

THE HEIGHTS AT FRISCO

Investment Opportunity



A+ Frisco Development | 2025 Construction | 5% Annual Bumps | 10yr Leases |
+100k Pop & \$170k HHI in 3-Miles



7030 Stonebrook Parkway | Frisco, TX

DFW MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292



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INVESTMENT SUMMARY

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AREA OVERVIEW

Demographics
Brand Profile

PROPERTY PHOTO



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Asking Price	Contact Brokers for Guidance
Combined Annual Rent	\$471,100

PROPERTY SPECIFICATIONS

Property Address	7030 Stonebrook Parkway Frisco, Texas 75034
Rentable Area	~10,440 SF
Total Occupancy	100%
Land Area	~1.72 AC
Year Built	2025
Parcel Number	R-11277-00A-0020-1
Ownership	MedVet & Black Rock Coffee
Lease Types	NNN* (Landlord responsible for roof & structure) *Tenant reimburses for common area maintenance and administration charge, defined as "Additional Rent"

New Two-Tenant Strip | 100% Occupied | NNN Leases | Fee Simple Ownership

- Opportunity to acquire a new construction MedVet & Black Rock Coffee strip center located in Frisco Texas (Dallas/Fort Worth MSA)
- The 100% occupied building features tenants operating under NNN leases, limiting expense obligations for a future investor
- MedVet averages ~5% annual increases in their base term

Strategic Location | DFW MSA

- **Frisco High School**, situated on Stonebrook Parkway, just off the Dallas North Tollway, across the street from with approximately 2,000 students enrolled
- Just south of a newly proposed 17-acre commercial development, The Heights at Frisco, including a 60,000 SF, 115 unit hotel; medical office; and multiple retail tenants
- **The Star in Frisco**, 2 miles north of a 91-acre campus home to the Dallas Cowboys world headquarters and practice facility, more than 35 restaurants, shops and specialty services. The Star attracts approximately 4 million visitors annually, and is a significant draw for tourism in Frisco, with events like the Academy of Country Music Awards and Big 12 Pro Day contributing to the city's overall tourism economy.

[>>](http://THESTARINFRISCO.COM)

- **Grand Park**, across Dallas North Tollway from a sprawling 1,011-acre world-class urban oasis featuring 39 acres of adventure play space, a 78 acre botanic garden and nature area, a 46 acre sports park and a 37 acre nature center. Grand Park will be a major regional destination for fitness, wellness, respite and activity that celebrates the diversity of Frisco's culture and will be larger than NYC's Central Park.

[>>](http://WWW.LOCALPROFILE.COM)

- **Universal Kids Resort**, 4.5 miles south of a new 32-acre theme park and entertainment resort opening in 2026 with 7 different themed lands and a 300-room hotel

[UNIVERSALKIDSRESORT >>](#)

- 2 miles west of Lebanon Trail High School (~2,110 students)
- 2.5 miles west of Collin College Frisco Campus (~17,000 students)
- 3 miles north of Stonebriar Centre, a 1.7 million square foot super-regional shopping mall anchored by Macy's, Nordstrom, JCPenney and Dillards
- The Dallas-Fort Worth metropolitan statistical area is the most populous MSA in the state of Texas and the Southern US, encompassing 11 counties, and is the economic and cultural hub of North Texas

Surrounding Corporate Headquarters Located in Frisco

- Dallas Cowboys
- Public Storage
- PGA of America
- TIAA
- T-Mobile USA

Prime Visibility & Access | Ample Parking

- Over 28,600 cars passing the site each day on Stonebrook Parkway (VPD)
- Sits at the entrance to Dallas North Tollway with over 102,700 VPD
- 2 Ingress/Egress access points & ADA compliant access options
- Robust parking ratio with 6.8 stalls per 1,000 square feet of leasable area

New 2025 Construction

- Newly constructed building in 2025, with existing building warranties
- Expensive steel framing and built on solid limestone bedrock

Diversified Tenant Mix

- Dynamic mix of Retail and Service based tenants with high level of E-Commerce Resistance

Flexible Space

- The 2 suites range in size from 2,140 – 8,300 SF – highly attractive and adaptable to a variety of tenants/uses

Robust Demographics

- Densely populated and affluent trade area with approximately 291,500 residents and 159,100 employees within a 5 mile radius with an average household income over \$186,500, projected to increase to over \$197,730 by 2030

Tax-Free State

- Texas is an income tax-free state



LOCATION



Frisco, Texas
Dallas / Fort Worth MSA
Collin County

PARKING



There are 71 parking spaces on the owned parcel.
The parking ratio is 6.80 stalls per 1,000 SF of leasable area.

ACCESS



Stonebrook Parkway: 2 Access Points
Dallas Parkway: 1 Access Point

PARCEL



Assessor Parcel Number: R-11277-00A-0020-1
Tax Parcel Number: 2758996
Acres: ~1.72

TRAFFIC COUNTS



Stonebrook Parkway: 28,645 VPD
Dallas North Tollway: 102,719 VPD

CONSTRUCTION



Year Built: 2025

IMPROVEMENTS



~10,440 SF of existing building area

ZONING



Commercial – Tollway Overlay District

Parkway Towne Crossing

TARGET
BEST BUY
petco
Michael's
ULTA

UrbanAir
ADVENTURE PARK

LA QUINTA
BY HYATT
Hampton
AN IHG HOTEL
CANDLEWOOD SUITES

Stonebrook Village Apartments
~216 Units

Eldorado Marketplace

Market STREET
PETSMART

Frisco Trails
COSTCO WHOLESALE
THE HOME DEPOT

Stone Group Medical Plaza

BLACK ROCK
COFFEE BAR™
MEDVET

Frisco Police Department

VBJ
SINCE 1900

Future Planned National QSR

Frisco High School
~ 2,000 Students

DALLAS PKWY
102,719 VPD

STONEBROOK PKWY
28,645 VPD







South Frisco Village

ACE
PICKLEBALL CLUB

PAINTED TREE
BOUTIQUES

Petland

DOWNTOWN DALLAS

Windsor Metro West Apartments

THE STAR

DALLAS COWBOY HEADQUARTERS

DUNKIN'

Jersey Mikes
SUBS

SCHEELS

Baylor Scott & White Medical Center - Frisco

The Centre At Preston Ridge

TARGET **macy's** **Rack**

TJ-maxx **ROSS**
DRESS FOR LESS

BEST BUY **OLD NAVY** **DSW**
DESIGNER SHOES WAREHOUSE

Frisco High School
~ 2,000 Students

ExxonMobil

STRETCH LAB



Valero

momo's COFFEEHOUSE

CIRCLE K

DALLAS NORTH TOLLWAY 102,719 VPD

DALLAS PKWY 9,100 VPD

Future Planned National QSR

STONEBROOK PKWY 28,645 VPD

Stone Group Medical Plaza

VBJ
SINCE 1900

BLACK ROCK
COFFEE BAR

MEDVET





Main Street Village
Kroger
LESLIE'S

FIRST WATCH
CHICKEN SALAD CHICK

Orangetheory FITNESS
CVS pharmacy
Jack In the box

The Trails of Frisco Golf Club

Comfort SUITES

FC DALLAS

LA FITNESS

Grand Park

Public Storage

CINEMARK

Frisco Discovery Center

Jimmy and Clara Jones Park

Toyota Stadium

Wakeland High School

102,719 VPD
DALLAS NORTH TOLLWAY
DALLAS PKWY 9,100 VPD

H-E-B
COURTYARD BY HARRIOTT

Stone Group Medical Plaza

BLACK ROCK COFFEE BAR
MEDVET

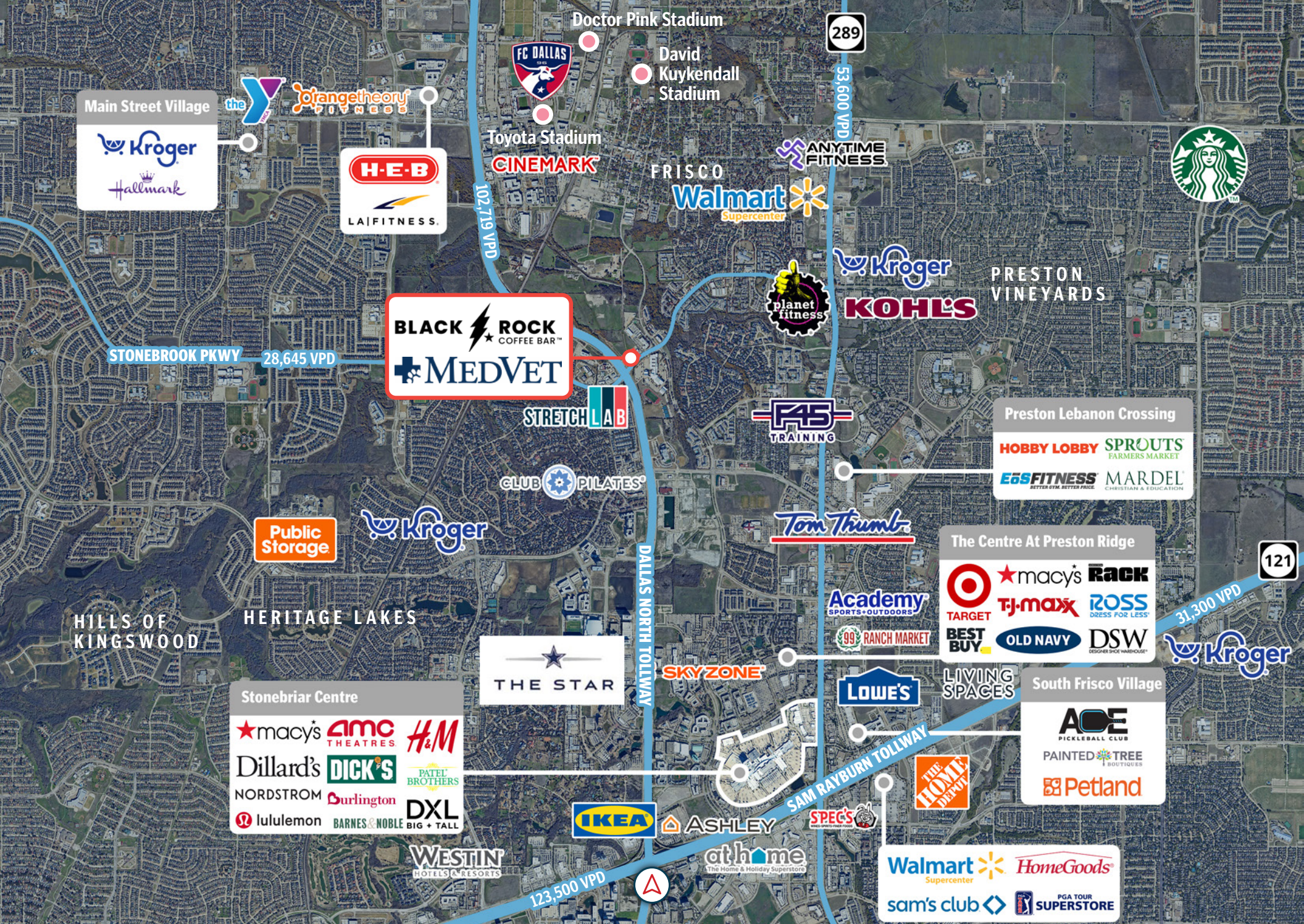
Frisco Police Department

Future Planned National QSR

VBJ SINCE 1900

STONEBROOK PKWY 28,645 VPD

Frisco High School
~ 2,000 Students



Suite	Tenant	SQ FT
A	MedVet	8,300
B	Black Rock Coffee Bar	2,100



LOCATION MAP



FRISCO

FORT WORTH
69 min | 50 miles

DALLAS
52 min | 32 miles

2025 Estimated Population	
1 Mile	11,572
3 Miles	101,651
5 Miles	291,496
2025 Average Household Income	
1 Mile	\$131,506
3 Miles	\$170,830
5 Miles	\$186,541
2025 Estimated Total Employees	
1 Mile	4,641
3 Miles	69,868
5 Miles	159,120

RENT ROLL



Tenant Name	Suite #	Square Feet	Pro Rata (SF)	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
MedVet (MedVet Associates, LLC)	A	8,300	79.50%	May 2024	May 2034 CURRENT	Year 1	-	\$24,208	\$2.92	\$290,500	\$35.00	NNN	2 (5-year)
						Year 2	5.71%	\$25,592	\$3.08	\$307,100	\$37.00		
						Year 3	8.11%	\$27,667	\$3.33	\$332,000	\$40.00		
						Year 4	5.00%	\$29,050	\$3.50	\$348,600	\$42.00		
						Year 5	7.14%	\$31,125	\$3.75	\$373,500	\$45.00		
						Year 6	4.44%	\$32,508	\$3.92	\$390,100	\$47.00		
						Year 7	6.38%	\$34,583	\$4.17	\$415,000	\$50.00		
						Year 8	4.00%	\$35,967	\$4.33	\$431,600	\$52.00		
						Year 9	3.85%	\$37,350	\$4.50	\$448,200	\$54.00		
						Year 10	3.70%	\$38,733	\$4.67	\$464,800	\$56.00		
						Option 1	-	FMV	-	FMV	-		
Option 2	-	FMV	-	FMV	-								
Black Rock Coffee (Black Rock Store Operations, LLC)	B	2,140	20.50%	Mar 2026	Mar 2036	Current	-	\$11,592	\$5.42	\$139,100	\$65.00	NNN	2 (5-year)
						Year 6	10%	\$12,751	\$5.96	\$153,010	\$71.50		
						Option 1	10%	\$14,026	\$6.55	\$168,311	\$78.65		
						Option 2	10%	\$15,429	\$7.21	\$185,153	\$86.52		
Total Occupied		10,440	100.00%					\$39,259		\$471,100			
Total Vacant		0	0.00%					\$0		\$0			
Total / Wtd. Avg		10,440	100.00%					\$39,259		\$471,100			

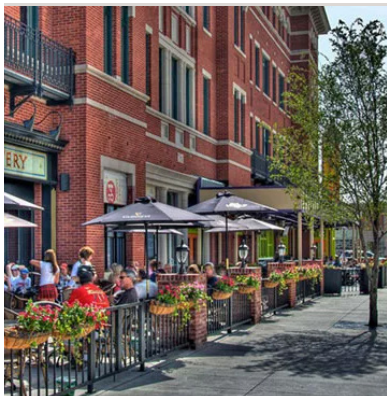
Notes:

1) Tenant reimburses landlord for the costs of Common Area Maintenance and Administration Charge

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	11,572	101,651	291,496
2030 Projected Population	12,112	110,417	311,851
2010 Census Population	8,352	67,415	182,931
Projected Annual Growth 2025 to 2030	0.92%	1.67%	1.36%
Historical Annual Growth 2010 to 2020	3.02%	3.25%	3.87%
Households & Growth			
2025 Estimated Households	5,105	41,664	107,680
2030 Projected Households	5,473	46,770	118,105
2010 Census Households	3,153	24,372	64,819
Projected Annual Growth 2025 to 2030	1.40%	2.34%	1.87%
Historical Annual Growth 2010 to 2020	4.13%	3.97%	3.90%
Income			
2025 Estimated Average Household Income	\$131,506	\$170,830	\$186,541
2025 Estimated Median Household Income	\$88,038	\$125,538	\$141,384
2025 Estimated Per Capita Income	\$56,761	\$69,546	\$69,037
Businesses & Employees			
2025 Estimated Total Businesses	529	6,588	12,860
2025 Estimated Total Employees	4,641	69,868	159,120





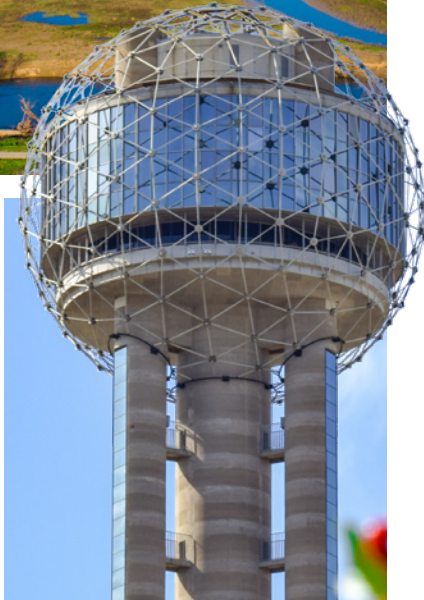
FRISCO, TEXAS

Frisco, Texas, in Collin County, is 24 miles north of Dallas and ranks among the fastest-growing and most affluent communities in the Dallas–Fort Worth Metroplex. With a population of 233,136 as of July 1, 2024, Frisco is anchored by a powerful mix of economic drivers, including major corporate employers, expanding healthcare systems, and a highly educated, high-income workforce. The city benefits from regional connectivity and sustained corporate relocation activity, reinforcing its position as a premier business hub in North Texas.

Frisco’s economy is further supported by top employers such as Frisco Independent School District, Baylor Scott & White Health, T-Mobile, Oracle, and Collin College, which provide a stable employment base and consistent daytime population. This strong employment foundation drives consumer spending and supports a thriving retail and service sector. Ongoing commercial investment and a robust pipeline of office, medical, and mixed-use developments continue to fuel job creation and economic expansion.

Known for its family-oriented neighborhoods, Frisco offers top-ranked schools, including one of the largest high school systems in the region, attracting affluent households and supporting long-term residential growth. Continued population increases and new housing developments are creating sustained demand for retail, dining, and convenience-based services.

Frisco’s primary retail corridors, particularly along Preston Road, experience significant daily traffic and are lined with national retailers, restaurants, and high-performing coffee concepts that cater to an affluent customer base. The city’s strong pet ownership demographics and demand for high-quality veterinary services further enhance its retail profile. With continued growth, strong economic fundamentals, and ongoing development, Frisco remains a highly desirable market for retail investment in a dynamic, high-income community.



DALLAS, TEXAS

Dallas is a major American metropolis located in the state of Texas. The city is also the largest urban center of the fourth most populous metropolitan area in the United States of America. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The City of Dallas is the 3rd largest city in Texas with a population of 1,310,845 as of July 1, 2023.

The City of Dallas is the largest local economy in the nation's fourth largest metropolitan area. The City is home to over 62,000 businesses. Dallas' diverse industry employment mix continues to support steady and progressive local economic growth and to dampen the negative effects of any single industry downturn. Professional and Business services were the largest employment industry within the City, marking a change from the last two years where the Trade, Transportation and Utilities sector was the largest. The Dallas-Fort Worth area has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. Fortune Magazine's 2022 annual list of the Fortune 500 in America indicates the city of Dallas had 11 Fortune 500 companies, and the DFW region as a whole had 23. As of 2022, Dallas-Fort Worth represents the second-largest concentration of Fortune 500 headquarters in Texas and fourth-largest in the United States, behind the metropolitan areas of Houston, Chicago and New York .

Dallas has attractions too numerous to do justice in a simple list. Some of Dallas' more notable and unique attractions include: The Cotton Bowl, The Dallas World Aquarium, The Dallas Zoo, The John F. Kennedy Memorial, The Mesquite Rodeo, The State Fair of Texas, the largest fair of its kind in the country, The Stockyards National Historic District in nearby Fort Worth, The Will Rogers Memorial Center in nearby Fort Worth.



Dallas is proud of its big city vibe. At 68 acres in size, the Dallas Arts District is the largest self-contained urban arts district in the USA. This area includes the Museum of Art, Crow Collection of Asian Art, Nasher Sculpture Center, Morton H. Meyerson Symphony center and the AT&T Performing Arts Center. Popular Dallas attractions also include the Dallas Zoo, the Dallas Arboretum, the Texas Discovery Gardens, several historical sites and a bunch of top-rated restaurants.

Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. Fort Worth sights are an interesting combination of sophistication and earthiness. Locals often brag that Fort Worth is, “Where the West begins,” and rightfully so. This city was founded on wealth from cattle and hardworking cowboys.



Dallas Cattle Drive Sculptures



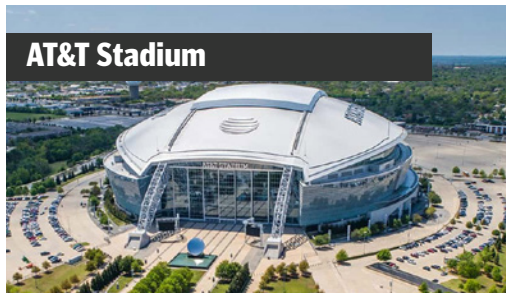
Reunion Tower



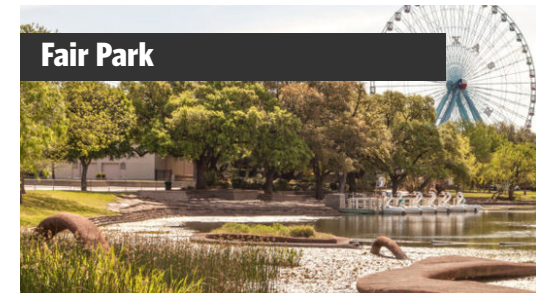
Dallas Museum of Art



Zero Gravity Amusement Park



AT&T Stadium



Fair Park

BRAND PROFILE



MEDVET

[medvet.com](https://www.medvet.com)

Company Type: Private

Locations: 40+



MedVet is the leading veterinarian founded, owned, and led network of specialty and emergency hospitals dedicated to delivering exceptional care and a deeply supportive experience to pets and their loving families, referring veterinarians, and team members. MedVet's empathetic, insightful, and driven team of expert caregivers has helped the organization grow to be the preferred choice for high-quality, compassionate care, proudly serving more than 500,000 patients each year in communities throughout the United States.

Source: [medvet.com/locations](https://www.medvet.com/locations), [globenewswire.com](https://www.globenewswire.com)



BLACK ROCK COFFEE

[br.coffee.com](https://www.br.coffee.com)

Company Type: BRCB

Locations: 180+

2025 Revenue: \$200.3 million

Q4 2025 Revenue: \$53.6 million



Black Rock Coffee Bar is a national boutique coffee shop that is known for its premium roasted coffees, teas, smoothies and flavorful Fuel energy drinks. Founded as a family owned and operated business in Oregon in 2008, Black Rock Coffee Bar has grown to over 180 retail locations in seven states. The Black Rock culture prides itself on not only being a positive force for the communities it serves, but also the team members that fuel their locations day in and day out. An important aspect of their team mission is to recognize those that go above and beyond by displaying the 4G's of Black Rock - grit, growth, gratitude, and grace.

Source: [globenewswire.com](https://www.globenewswire.com)



300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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