consulting, counseling, technology, and executive office operations. The suite features three private executive offices, a spacious conference room with abundant natural light that can easily function as a fourth office or administrative workspace, an attractive reception lobby with engineered wood flooring, a well-appointed breakroom with custom cabinetry, ADA-compliant restroom, three storage closets, upgraded commercial finishes, crown molding, large energy-efficient windows, and a substantial floored attic providing exceptional storage rarely found in office condominiums.

Recent capital improvements include a replacement HVAC system in 2022, helping reduce future capital expenditures for a new owner. The building is fully sprinklered, professionally landscaped, constructed with attractive stone and brick architecture, and maintained by a well-managed owners association. Unit 203 occupies a desirable location within the center building offering excellent visibility from Old Newman Road together with abundant surface parking for employees and clients.

With C-1 zoning, the property provides flexibility for numerous professional office uses while benefiting from the long-term stability and strong demographics that have made West Frisco one of the premier business locations in North Texas. Whether purchasing for occupancy or investment, this property represents a rare opportunity to own commercial real estate in a market where quality office condominium inventory remains limited.

Property Summary



Property Summary

| | |
|--------------|-----------------|
| Building SF: | 4,600 |
| Lease Rate: | \$2700/mo + CAM |
| Lot Size: | 1.43 Acres |
| Parking: | Surface |
| Price: | \$455,000 |
| Year Built: | 2015 |
| Zoning: | C-1 |
| Suite SF: | 1,199 |

Property Overview

Property Highlights
1,199 SF professional office condominium
Excellent location near FM 423 & Stonebrook Parkway
Three executive offices plus large conference room (potential fourth office)
Reception area with upgraded wood flooring
Kitchen/breakroom with custom cabinetry
ADA-compliant restroom
Three interior storage closets
Large floored attic providing exceptional additional storage
HVAC replaced in 2022
Building-mounted signage opportunity
Attractive stone and brick construction
Ample common parking
Fully sprinklered building with fire suppression system
Professionally managed HOA
C-1 Commercial Zoning
Excellent opportunity for both owner-users and investors

Location Overview

West Frisco has evolved into one of the premier business and commercial destinations in the Dallas-Fort Worth Metroplex. The property is positioned within minutes of FM 423, Stonebrook Parkway, Dallas North Tollway, and SH-121, providing outstanding regional connectivity to Frisco, Plano, The Colony, Little Elm, Lewisville, McKinney, and North Dallas.

The surrounding area is anchored by dense residential neighborhoods, master-planned communities, medical facilities, financial institutions, restaurants, fitness centers, and national retailers that generate consistent daytime business activity. Nearby amenities include grocery stores, banking services, coffee shops, healthcare providers, and numerous dining options, creating a highly convenient environment for employees and clients alike.

Property Photos

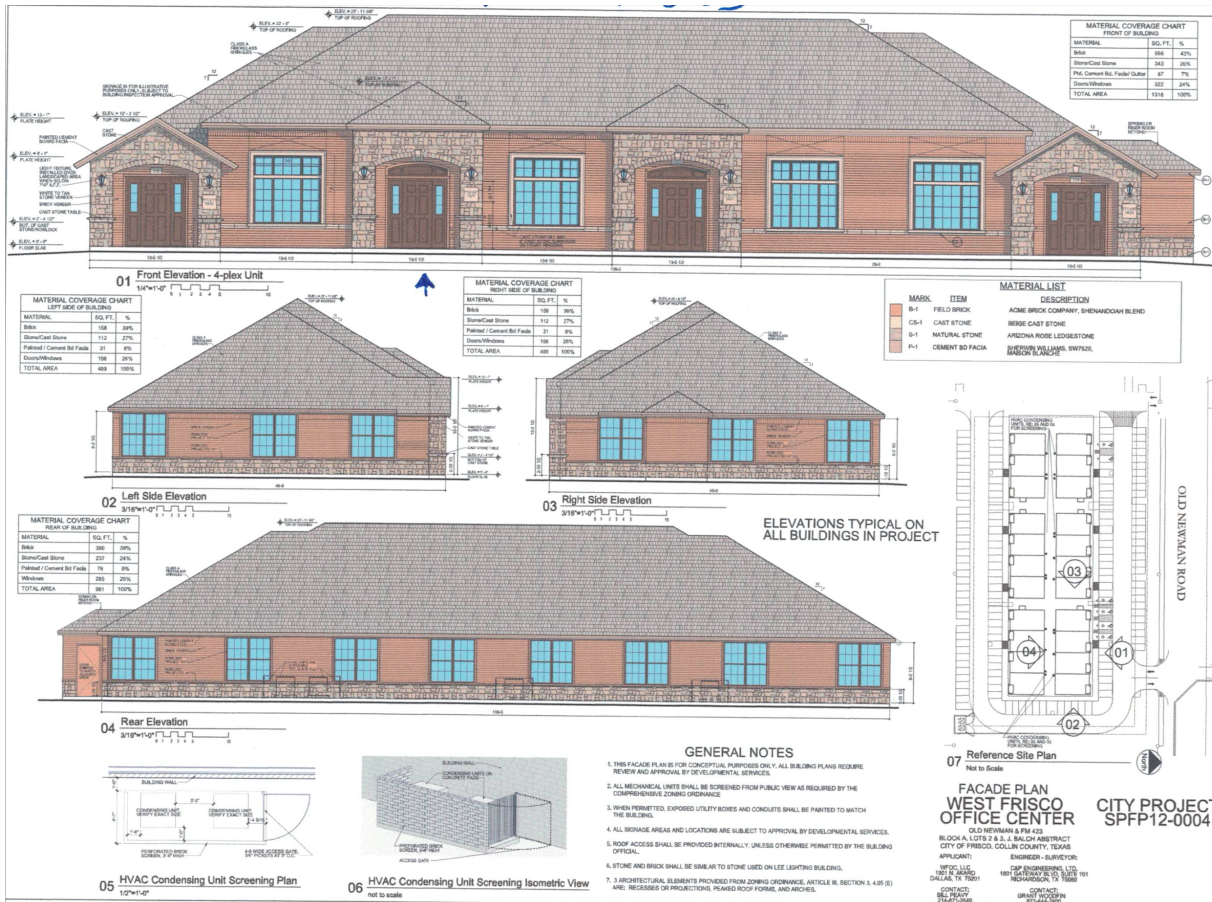
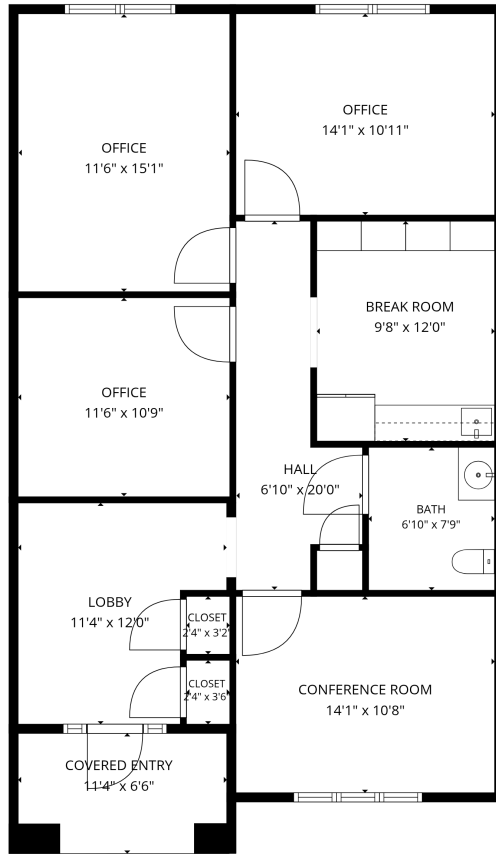


Property Photos





Floorplan/Site Plan



DEVELOPER: WFOCLLC
 1807 W. WINDYBROOK DRIVE, SUITE 100, FRISCO, TX 75034
 ARCHITECT: TWS ASSOCIATES, LLC
 1807 W. WINDYBROOK DRIVE, SUITE 100, FRISCO, TX 75034
 ARCHITECT OF RECORD: TWS ASSOCIATES, LLC
 1807 W. WINDYBROOK DRIVE, SUITE 100, FRISCO, TX 75034

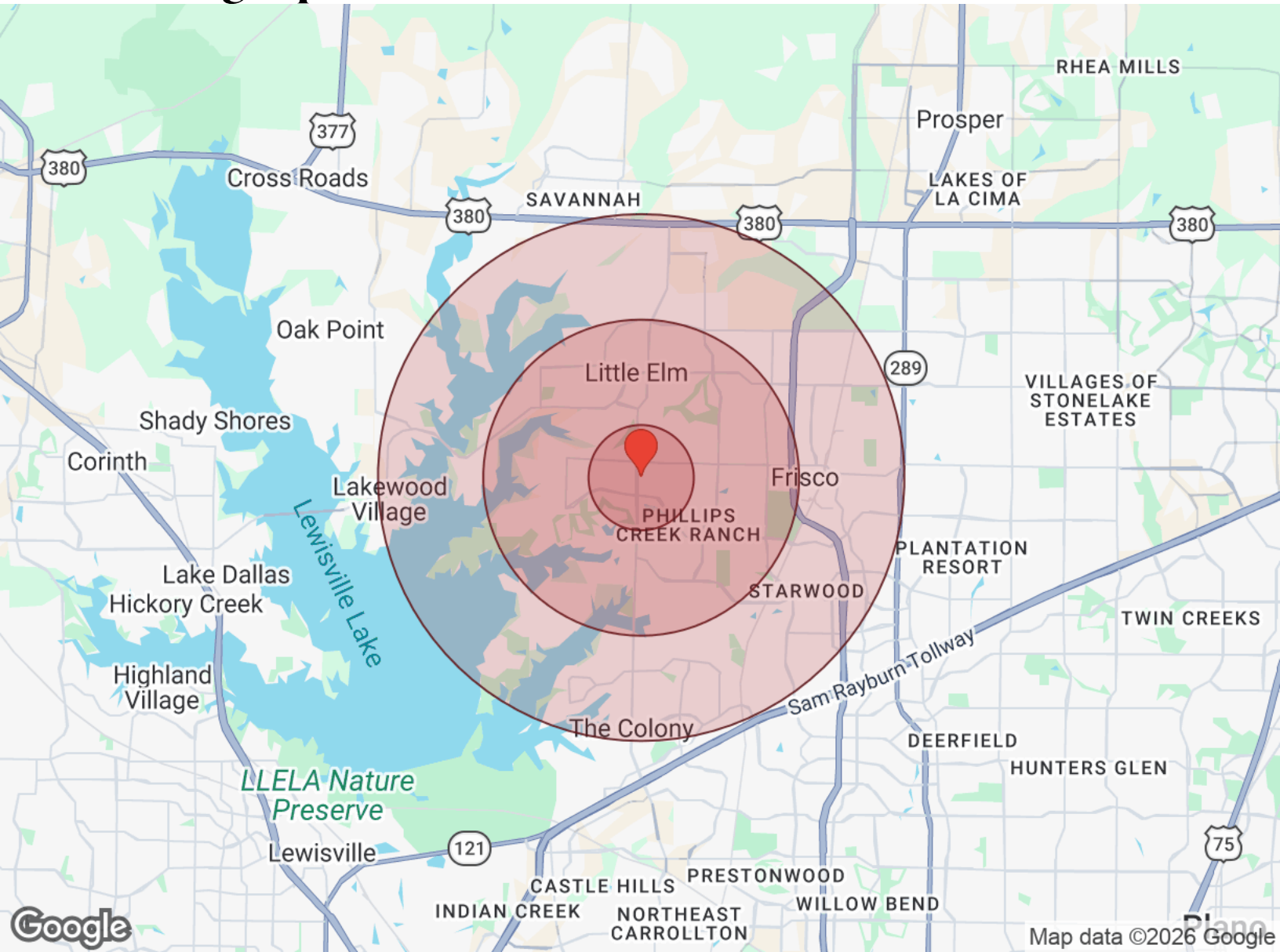
PROJECT: WEST FRISCO OFFICE CENTER
 OLD NEWMAN RD.
 FRISCO, TX 75094
 CITY PROJECT SPFP12-0004

APPROVED FOR CITY REVIEW
 01-08-12

ISSUE

SHEET A1
 4 UNIT COLOR ELEVATIONS

Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 6,510 | 53,397 | 112,800 |
| Female | 6,869 | 56,279 | 117,579 |
| Total Population | 13,379 | 109,677 | 230,379 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 6,506 | 51,746 | 107,910 |
| Black | 1,361 | 13,666 | 31,055 |
| Am In/AK Nat | 17 | 186 | 438 |
| Hawaiian | 1 | 22 | 92 |
| Hispanic | 1,953 | 18,206 | 41,307 |
| Asian | 3,200 | 23,087 | 43,473 |
| Multiracial | 312 | 2,676 | 5,898 |
| Other | 28 | 88 | 230 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 5,139 | 40,175 | 88,651 |
| Occupied | 4,914 | 38,483 | 84,819 |
| Owner Occupied | 3,463 | 28,242 | 55,656 |
| Renter Occupied | 1,451 | 10,241 | 29,163 |
| Vacant | 224 | 1,692 | 3,832 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 2,618 | 22,878 | 46,625 |
| Ages 15 - 24 | 1,403 | 12,709 | 27,456 |
| Ages 25 - 54 | 5,872 | 51,634 | 108,754 |
| Ages 55 - 64 | 1,232 | 9,952 | 22,651 |
| Ages 65+ | 2,254 | 12,507 | 24,892 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|-----------|-----------|-----------|
| Median | \$175,380 | \$156,455 | \$141,587 |
| Under \$15k | 59 | 1,016 | 2,622 |
| \$15k - \$25k | 72 | 635 | 1,361 |
| \$25k - \$35k | 179 | 906 | 2,119 |
| \$35k - \$50k | 208 | 1,453 | 3,212 |
| \$50k - \$75k | 427 | 3,446 | 9,052 |
| \$75k - \$100k | 502 | 4,068 | 9,583 |
| \$100k - \$150k | 699 | 7,009 | 17,299 |
| \$150k - \$200k | 614 | 5,502 | 11,840 |
| Over \$200k | 2,155 | 14,450 | 27,732 |

Business Key Facts



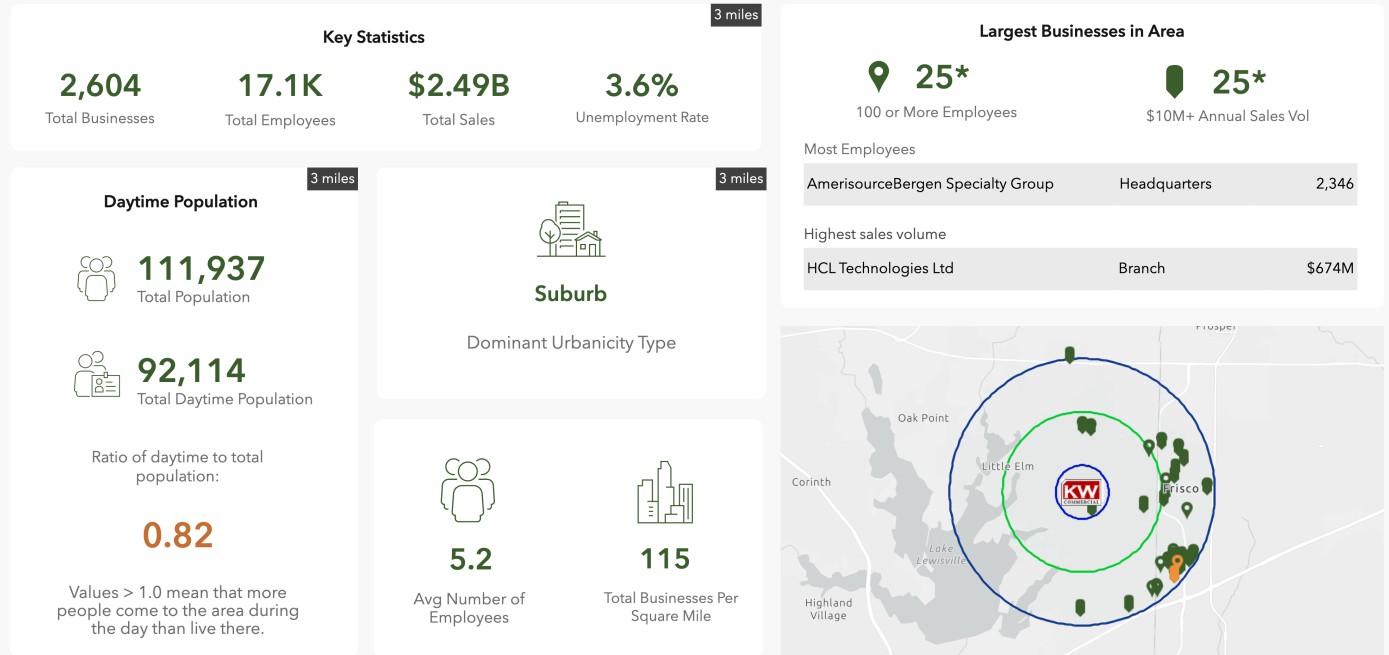
425 Old Newman, Suite 203, Frisco, TX 75036 (1, 3, 5 miles)
The Potters House
Rings: 1, 3, 5 mile radii

Prepared by Raymond Edler KW Commercial
Latitude: 33.14926
Longitude: -96.88926

Business Key Facts 425 Old Newman, Suite 203, Frisco, TX 75036 | Rings: 1, 3, 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

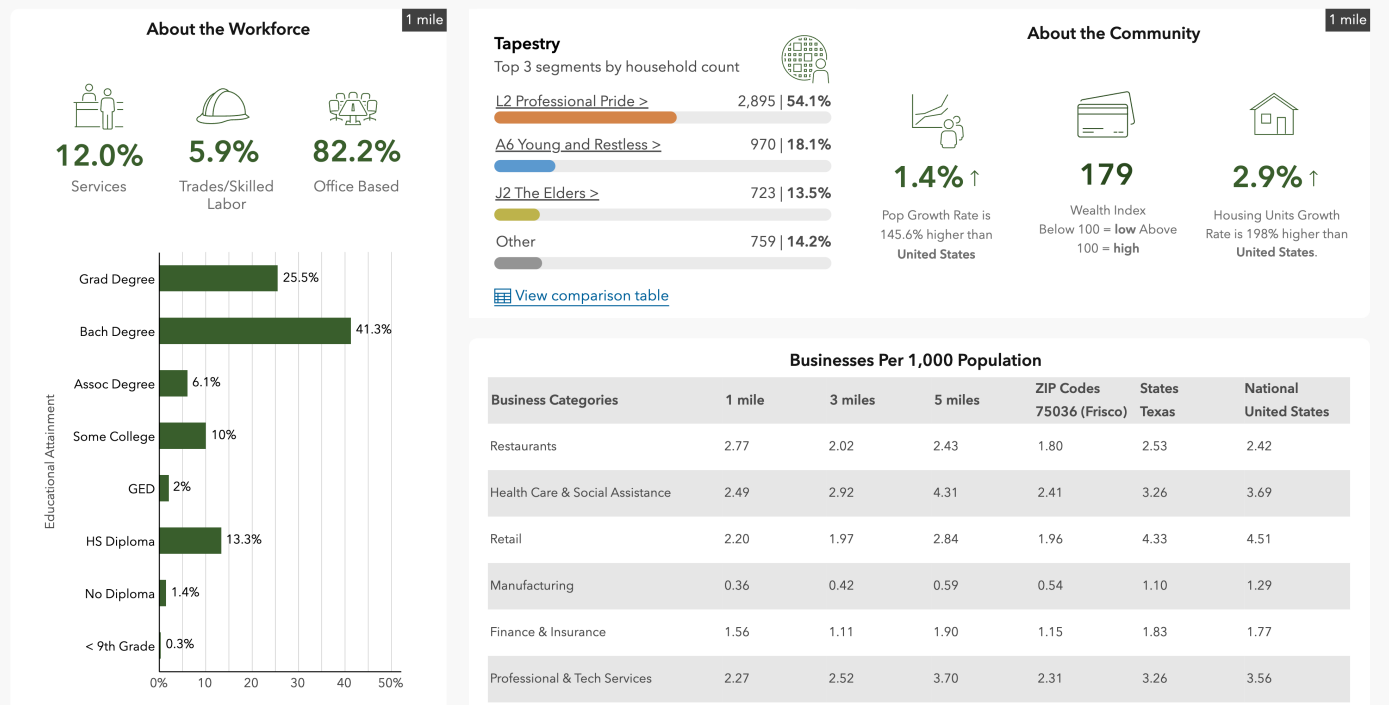


Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

425 Old Newman, Suite 203, Frisco, TX 75036 (1, 3, 5 miles)
The Potters House
Rings: 1, 3, 5 mile radii

Prepared by Raymond Edler KW Commercial
Latitude: 33.14926
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Business Key Facts | 425 Old Newman, Suite 203, Frisco, TX 75036 | Rings: 1, 3, 5 mile radii



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Demographic Key Facts



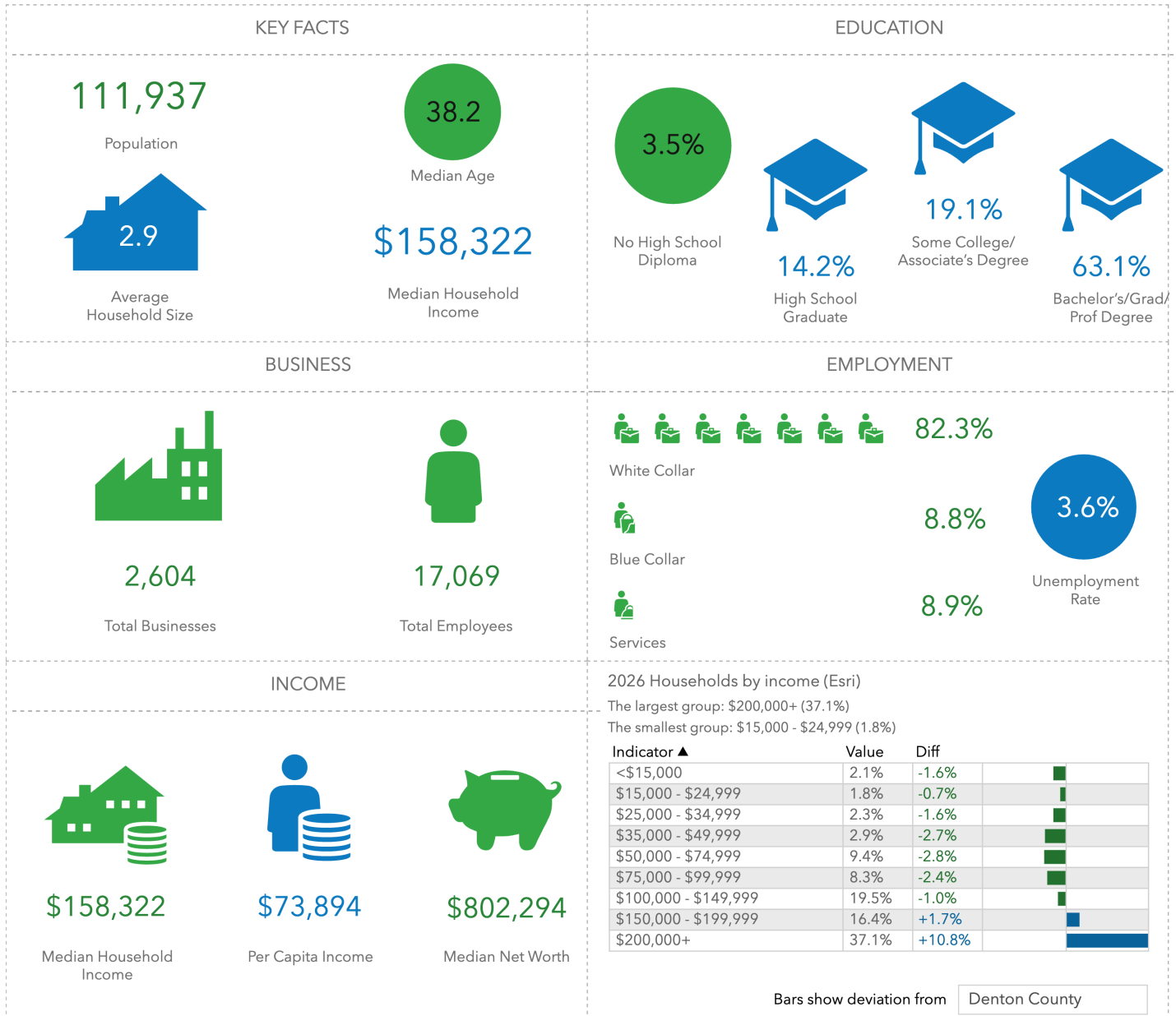
Key Facts

425 Old Newman, Suite 203, Frisco, TX 75036 (3 miles)
 The Potters House
 Ring of 3 miles

Prepared by Raymond Edler KW Commercial
 Latitude: 33.14926
 Longitude: -96.88926

Key Facts

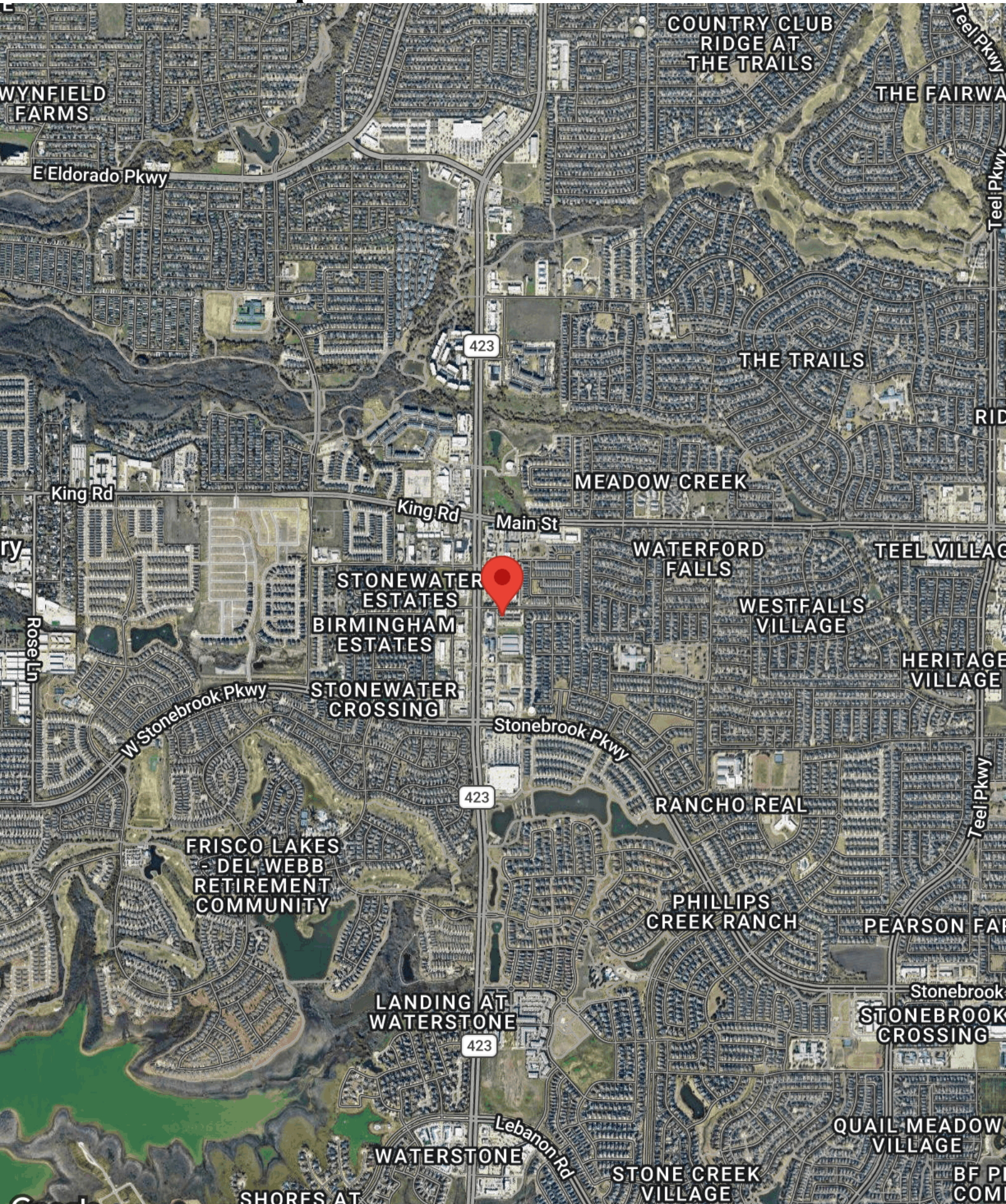
425 Old Newman, Suite 203, Frisco, TX 75036
 Ring of 3 miles



Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026).

Business Map



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Information About Brokerage Services



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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.

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.

| | | | |
|---|------------------|-----------------------------|----------------------|
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Raymond Edler | 581538-B | raymond.edler@kw.com | (214)552-2091 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501

Prestigious West Frisco Office

Own Instead of Lease | Professional Office Condo

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