

STONEBROOK OFFICE CONDOMINIUMS

COMMERCIAL DEVELOPMENT SITE FOR SALE

+/- 1.0 ACRE



UNIQUE “READY TO GO” LAND FOR OFFICE DEVELOPMENT

Location:

Stonebrook Office
Condominiums

7311 Rolling Brook Dr.
Frisco, TX 75034



OFFICIAL COMMERCIAL REAL ESTATE PARTNER

Space Available:

Commercial
Development

Site Available
+/- 1.0 Acre

\$26/SF for Sale (includes
land, plans & permits)

- Commercial development site available includes plans and permits ready for construction
- Professional or Medical Office use
- Outdoor living environment and park features are part of the design

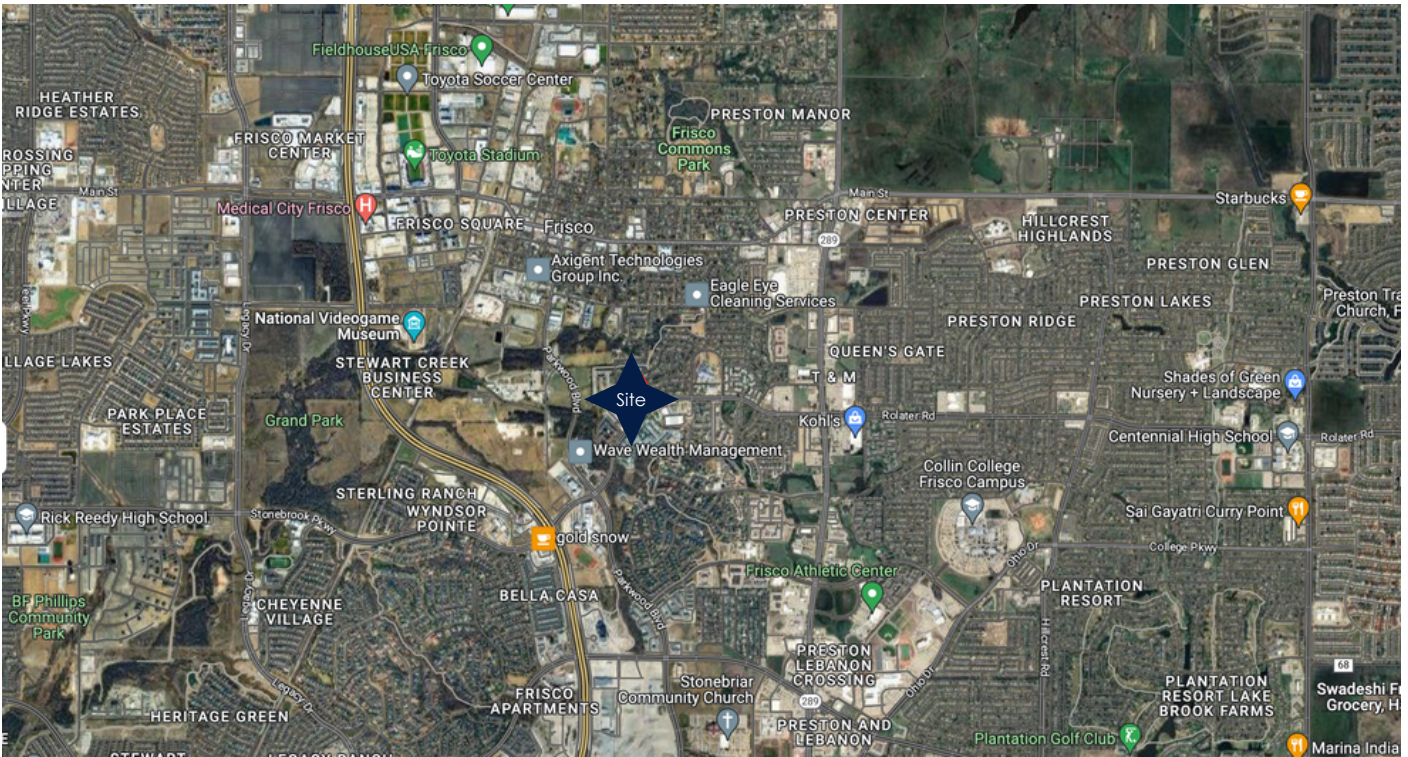
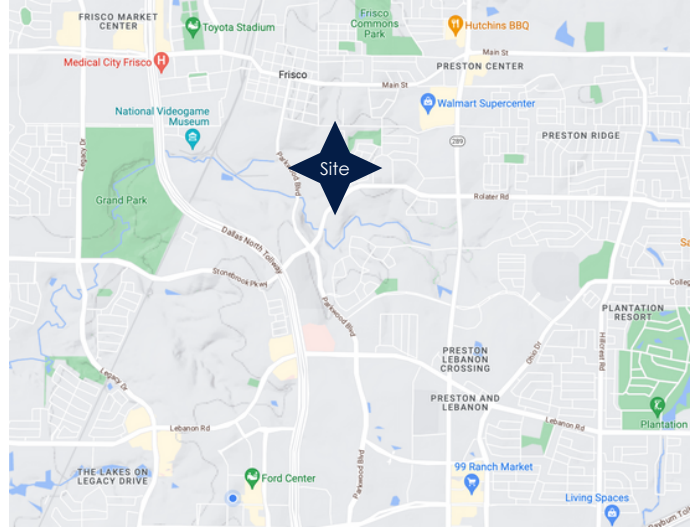
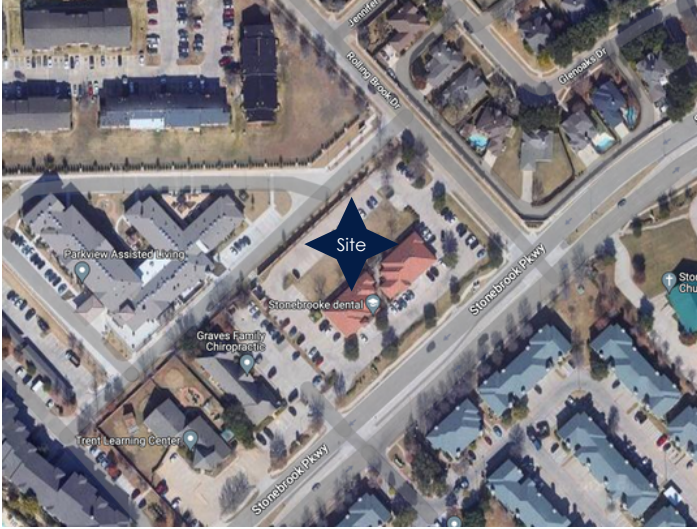
- Easy access to the Dallas North Tollway and minutes from Preston Road
- Close proximity to the Star, Toyota Stadium, Downtown Frisco, and other major shopping and entertainment venues
- All utilities to the site are in place



FOR MORE INFORMATION, CONTACT:

AKASH KHANNA

945.217.6410 | AKASH@MONUMENTSTAR.COM | WWW.AKASHKHANNA.COM



- Positively influenced by its proximity to State Highway 289, FM 423, US Highway 380, Sam Rayburn Tollway, and Dallas North Tollway
- Close proximity to Ford Center at the Star, Toyota Stadium, and numerous Restaurant & Retail Amenities



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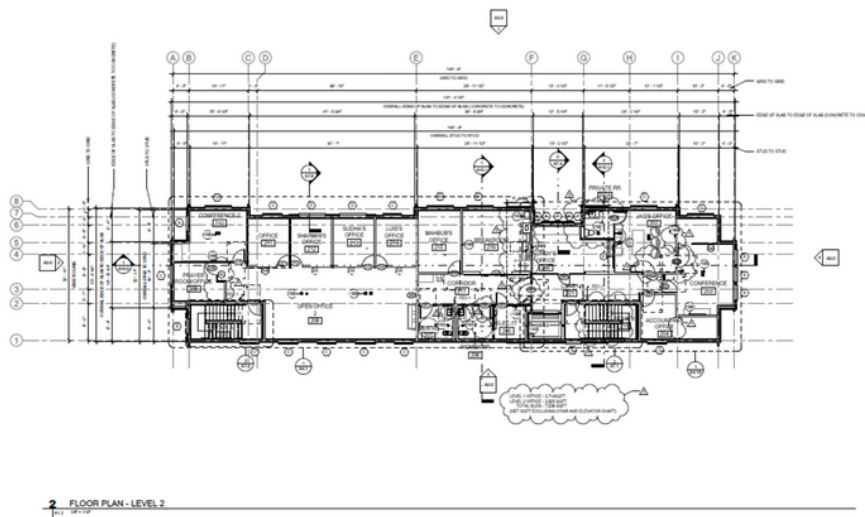
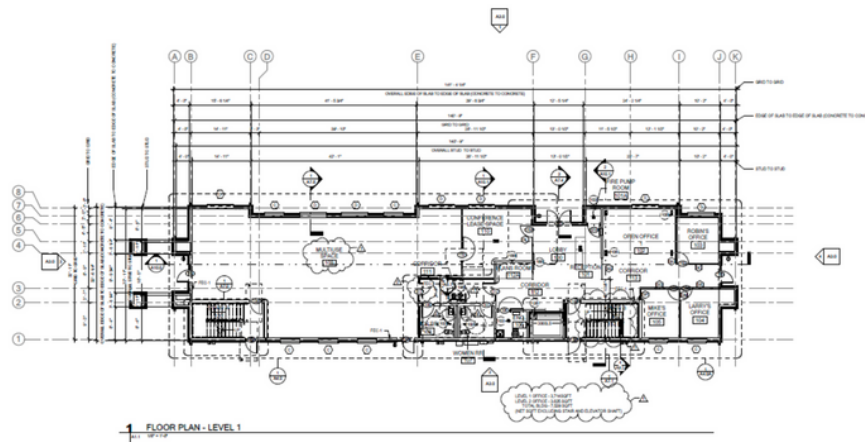
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PRELIMINARY FLOOR PLANS



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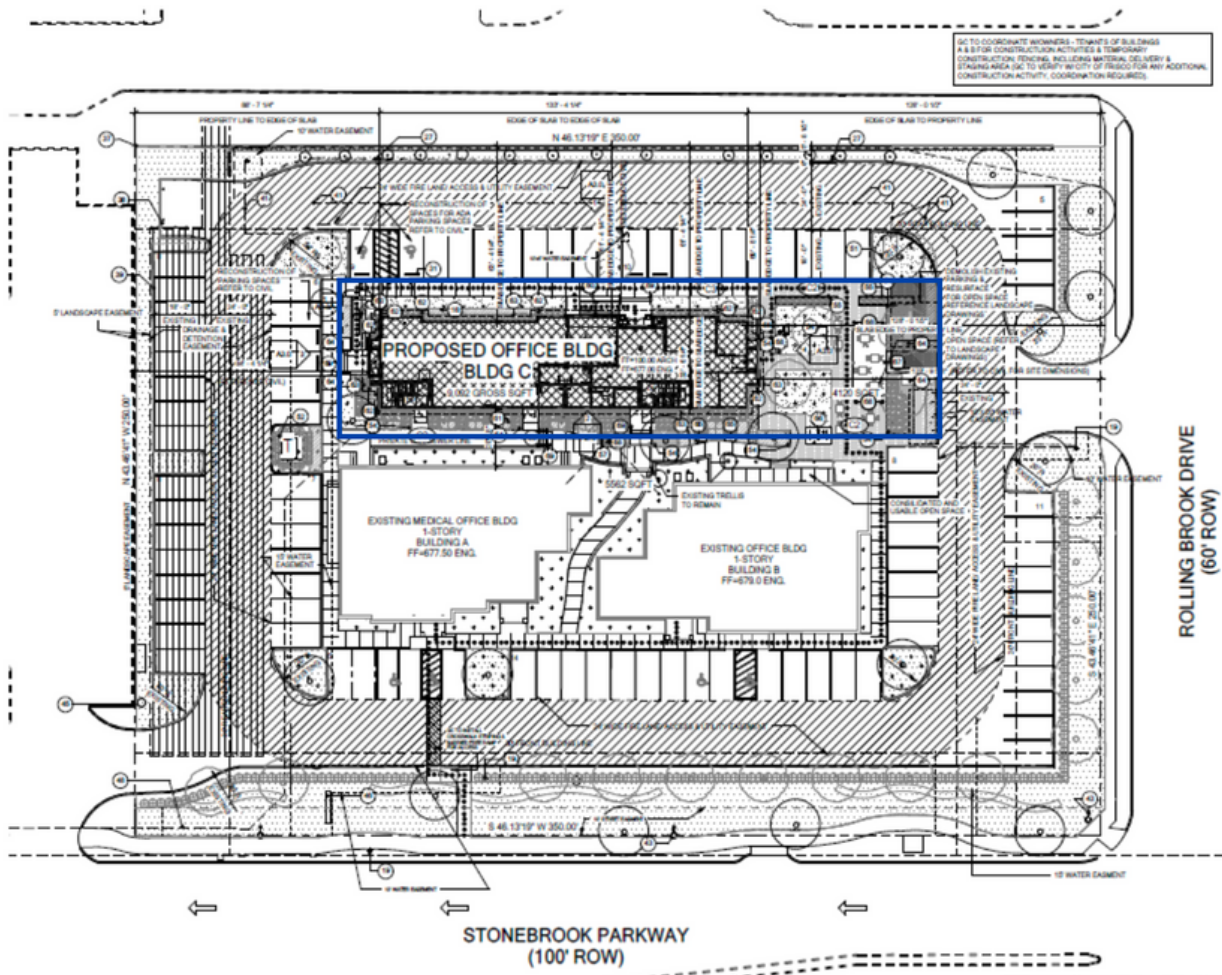
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FRISCO

223,389

FRISCO POPULATION

80,261

NUMBER OF HOUSEHOLDS

56,907

SINGLE FAMILY UNITS

2030 3-PATH MODEL OF POPULATION PROJECTION

226K

3% GROWTH RATE

231K

5% GROWTH RATE

235K

7% GROWTH RATE



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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.

Monument Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9006556 License No.	tiffany@monumentstar.com Email	(214)705-7827 Phone
Tiffany Burns Designated Broker of Firm	0566279 License No.	tiffany@monumentstar.com Email	(972)746-7381 Phone
Angela Aguilar Licensed Supervisor of Sales Agent/ Associate	0686126 License No.	angela@monumentstar.com Email	(214)392-7145 Phone
Akash Khanna Sales Agent/Associate's Name	0787915 License No.	akash@monumentstar.com Email	(945)217-6410 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date