

Waterstone Office Park

255 W Lebanon Rd, Frisco, TX



K.E. I. Realty - Eugene Krasny tel. 1-214-673-1162 ekrasny@kei-realty.com

PROPERTY OVERVIEW

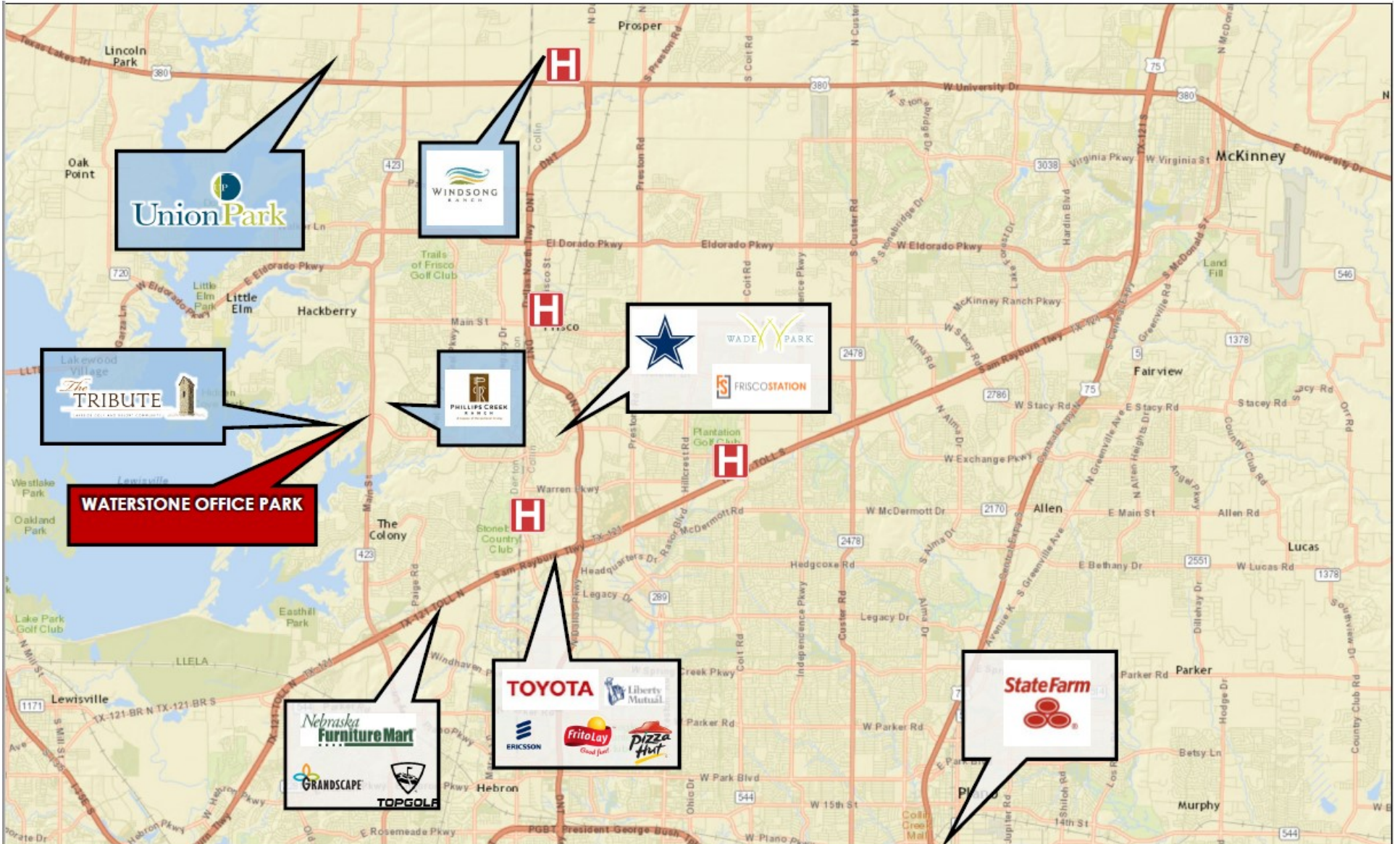


- 2 Class A Medical and Professional Office Condos
- 2,804SF and 2,998 Square Feet.
- Building Signage Available.
- Excellent TI Allowance available with good financials.
- Located on the SWQ of FM423 and Lebanon Rd.
- Positioned between The Tribute and Phillip's Creek Ranch in one of the fastest growth markets in the U.S.
- Phillip's Creek Ranch will boast over 2,500 Homes and 12,000 Residents upon buildout. 7 schools are planned within the community as well.
- Medical Center of Frisco and Forest Park Medical Center are located nearby.
- Toyota North American HQ, Nebraska Furniture, and the Dallas Cowboy's HQ are located within 3-5 miles of the site.

DEMOGRAPHICS	1 mile	3 mile	5 miles
POPULATION	9,100	79,971	182,620
HOUSEHOLDS	2,907	26,000	61,321
MEDIAN AGE	35.0	35.2	34.0
AVERAGE HH INCOME	\$151,616	\$133,367	\$126,299

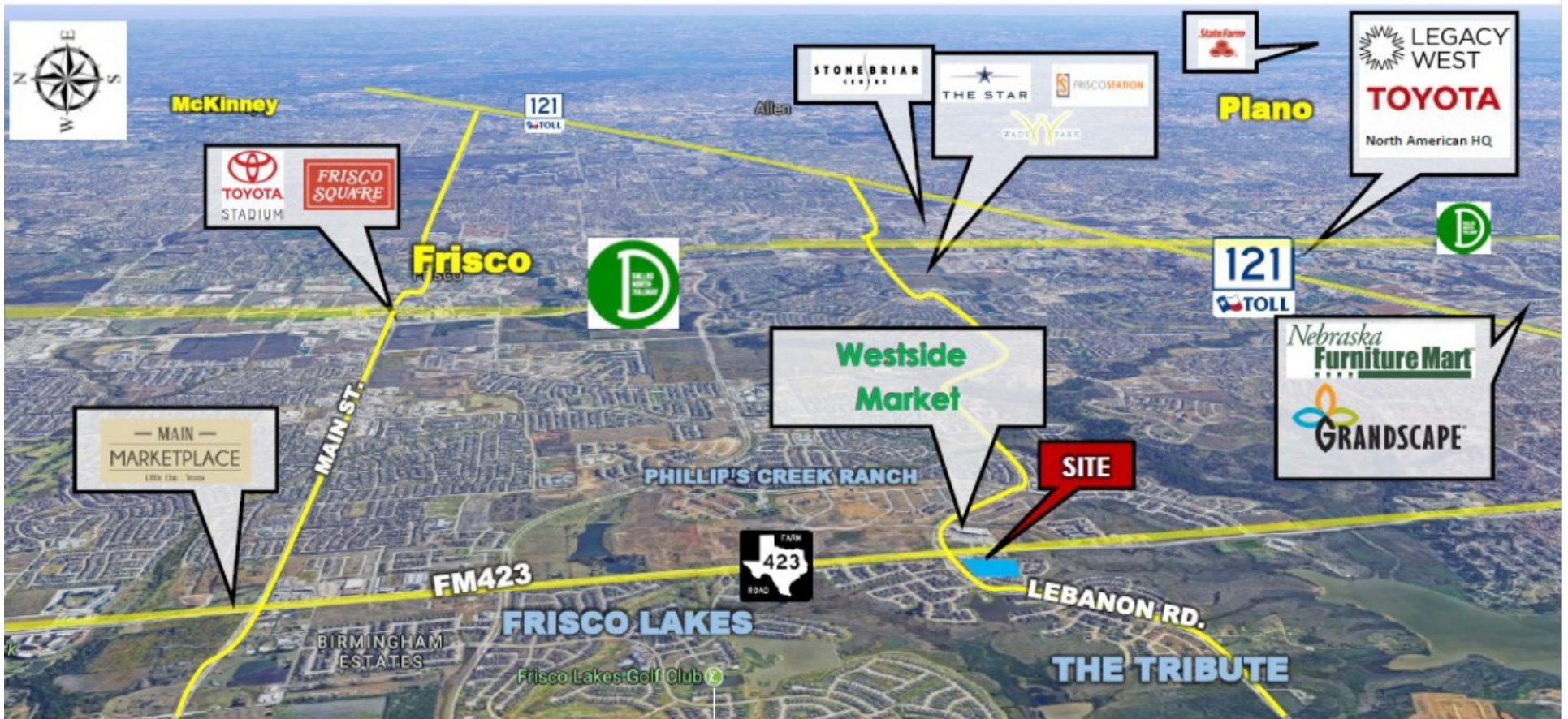
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LOCATION



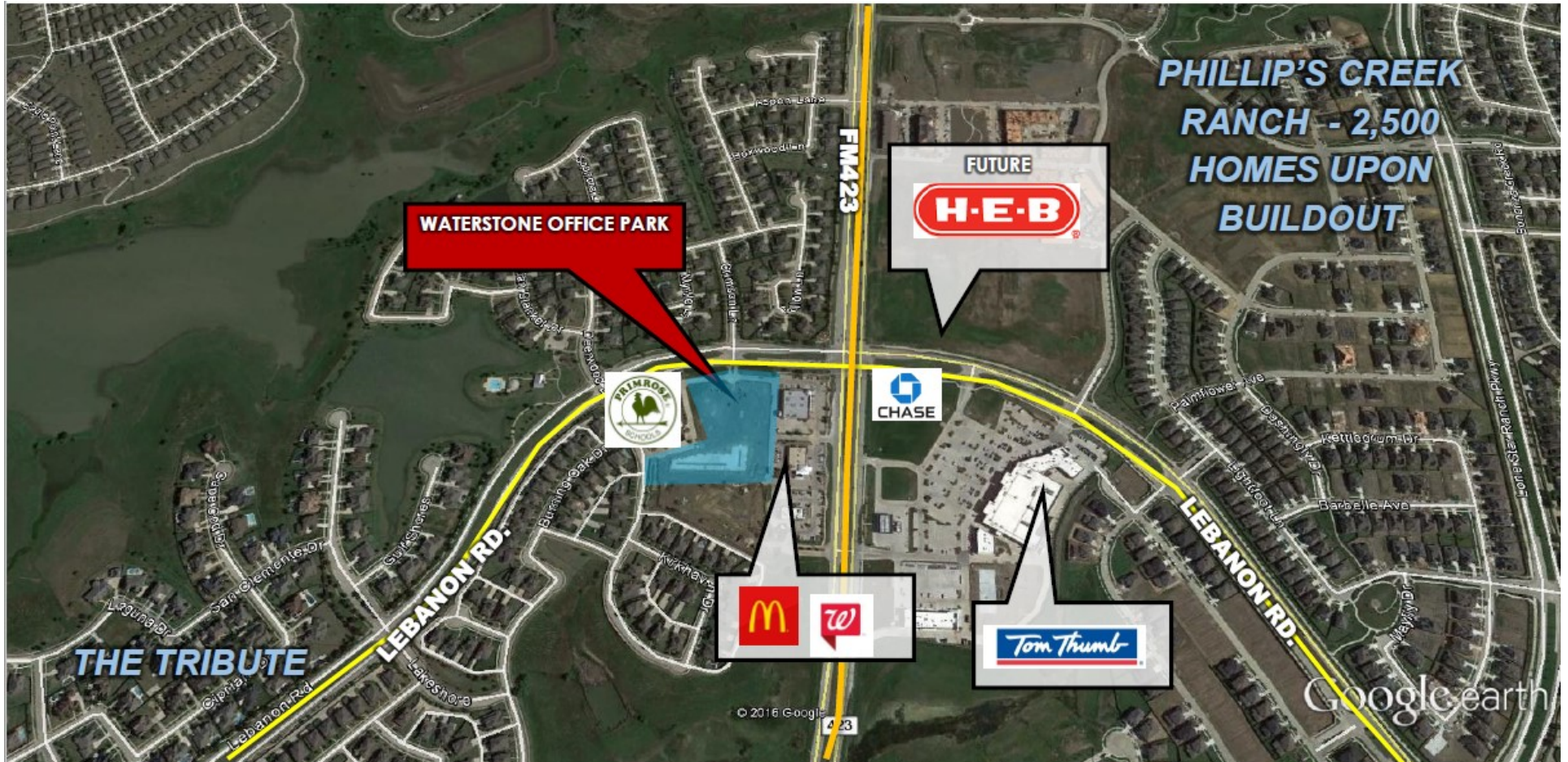
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LOCAL AERIAL

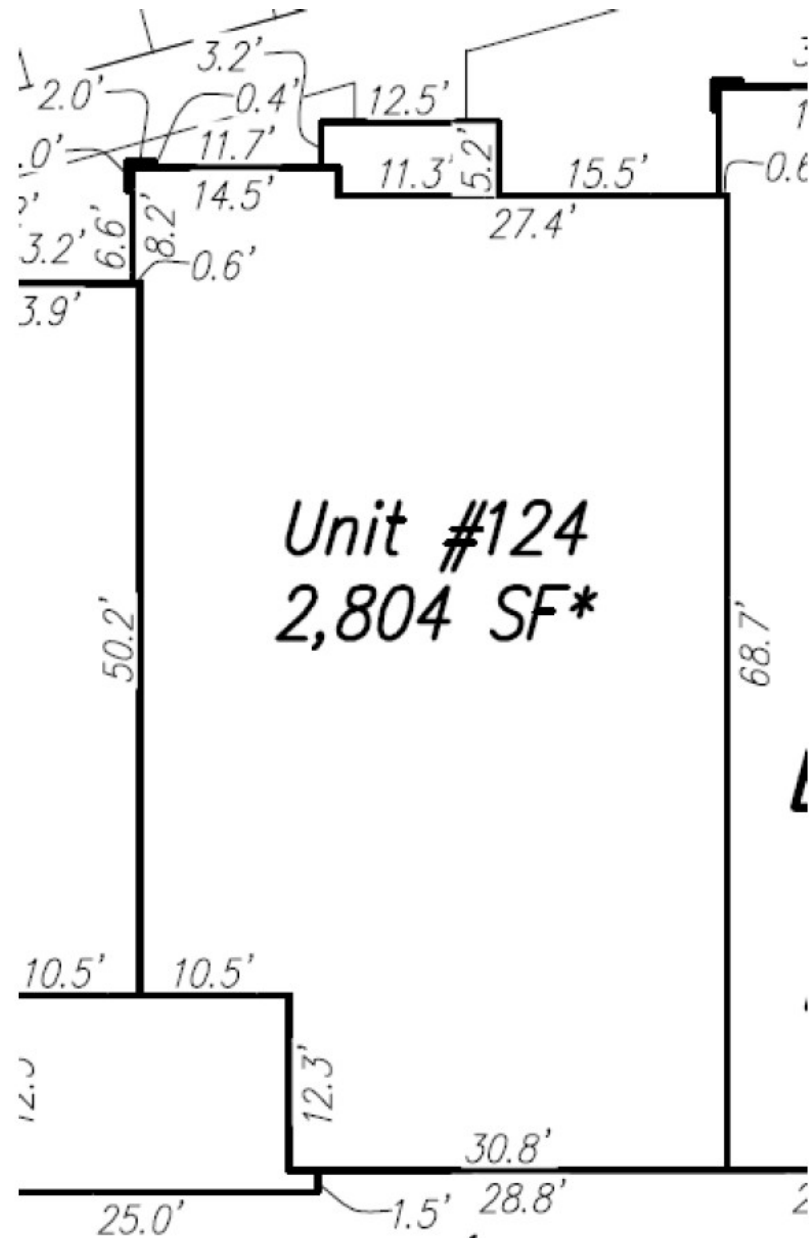


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AERIAL



Unit # 124



Unit #124
2,804 SF*