



PROPERTY LOCATION:

Located at the Northeast quadrant of Dallas North Tollway & Cobb Hill Dr.

AVAILABILITY:

±2.3 acres (100,188 SF) - Call for pricing

PROPERTY DETAILS:

- Dallas North Tollway location in the heart of Frisco
- Zoned O-2 / PD-158. Allowing office, medical, and service uses.
- Close proximity to Texas Health Hospital, Universal Kids Resort, PGA Headquarters, and Toyota Stadium.
- Water, sanitary sewer, natural gas, electricity, and fiber are available to the site.
- Ready for development

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	8,350	52,700	155,900
Daytime Employees	10,900	67,600	196,300
Average HH Income	\$238,000	\$219,000	\$205,000

TRAFFIC COUNTS:

- US 75: 98,000+ VPD
- Cobb Hill Dr: 17,000+ VPD

For More Information:

Collin Flynn, CCIM – 214.507.4782
CFlynn@wickerassociates.com

Brent Wicker – 214.676.3399
BWicker@wickerassociates.com



For More Information:

Collin Flynn, CCIM – 214.507.4782
CFlynn@wickerassociates.com

Brent Wicker – 214.676.3399
BWicker@wickerassociates.com

DEMOGRAPHIC SUMMARY

12601-13399 Dallas Pkwy | Frisco, TX

Ring of 3 miles

**±2.3 ac Dallas North Tollway
& Cobb Hill Dr.
Frisco, TX**

KEY FACTS



77,623

Population



77,623

Daytime Population



4.57%

'23-'28 Compound
Annual Growth Rate

INCOME



\$158,354

Median
Household Income



\$202,216

Average
Household Income



\$68,727

Per Capita
Income



\$642,070

Median
Net Worth

BUSINESS



3,328

Total
Businesses



27,205

Total
Employees



15.36%

Blue Collar
Occupation



84.65%

White Collar
Occupation

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$54,401

Retail Goods



\$6,999

Entertainment



\$7,149

2025 Meals at
Restaurants



\$12,138

2025 Meals at
Home



\$1,817

Personal Care



\$12,428

Health Care

EDUCATION



9%

High School
Diploma



13%

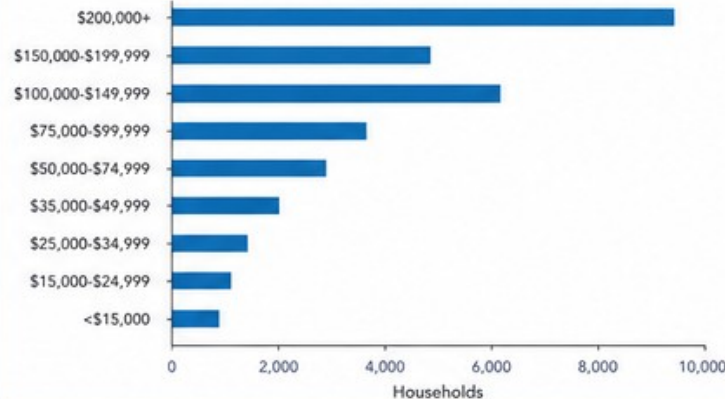
Some College



65.98%

Bachelor's Degree
or Higher

HOUSEHOLD INCOME



2025 Household Income (Esri)

The largest group: \$200,000+ (24.82%)

The smallest group: < \$15,000 (2.48%)

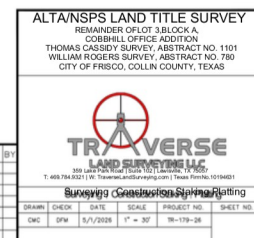
Indicator	Value	Diff	
\$200,000+	24.82%	+12.84%	
\$150,000-\$199,999	15.45%	+1.54%	
\$100,000-\$149,999	21.23%	+2.31%	
\$75,000-\$99,999	12.54%	-0.22%	
\$50,000-\$74,999	9.09%	-1.01%	
\$35,000-\$49,999	6.02%	-1.00%	
\$25,000-\$34,999	4.00%	-1.06%	
\$15,000-\$24,999	3.05%	-1.08%	
< \$15,000	2.48%	-12.32%	

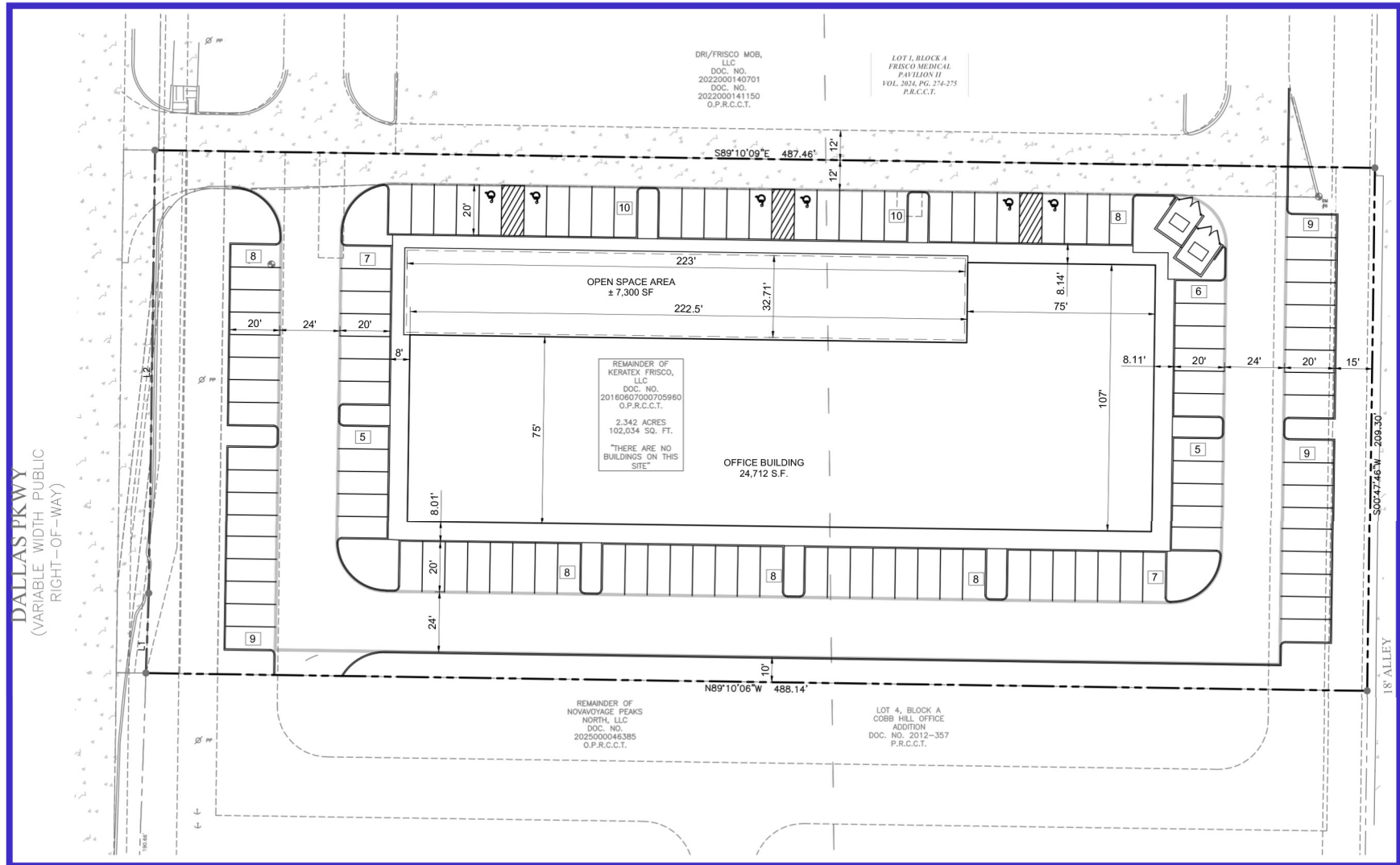
Source: Esri 2025

For More Information:

Collin Flynn, CCIM – 214.507.4782
CFlynn@wickerassociates.com

Brent Wicker – 214.676.3399
BWicker@wickerassociates.com





For More Information:

Collin Flynn, CCIM – 214.507.4782
CFlynn@wickerassociates.com

Brent Wicker – 214.676.3399
BWicker@wickerassociates.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Wicker & Associates	318213		972-991-1600
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Brent Wicker	302162	bwicker@wickerassociates.com	972-991-1600
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Collin Flynn	579073	cflynn@wickerassociates.com	972-991-1600
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date