



STONEBROOK

MEDICAL PLAZA

DELIVERS: MARCH 1, 2025



MEDICAL OFFICE

30,000 TOTAL RSF

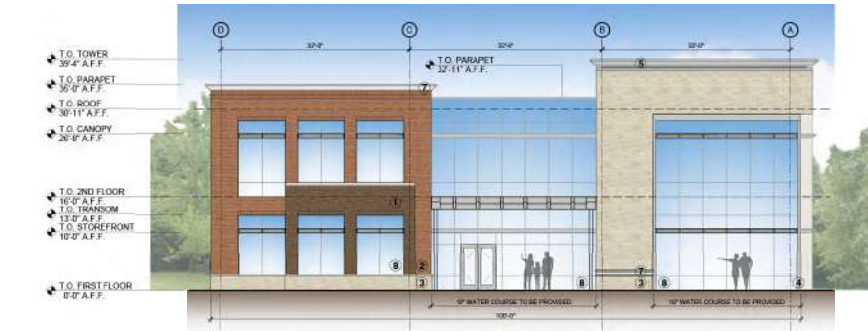
AVAILABLE FOR PRELEASE



BUILDING HIGHLIGHTS

- New 2-story, 30,000 Medical Office
- Located in fast-growing Frisco
- Direct visibility along DNT at Stonebrook Parkway
- ASC capable on 1st floor
- Signage opportunities available
- Elevator with gurney capacity
- Covered patient drop-off
- 5 per 1,000 RSF surface parking

ELEVATIONS



03 SOUTH ELEVATION (DALLAS NORTH TOLLWAY)
SCALE: 3/32" = 1'-0"



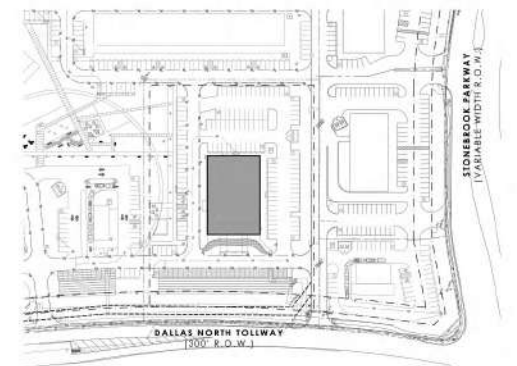
04 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



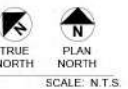
02 WEST ELEVATION
SCALE: 3/32" = 1'-0"



01 EAST ELEVATION - FRONT (STONEBROOK PARKWAY)
SCALE: 3/32" = 1'-0"

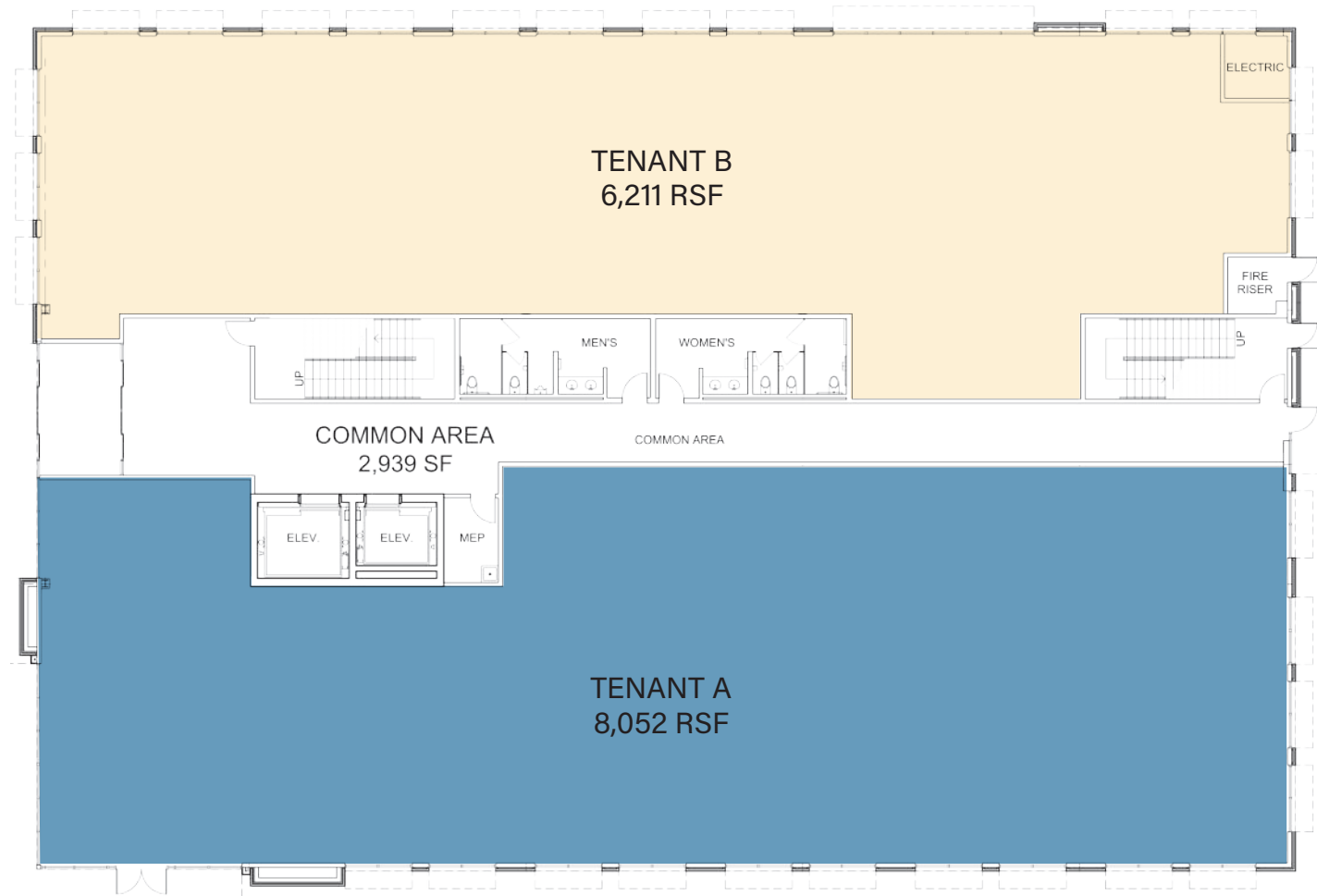


05 SITE PLAN KEY

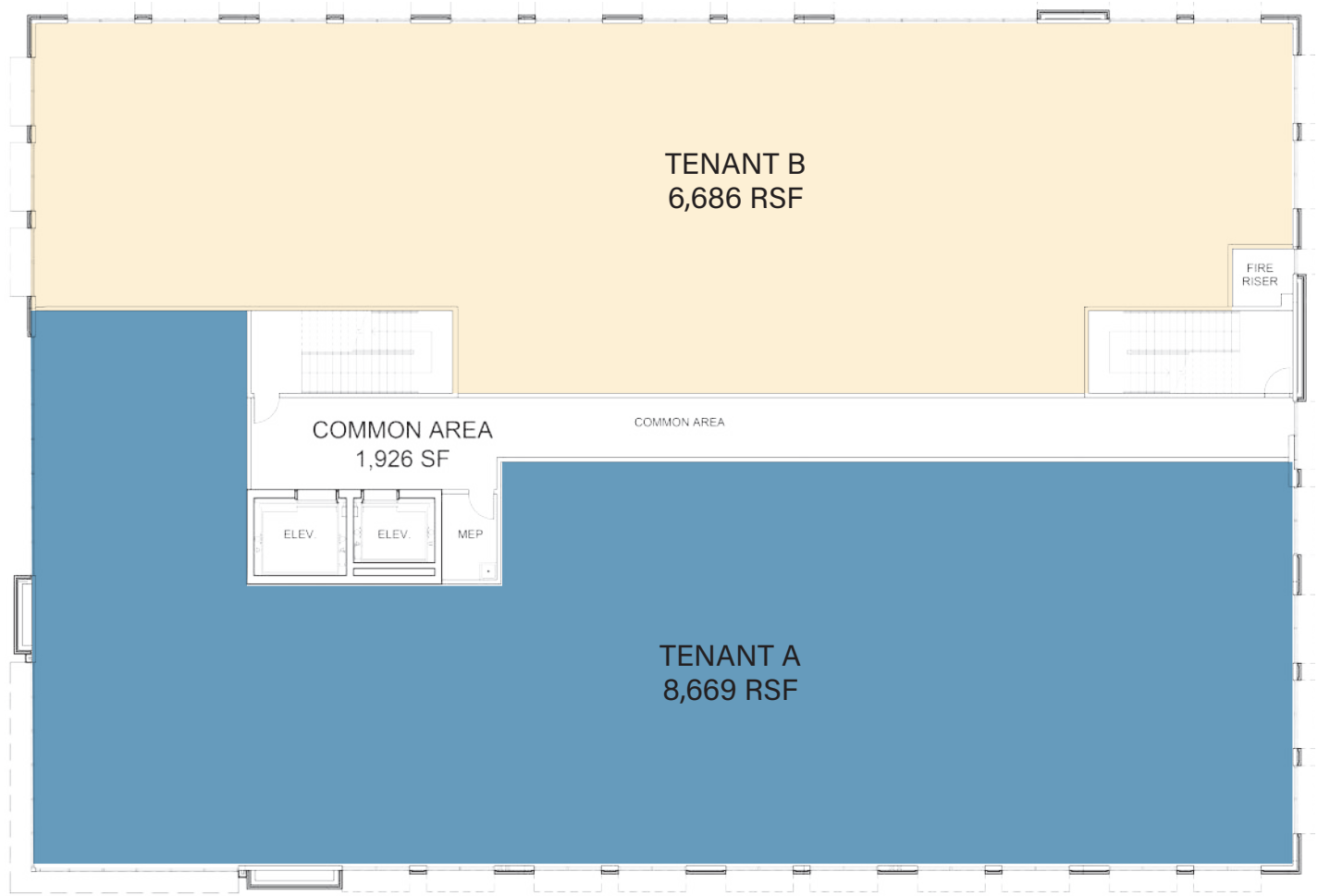


FLOORPLANS

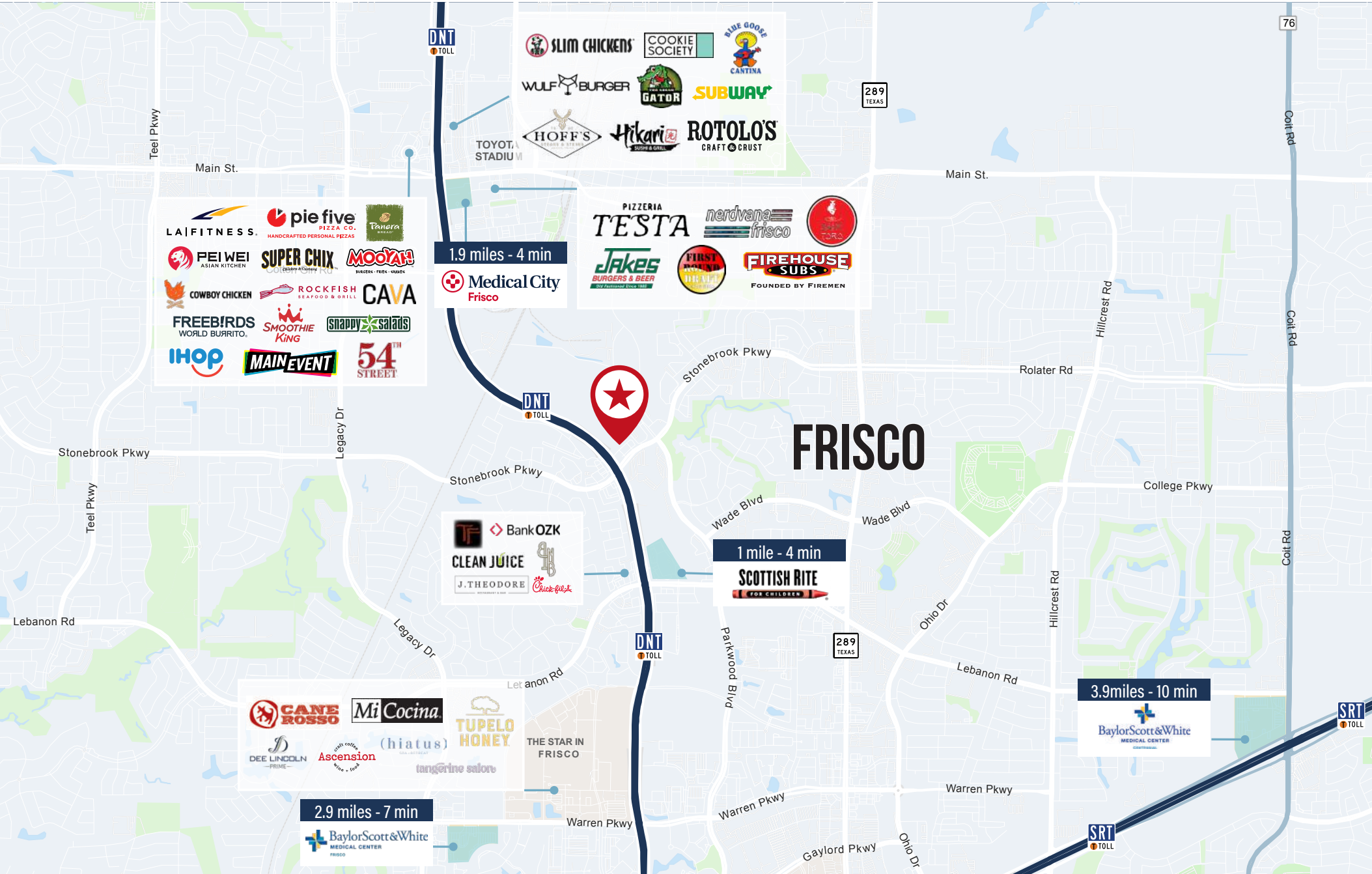
1ST FLOOR | 15,000 RSF



2ND FLOOR | 15,000 RSF



AREA AMENITIES



AREA DEMOGRAPHICS

- Prime location at the intersection of Dallas Parkway and Stonebrook Parkway.
- Convenient access to Dallas North Tollway, SH-380 and SH-121.
- Located near Frisco High School, Children Scottish Rite Hospital and other local amenities.



2022 Population

5 min drive	18,815
10 min drive	189,383
15 min drive	628,244



2027 Population Projection

5 min drive	21,048
10 min drive	204,524
15 min drive	678,187



2022 Households

5 min drive	8,601
10 min drive	72,616
15 min drive	233,121



2022 Average Household Income

5 min drive	\$163,178
10 min drive	\$160,137
15 min drive	\$152,703



STONEBROOK
MEDICAL PLAZA

CHRIS LIPSCOMB

214.237.5022

chris.lipscomb@transwestern.com

LANEY DELIN

214.237.5020

laney.delin@transwestern.com