



207 KING ROAD

FRISCO, TX 75036
Hackberry Business Park

PROPERTY DETAILS

Space Available	1,500 – 8,000 SF
Property Type	Industrial
Subtype	Warehouse
Rentable Area	47,900 SF
Year Built	2016
Clear Height	18 Feet
Buildings	5
Rental Rate	Upon Request
Lease Term	Negotiable

CONTACT

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Modern Industrial Warehouse
in a *Thriving, Affluent Market*

Hackberry Business Park offers high-quality, exceptionally functional spaces in one of North Texas's most active and affluent corridors. Established in 2016, the park features five buildings with stylish brick exteriors, newly refreshed finishes, and air-conditioned units with oversized overhead doors, private restrooms, and mezzanines. Choose from move-in-ready spaces or those allowing for extensive customization.

— STRATEGIC LOCATION

Multi-city connectivity within a 30-minute drive of Denton, Plano, McKinney, Lewisville, The Colony, Prosper, Celina, and Carrollton.

— AFFLUENT CLIENT BASE

Average household income of \$154,214 and \$2.9B in annual consumer spending within a 5-mile radius.

— GROWTH FORECASTED AREA

Resident population within a 3-mile radius projected to grow by 12% from 2023 to 2028.

— PROXIMITY TO AMENITIES

Target, Aldi, Gold's Gym, H-E-B, Walmart, Flix Brewhouse, and 50+ restaurants within a 10-minute drive.

OVERHEAD DOORS

Oversized overhead doors with grade-level loading on every unit

UNIT FEATURES

Air-conditioned, private restrooms, mezzanines included

LEASE FLEXIBILITY

Units from 1,500 SF — combine for up to 8,000 SF

