

Kings Plaza Office Park

Professional Office Space For Sale

1,224 SF

CORNER OFFICE
SUITE OPPORTUNITY



Location:

Kings Plaza Office Park
14111 King Road
Suite 640
Frisco, TX 75034



Space Available:

Fully Finished
Professional Office Available
1,224 SF
\$410 /SF for Sale

- Excellent corner, professional office suite opportunity
- Perfectly placed on King Road just off FM 423 on the Frisco / Little Elm border
- Excellent location to serve the growing communities of West Frisco & Little Elm
- Nearby the master planned communities of Phillips Creek Ranch and Frisco Lakes
- Close proximity to the Dallas North Tollway, the Sam Rayburn Tollway, & Frisco's "North Platinum Corridor"
- Abundant Parking & Building Signage Available

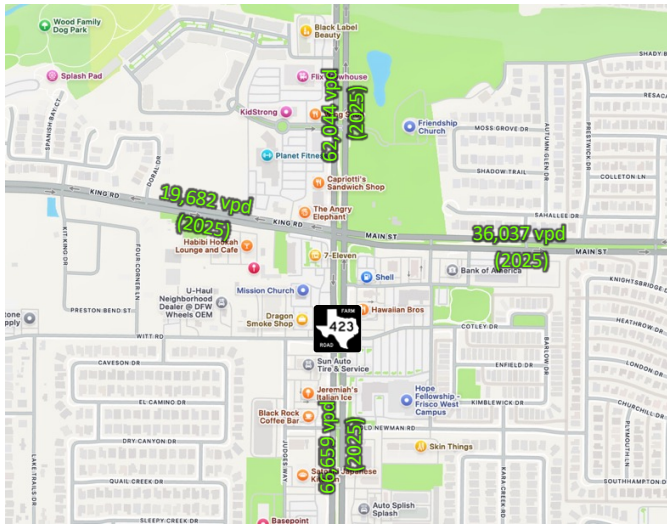
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621

Martinez@LCRTexas.com / Tito@LCRTexas.com



- Service to growing communities of Frisco, Little Elm, & The Colony
- High traffic counts on King Road with 19,682 VPD (2025)
- Close proximity to Restaurant & Retail Amenities such as The Star, Frisco Square, Stonebriar Centre, and nearby to a Walmart Supercenter

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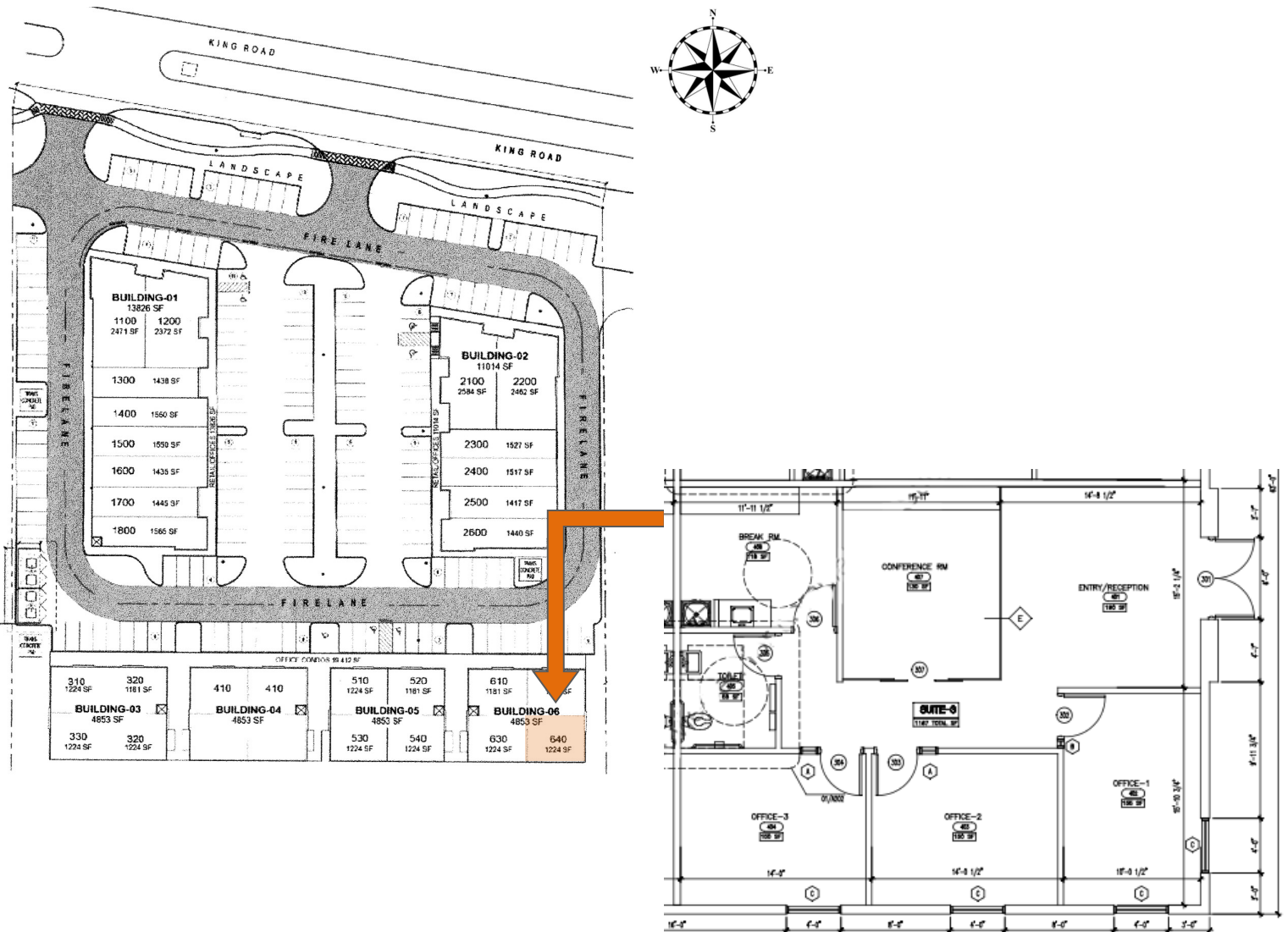
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Site Plan & Floor Plan



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Professional Office for Sale



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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) ¹	10.4%

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	87,651
TOTAL HOUSING UNITS*	93,139
SINGLE FAMILY UNITS*	62,257
MULTI-UNIT*	29,144
OTHER* ²	1,738
VACANCY	2.2%
OCCUPIED	97.8%
OWNER-OCCUPIED	63.7%
RENTER-OCCUPIED	36.3%
PERCENT BREAKDOWN OF FAMILY TYPE	

Family Type	Percentage
Married with children	39%
Married without children	29%
Non-Family	26%
Single Parents	6%

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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