

# Three Corners Plaza

Retail / Professional / Medical Office Space For Lease  
1,400 SF – 5,156 SF

PRIME CORNER  
LOCATION AVAILABLE



**Location:**

Three Corners Plaza  
16815 Coit Road  
Suite 710 & 730  
Frisco, Texas 75035



**Space Available:**

Shell Space  
Retail / Professional / Medical  
Office Available  
1,400 SF – 5,156 SF  
\$37 - \$38 + NNN

- Prime mixed-use project located on Coit Road at US Hwy 380
- Corner suite up to full building available for custom finish out or fully finished options available
- Generous TI package available
- Close proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Optional adjacent suite available for additional storage
- Building & Monument signage available

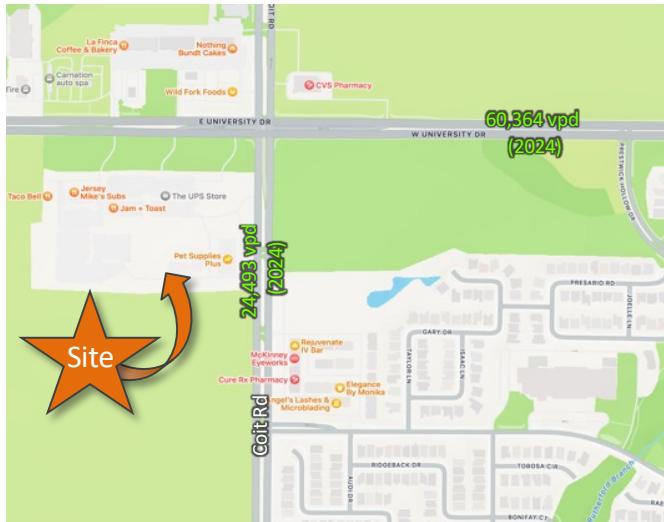
The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT

O: 972.292.1220 / [www.LCRTexas.com](http://www.LCRTexas.com)

Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621

[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)



- Centered perfectly to service some of the fastest growing communities in the DFW metroplex: Prosper, Celina, McKinney, & Frisco
- Nearby multiple Elementary, Middle Schools, & the new Prosper High School
- Close proximity to numerous Restaurant & Retail Amenities including the Gates of Prosper, future Market Street & HEB, and the headquarters of the PGA

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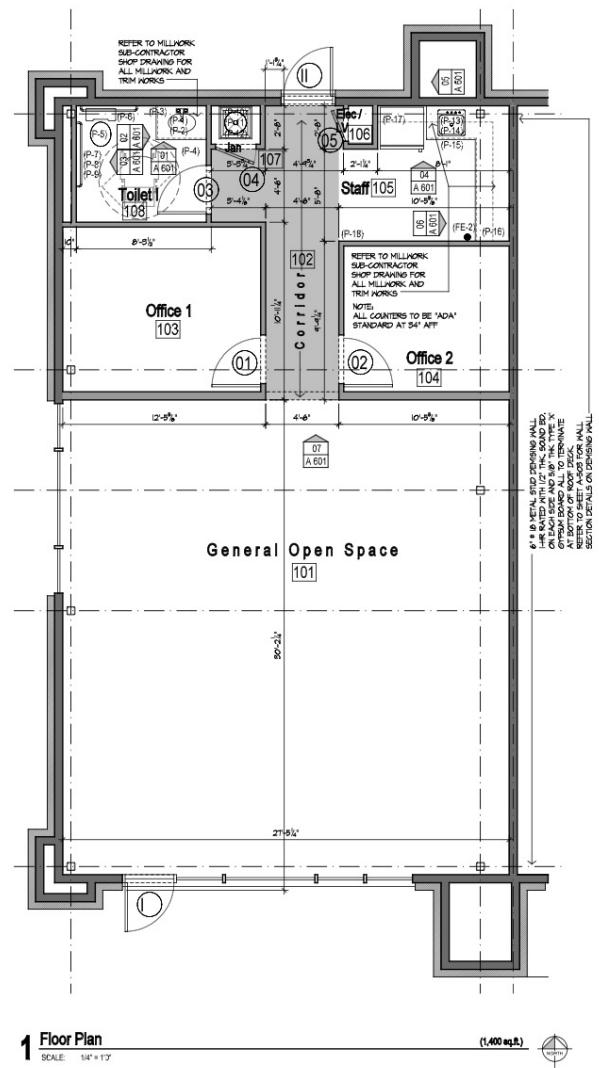
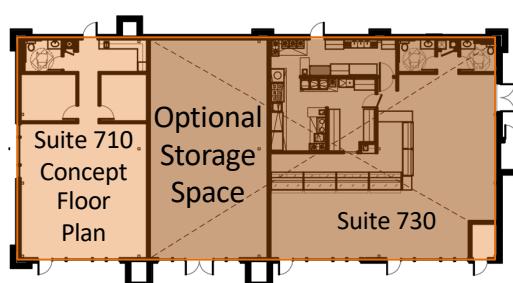
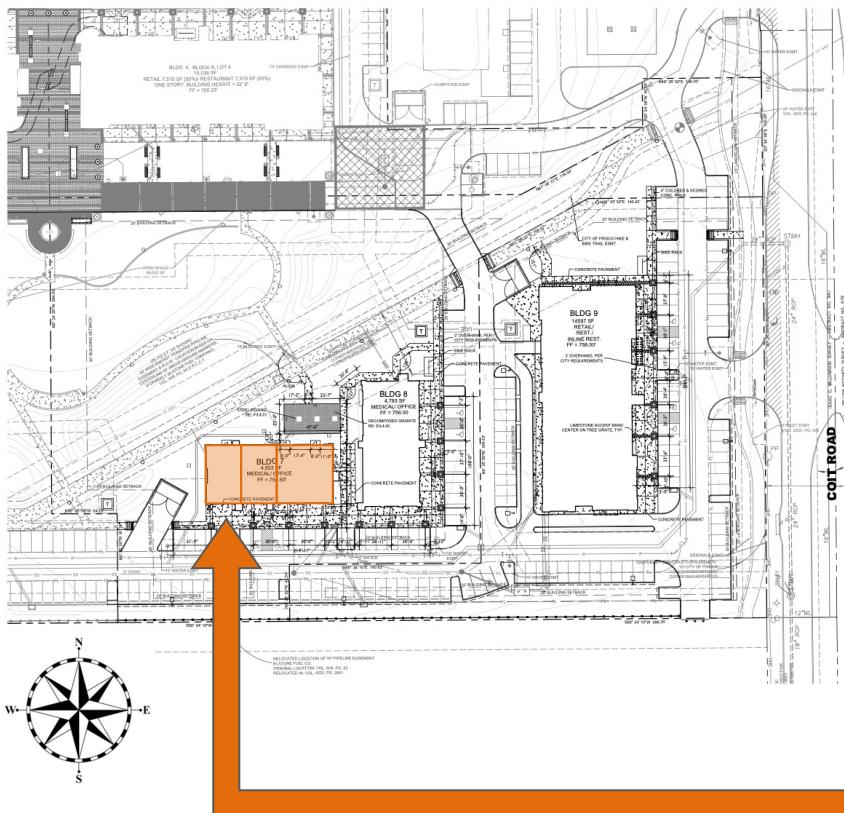
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## Site & Concept Floor Plan



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## Retail / Professional / Medical Office Available for Lease



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## Frisco Demographics

### FRISCO AT A GLANCE 2026

PEOPLE	
POPULATION*	245,470
MEDIAN AGE	39.4 yrs
UNDER 5 YRS	4.3%
SCHOOL-AGE (5-17 YRS)	21.9%
ADULTS (18-64 YRS)	63.9%
OVER 65 YRS	9.9%
WITH DISABILITY	6.7%
RACE & ETHNICITY %	
WHITE	45.5%
ASIAN	33.6%
BLACK OR AFRICAN AMERICAN	10.0%
TWO OR MORE RACES	8.7%
OTHER RACE	2.0%
AMERICAN INDIAN	0.1%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.0%
HISPANIC (ANY RACE) <sup>1</sup>	10.4%

HOUSING & FAMILY									
TOTAL HOUSEHOLDS*	87,651								
TOTAL HOUSING UNITS*	93,139								
SINGLE FAMILY UNITS*	62,257								
MULTI-UNIT*	29,144								
OTHER <sup>2</sup>	1,738								
VACANCY	2.2%								
OCCUPIED	97.8%								
OWNER-OCCUPIED	63.7%								
RENTER-OCCUPIED	36.3%								
PERCENT BREAKDOWN OF FAMILY TYPE									
<table border="1"> <tr> <td>Married with children</td> <td>39%</td> </tr> <tr> <td>Married without children</td> <td>29%</td> </tr> <tr> <td>Non-Family</td> <td>26%</td> </tr> <tr> <td>Single Parents</td> <td>6%</td> </tr> </table>		Married with children	39%	Married without children	29%	Non-Family	26%	Single Parents	6%
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ECONOMICS			
MEDIAN HOUSEHOLD INCOME	\$145,444	LABOR FORCE PARTICIPATION	74.2%
MEDIAN FAMILY INCOME	\$175,668	UNEMPLOYMENT RATE	5.6%
PER CAPITA INCOME	\$68,730	POVERTY RATE	3.4%
AVG ASSESSED HOME VALUE*	\$736,094	AVG COMMUTE (MINUTES)	27.3
MEDIAN HOME VALUE	\$735,300	WORK FROM HOME	33.7%
MEDIAN MONTHLY OWNER COSTS	\$3,491	SELF-EMPLOYED	6.7%
MEDIAN MONTHLY RENTER COSTS	\$2,200	EDUCATIONAL ATTAINMENT (25 YRS AND OVER)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		HIGH SCHOOL OR HIGHER	97.7%
OWNER-OCCUPIED	20.9%	BACHELOR'S DEGREE OR HIGHER	69.3%
RENTER-OCCUPIED	39.8%	GRADUATE DEGREE	31.5%

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## Information About Brokerage Services

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

### 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 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.

Legacy Commercial Realty, LLC	0588681	(972)292-1220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email
Joe Martinez	455942	martinez@LCRTexas.com
Designated Broker of Firm	License No.	Email
Licensed Supervisor of Sales Agent/ Associate	License No.	Email
Tito Martinez	788375	Tito@LCRTexas.com
Sales Agent/Associate's Name	License No.	Email
	Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission

TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date