

FOR SALE

Office Condo

8765 Stockard Drive, Suite 602-603, Frisco, TX 75034

Property Details:

Size: 2,300 SF

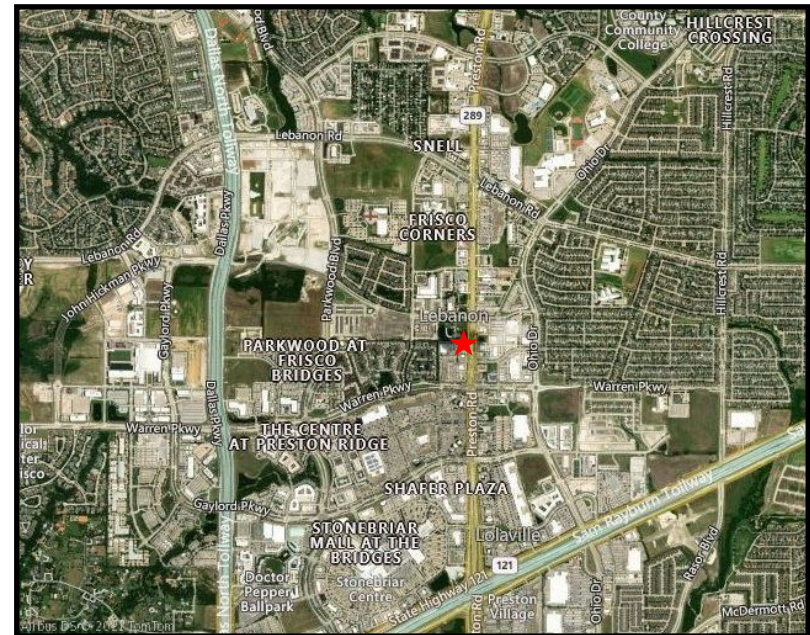
Sale Price: \$937,250 (\$407.50/SF) ~~\$954,500 (\$415/SF)~~ ~~\$966,000 (\$420/SF)~~

Year Built: 2015

Located close to major amenities including Stonebriar Mall, The Star and major arteries including Preston Rd., SH 121 and the DNT

Features:

- Two adjoined office condo units totaling 2,300 SF with identical (flipped) floor plans.
- Newer, modern office condo with efficient floor plan
- Unit has 2 entrances, 6 Private Offices, spacious Conference Room, Storage Room, Break Room, 2 Private Restrooms
- Bright interior colors and finishes
- Building is adjacent– and with views to attractive green space
- Ample Parking! Ideally situated near max. quantity of surface parking spaces
- Unit has sprinkler system
- Some Furniture, Fixtures & Equipment available for additional consideration



CONTACT:

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President

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PRESENTED BY:

SIDECAR COMMERCIAL REAL ESTATE, LLC

13407 Chittamwood Lane

Frisco, TX 75035

www.sidecarcre.com

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ABOUT FRISCO, TX:

Ideally located less than 20 miles north of downtown Dallas, the rapidly growing suburb of Frisco is an ideal location for businesses. With a population of over 240,000 residents, a medium age of 36 and an excellent public school district, this suburb has an abundant and highly educated workforce to help grow businesses and drive consumption.

Major developments driving population, business growth and entertainment options include the Fields mixed-use development, PGA of America, UNT—Frisco’s new campus, Frisco Station, The Star and more.

Frisco offers a energetic, business– and family friendly environment for employees and residents!



<u>Demographics</u>	<u>2 Mile Radius</u>	<u>5 Mile Radius</u>	<u>10 Mile Radius</u>
Population 2024	56,197	336,452	1,191,284
Projected Ann. Population Growth (2024-2029)	4.5%	4.4%	4.2%
# Households 2024	23,862	124,872	444,857
Average Household Income	\$121,969	\$148,303	\$135,523
# of Employed Population	46,621	162,888	445,669

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Adjacent Green Space



Spacious Lobby



Large Conference Room w/ Hardwood Flooring



Large Offices w/ Windows



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Large Offices with Abundant Natural Light



Break Room



Large Bullpen with Beautiful Glass Framed Door



Ample Storage Space



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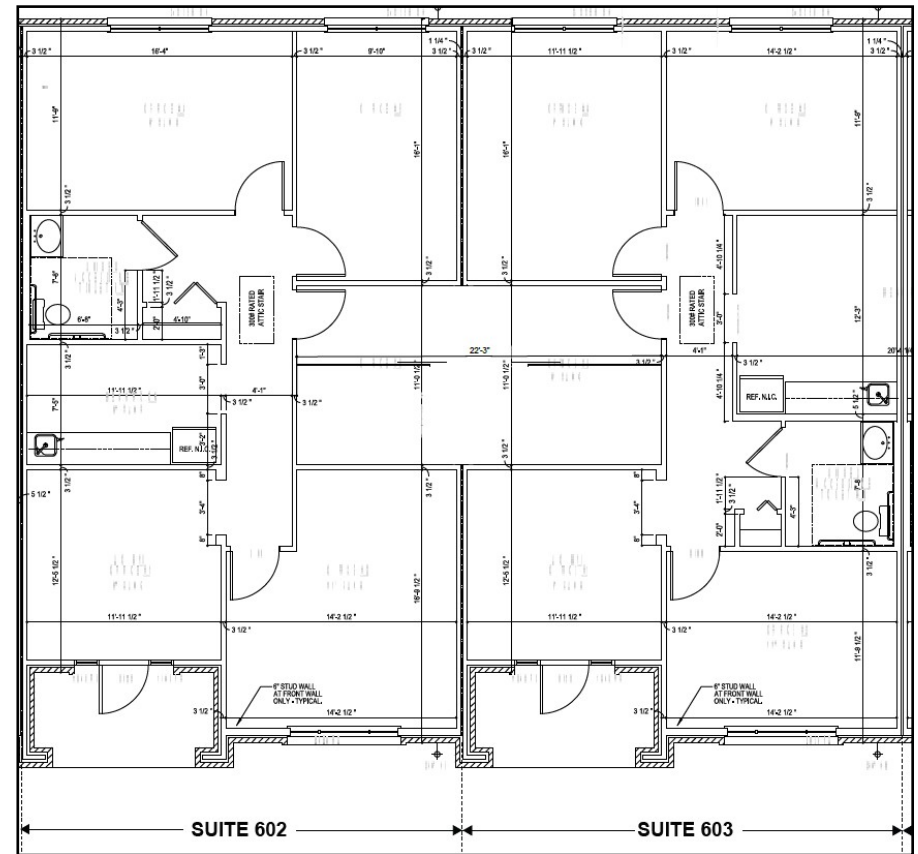
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Best Parking Availability in Park!



Floor Plan (2,300 SF Adjoined Units)



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