

REGENT PARK

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SWC STONEBROOK & LEGACY

FRISCO, TX

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CITY OF FRISCO



FRISCO CITY has experienced tremendous population growth over the past few years, emerging as one of the fastest-growing cities in the United States. Known for its strong economy, Frisco is home to numerous corporate headquarters, business parks, and retail centers, contributing to its vibrant economic landscape.

- **Sports and Entertainment** - Frisco is a sports lover's paradise, serving as the training headquarters for the [Dallas Cowboys](#) at ["The Star"](#) (a state-of-the-art sports facility) its now [home to PGA Head Quarters](#). Hosting major sports teams such as the [\(FC Dallas\) Major League Soccer at Toyota Stadium](#) to Frisco RoughRiders minor league baseball team.
- **Education Excellence:** Top-rated for its public schools, including several campuses recognized for academic achievements & innovative programs. It's also home to [University of North Denton](#) & Collin College, providing higher education to residents.
- **Parks and Recreation:** With over 40 parks, extensive trail systems, and recreational facilities, Frisco is now under construction for [UNIVERSAL THEME PARK for Kids](#) and planning for [1,011 acres of "FRISCO GRAND PARK" in the heart of this site.](#)
- **Direct Access from this site to the FRISCO Grand Park "THE WILD"** a 314 acre covering Walking Trail, Canoeing, Adventure park, bike trail, boardwalk, ziplining course, treehouses and many more attractions
- **Healthcare Access:** Frisco is home to a range of healthcare facilities, including hospitals, clinics, and medical offices, providing residents with access to quality healthcare services.
- **Family-Friendly Environment:** Frisco is consistently ranked as one of the best places to live in the United States, thanks to its safe neighborhoods, excellent schools, and abundance of family-friendly amenities.

DEVELOPMENT

REGENT PARK comprises of 55,360 SqFt of Medical and Office space. Constructed over 5.55 acres of land in the heart of Frisco (Stonebrook Parkway & Legacy Drive). This site falls in the center of the upcoming monumental development of "Frisco Grand Park"

Grand Park is a world-class urban oasis designed to welcome all Frisco residents and visitors. Park will span 1,011 acres from the Dallas North Tollway west to Lake Lewisville and FM423 when completed. Planned for 4Q 2025 for Construction.



PROPERTY HIGHLIGHTS

One of the most desirable locations for business in the Dallas Metroplex area. Frisco located just 25 miles north of downtown Dallas in the heart of the North Platinum Corridor is an innovative, fast-paced, and highly business-focused metropolitan market

LOCATION: SWC Stonebrook Parkway & Legacy Drive

- Brand new, class 'A' high quality construction
- Hard corner location at signalized intersection
- Located in heart of Frisco
- Minutes away from attractions:
 - Frisco GRAND PARK (1,011 Acres) The Star (Dallas Cowboys) Head quarters
 - UNIVERSAL STUDIO Kids Theme park
 - PGA Head Quarters
 - Toyota Stadium(FC Dallas - MLS)
 - Frisco Station Luxury



An aerial photograph of a large-scale urban development project. In the center, a large, modern building with a curved, metallic roof is visible. Below it, a green football field is surrounded by a paved plaza and modern buildings. The background shows a mix of existing urban structures and open land. A semi-transparent rectangular box is overlaid on the center of the image, containing the text "PROJECT DETAILS".

PROJECT DETAILS

SITE DETAILS

REGENT PARK

BUILDING AREA

55,360 SqFt

ZONING

O-1

PROPOSED USE

MEDICAL & PROFESSIONAL OFFICE

GROSS LOT AREA

5.55 Acres

GROSS LOT SQFT

241,979 Square Feet

IMPROVEMENT AREA

55,360

FLOOR AREA RATIO

0.229

OPEN SPACE AREA

13,826 Square Feet

PARKING SPOTS

211 Parking

BICYCLE SPOTS

10 Spots



**SWC Stonebook Pkwy
& Legacy Drive
FRISCO, TX**

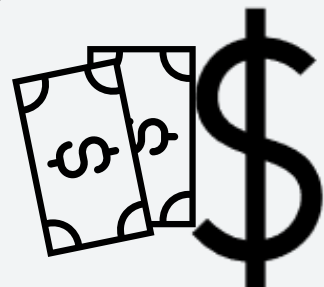
DEMOGRAPHICS



Population

103,956

People



Income

\$151,301

Per Year



Median Age

38

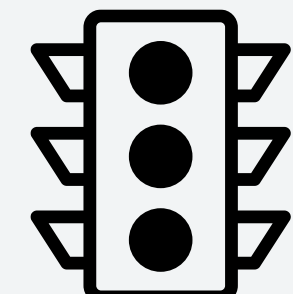
Years Old



Households

36,275

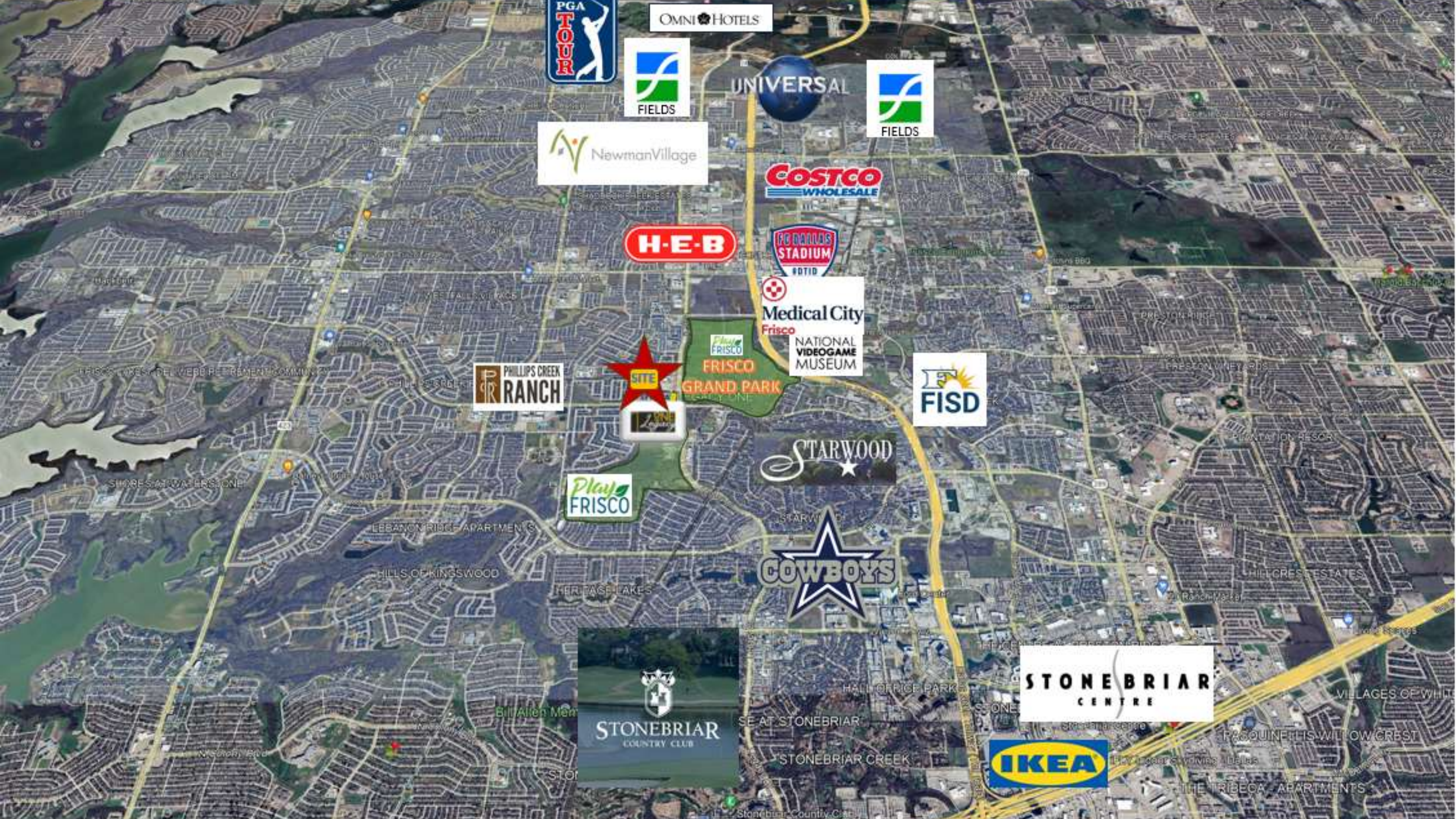
Houses



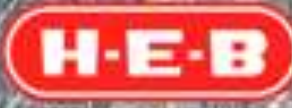
Traffic

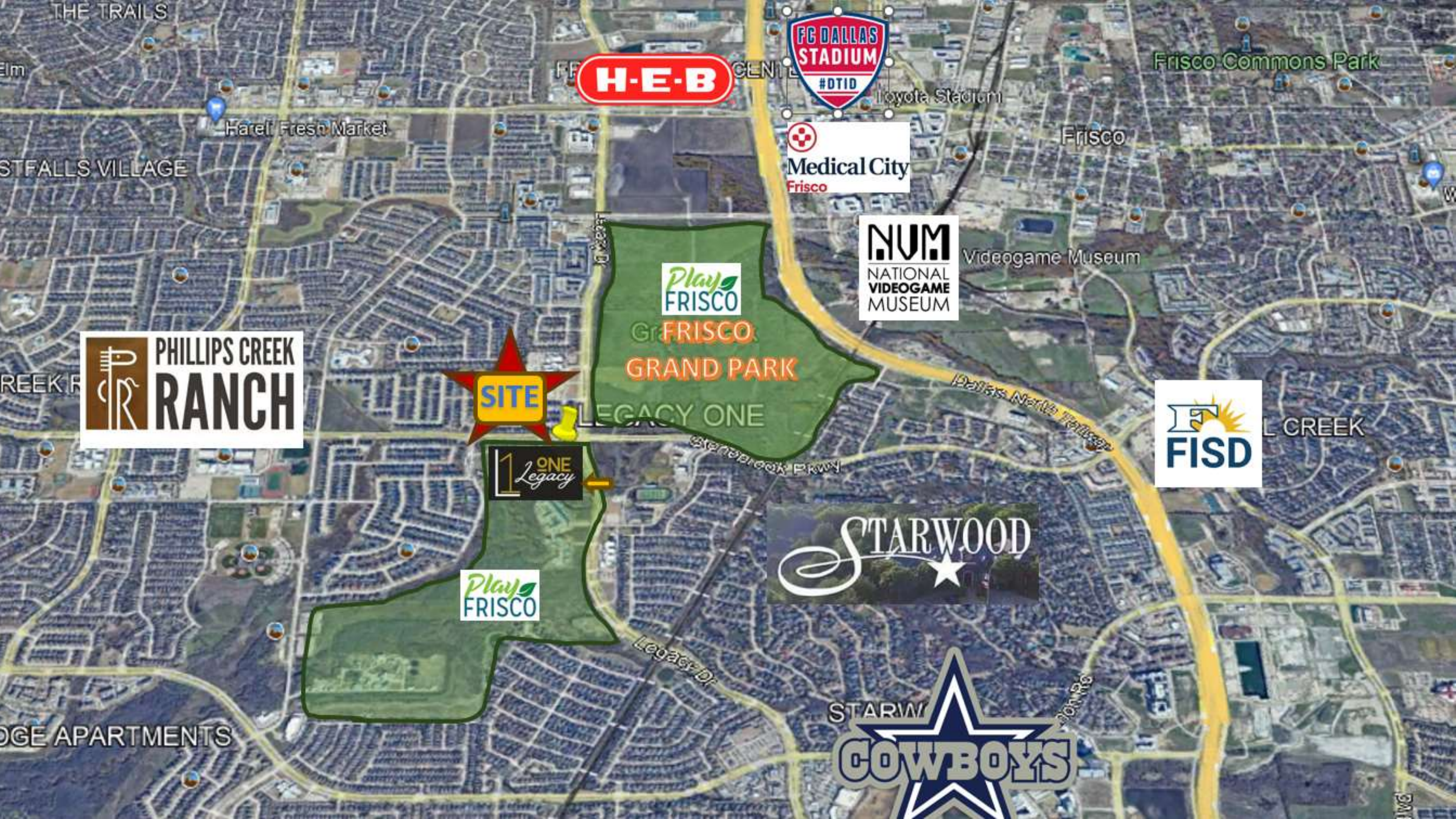
22,951

Vehicles per day



OMNI HOTELS





H-E-B

FC DALLAS
STADIUM
#DTID

Medical City
Frisco

NUM
NATIONAL
VIDEOGAME
MUSEUM

Play
FRISCO

GRAND PARK

LEGACY ONE

SITE

ONE
Legacy

Play
FRISCO

STARWOOD

STARWOOD
COWBOYS

FID

Frisco Commons Park

Frisco

Videogame Museum

L CREEK

PHILLIPS CREEK
RANCH

STFALLS VILLAGE

CREEK R

GE APARTMENTS

FRISCO GRAND PARK

An architectural rendering of a modern commercial development. The scene features a long, single-story building with large windows and a flat roof. In front of the building is a paved plaza with several trees and shrubs. A parking lot with a few cars is visible on the left. People are walking on the plaza. The sky is overcast. The title 'FRISCO GRAND PARK' is overlaid in the center in a large, white, sans-serif font. There are decorative white wavy lines on the right side of the image.

GRAND PARK ZONE

THE COMMUNITY HUB | 320 AC



FORMER EXIDE PROPERTY | 237 AC



THE CONFLUENCE | 140 AC



THE WILDS | 314 AC



LEGACY ONE (SWC Stonebrook Parkway & Legacy Drive) | FRISCO, TX | Contact: ADEEL KHAN realtoradeelkhan@gmail.com (214-454-7255)



GRAND PARK ZONE



Grand Park is a world-class urban oasis designed to welcome all Frisco residents and visitors to an intentionally designed community space that invites all ages and abilities to

Play, Explore, Discover, & Connect 

Park will span **1,011 acres** from the Dallas North Tollway west to Lake Lewisville and FM423 when completed

In 2006, City of Frisco bought this land and in 2023 City of Frisco partnered with IDEO, a global design consultancy, to create a vision for Grand Park

In January 2024, Frisco City Council developed a vision and formally adopted a set of Guiding Principles for the development of this unique park.

[Read detail summary of the Vision for Grand Park \(PDF\)](#)

Grand Park

is a world-class urban oasis designed to welcome all Frisco residents and visitors to an intentionally designed community space that invites all ages and abilities to play, explore, discover, and connect.



GRAND PARK ZONE



PLAY



- Provide opportunity for all participation levels**
- Create an all-in-one outdoor space
 - Include individual and collective, active and passive play
- Make iconic moments big and small**
- Create social spaces with recognizable landmarks
 - Account for all types of interaction, from large groups to individuals



EXPLORE

- Account for natural rhythms**
- Activate Stewart Creek without compromising environmental integrity
 - Protect, support, rehabilitate, and restore ecological function
 - Expand programming that celebrates seasonality of the land and enables restoration and regeneration in the future.
- Curate nature-driven partnerships**
- Maintain a "park-first" mentality when selecting development partners
 - Consider partnerships that augment natural experiences



EXPLORE



DISCOVER

DISCOVER

- Design the unplanned**
- Create a comprehensive, multi-modal path network
 - Integrate "hidden gems" to encourage return visits
 - Create a sense of mystery through rotating programming
- Landscape with regionally appropriate species**
- Balance use of native plants with traditional/ornamental species



CONNECT

CONNECT

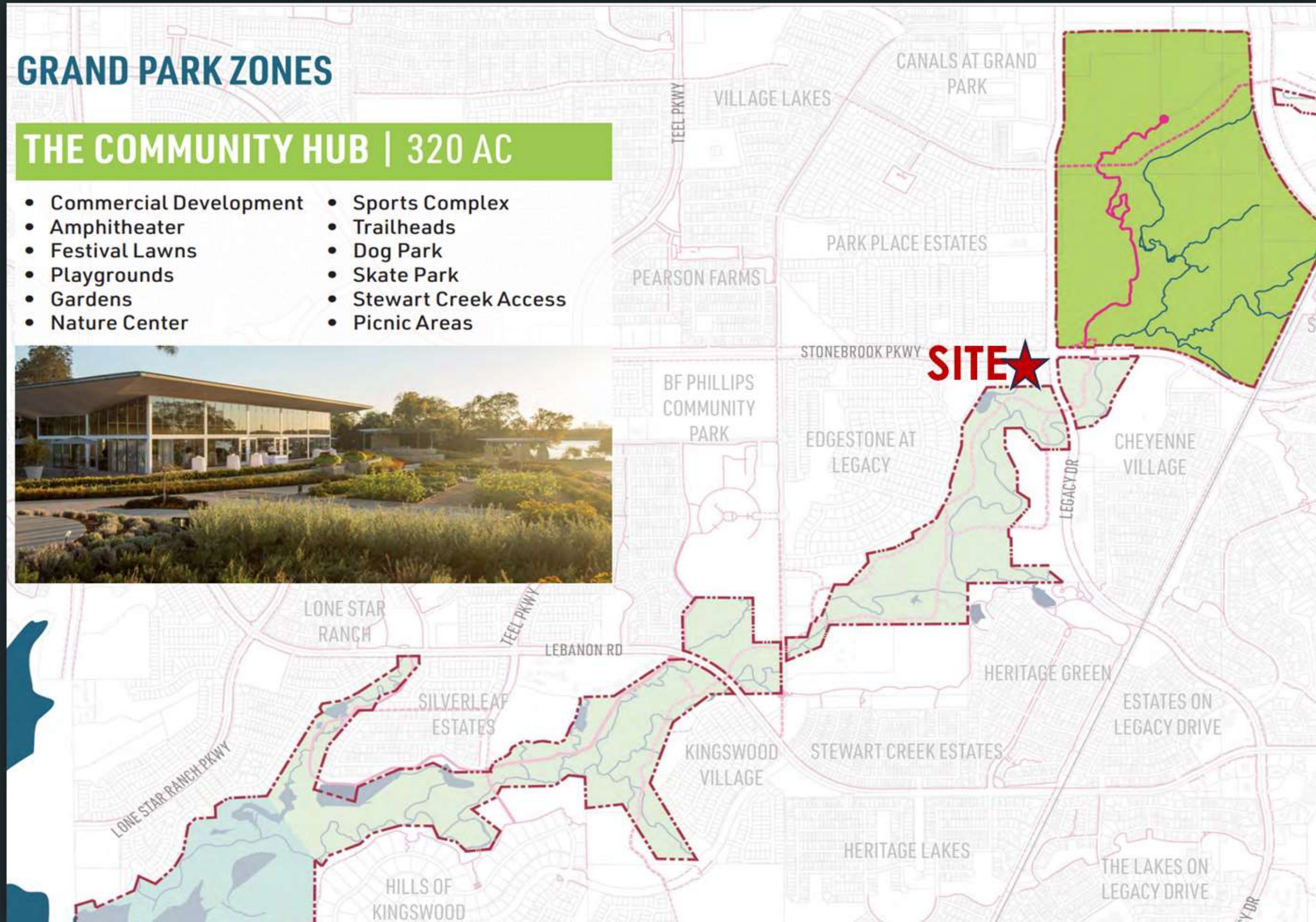
- Establish, sustain, and evolve core traditions**
- Create deliberate events and rituals to instill a sense of community, belonging, and ownership to Frisco residents
- Build emotional connection consistently and often**
- Provide opportunities for community input, collaboration, and co-creation throughout development
 - Adapt to community needs as they evolve
 - Implement seasonal park activations to create a constant feedback loop for community members



GRAND PARK ZONES

THE COMMUNITY HUB | 320 AC

- Commercial Development
- Amphitheater
- Festival Lawns
- Playgrounds
- Gardens
- Nature Center
- Sports Complex
- Trailheads
- Dog Park
- Skate Park
- Stewart Creek Access
- Picnic Areas



COMMUNITY HUB FRAMEWORK OPTIONS

URBAN GRADIENT



DISTRICTS

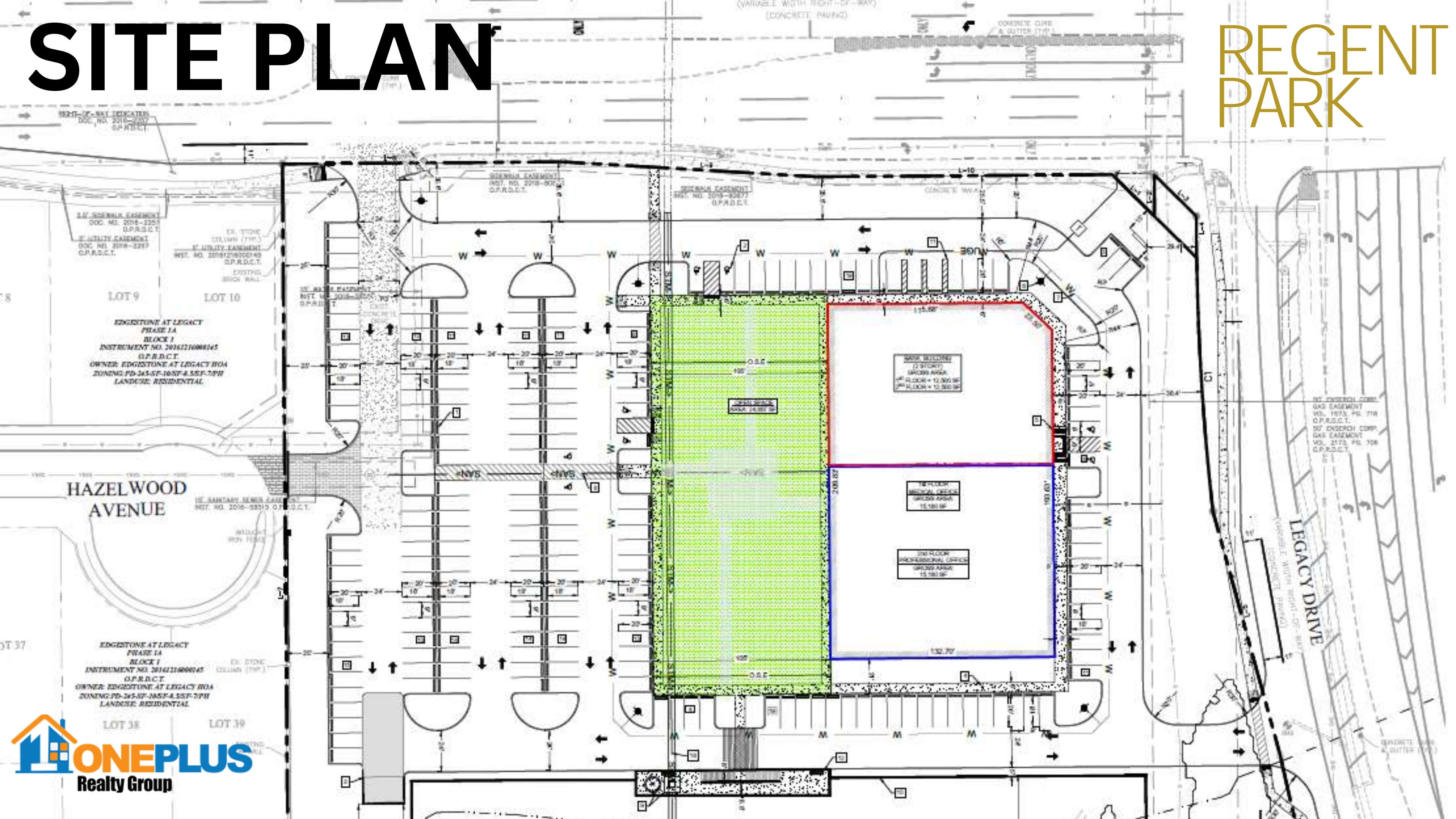


PROJECT DRAWINGS



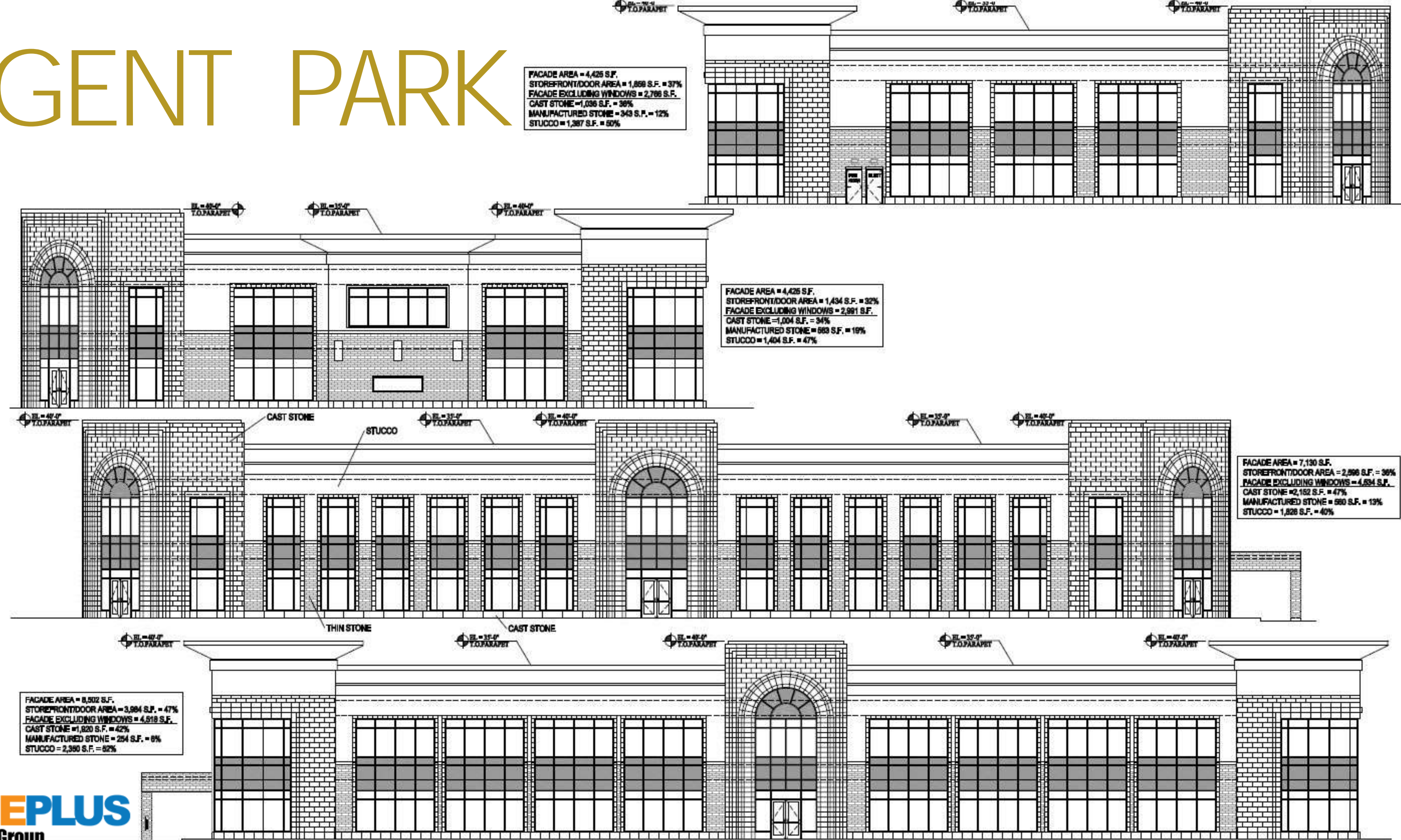
SITE PLAN

REGENT
PARK



REGENT PARK

ELEVATION





SWC

Stonebrook Parkway & Legacy Drive

Unit for Sale

1,500 SqFt - 15,180 SqFt

CALL FOR PRICING

Condo unit delivered in medical shell condition for efficient customization and finish out. Option to get finished out based on your specs from the seller / developers

- Prime Investment Opportunity
- Most highly desirable area for living and retail
- Most attractive demographics for any retail business especially medical and healthcare

Sale Type: Investment or Owner User
Condo Use: Medical & Professional Office
Sale Type: Investor OR Owner Use
Conditions: Shell OR Fully Finished

CONSUMER SPENDING

3 mile radius - (2023)

\$1.5 B

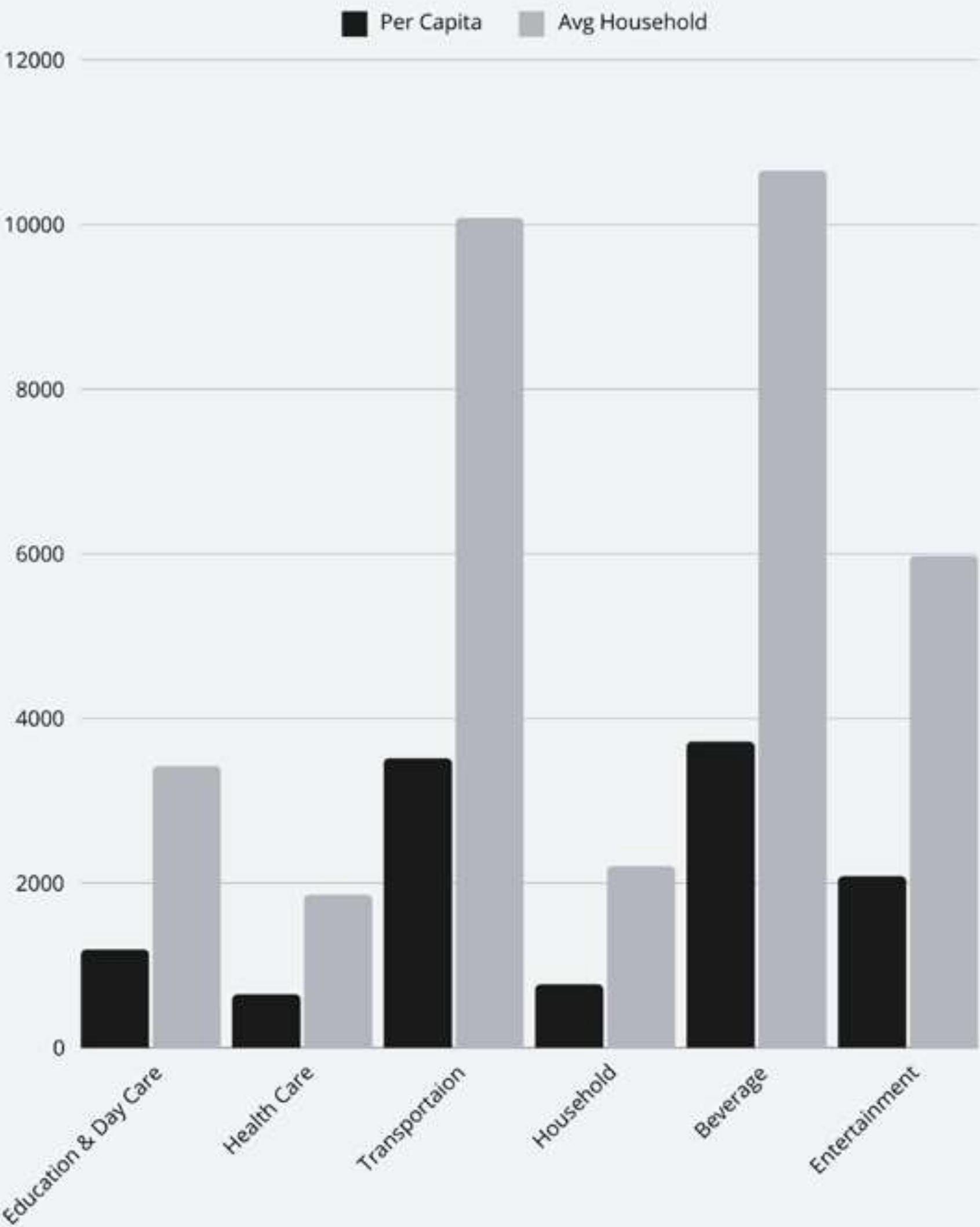
Total Spending

\$67.5 M

Health Care Spend

\$40.5 M

Medical Services



REGENT PARK

Gallery









CONTACT

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