

# FRISCO MEDICAL CONDO

FOR SALE

FRISCO, TEXAS

2840 LEGACY DRIVE AT STONEBRIAR

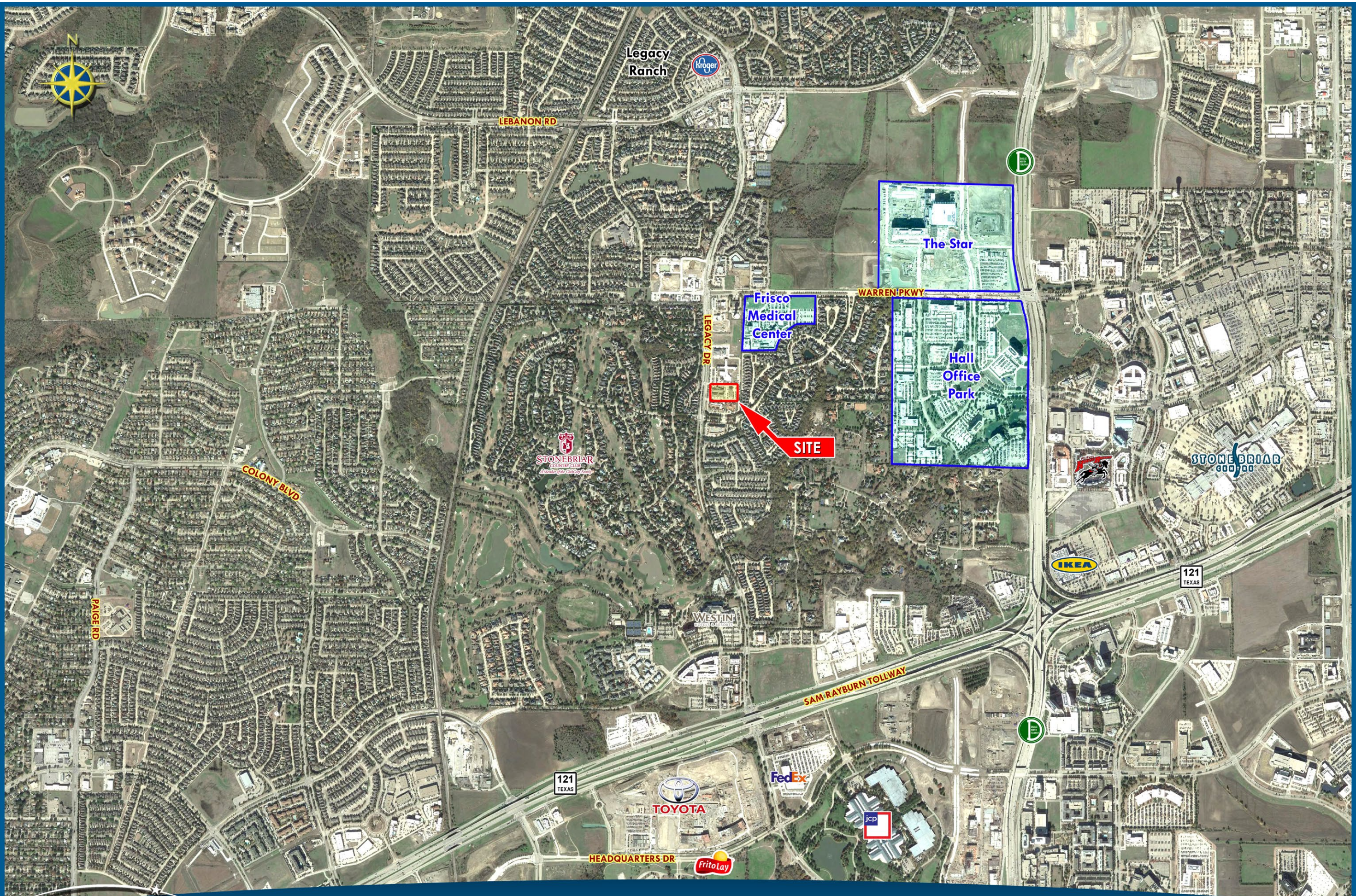
MICHAEL WILSON



## HIGHLIGHTS

- 9,160 SF, entire floor
- Set up for 7 doctors (21 exam rooms)
- Next to Frisco Medical Center
- Growing affluent population
- 2008 construction, modern finishes

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



Legacy Ranch



LEBANON RD

The Star

Frisco Medical Center

WARREN PKWY

Hall Office Park

SITE



STONEBRIAR COUNTRY CLUB



121 TEXAS

WESTIN HOTEL & RESORTS

SAM RAYBURN TOLLWAY

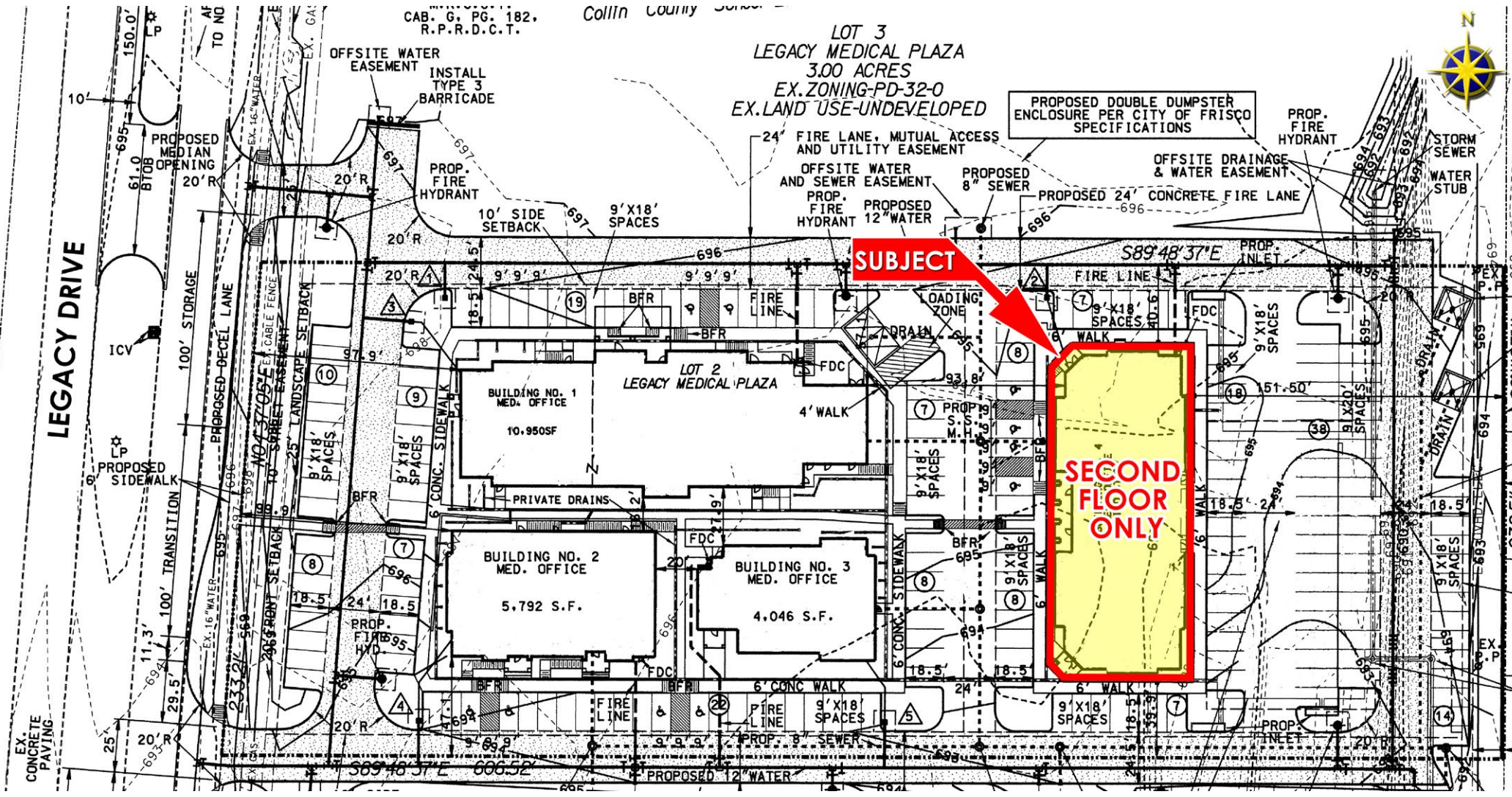
121 TEXAS



HEADQUARTERS DR



# FRISCO MEDICAL CONDO



| DEMOGRAPHICS           | 1 MILE    | 3 MILE    | 5 MILE    | TRAFFIC COUNTS                           |
|------------------------|-----------|-----------|-----------|--|
| 2017 EST POPULATION    | 8,729     | 80,033    | 248,983   | LEGACY RD<br>37,605 VPD (CITY OF FRISCO) |
| 2017 EST AVG HH INCOME | \$176,776 | \$124,099 | \$135,298 |  |

