

INVESTMENT OPPORTUNITY

OFFICE/MEDICAL SPACE

\$960,000

2,191 SF

255 W Lebanon Road Suite 304

Frisco, Texas 75036



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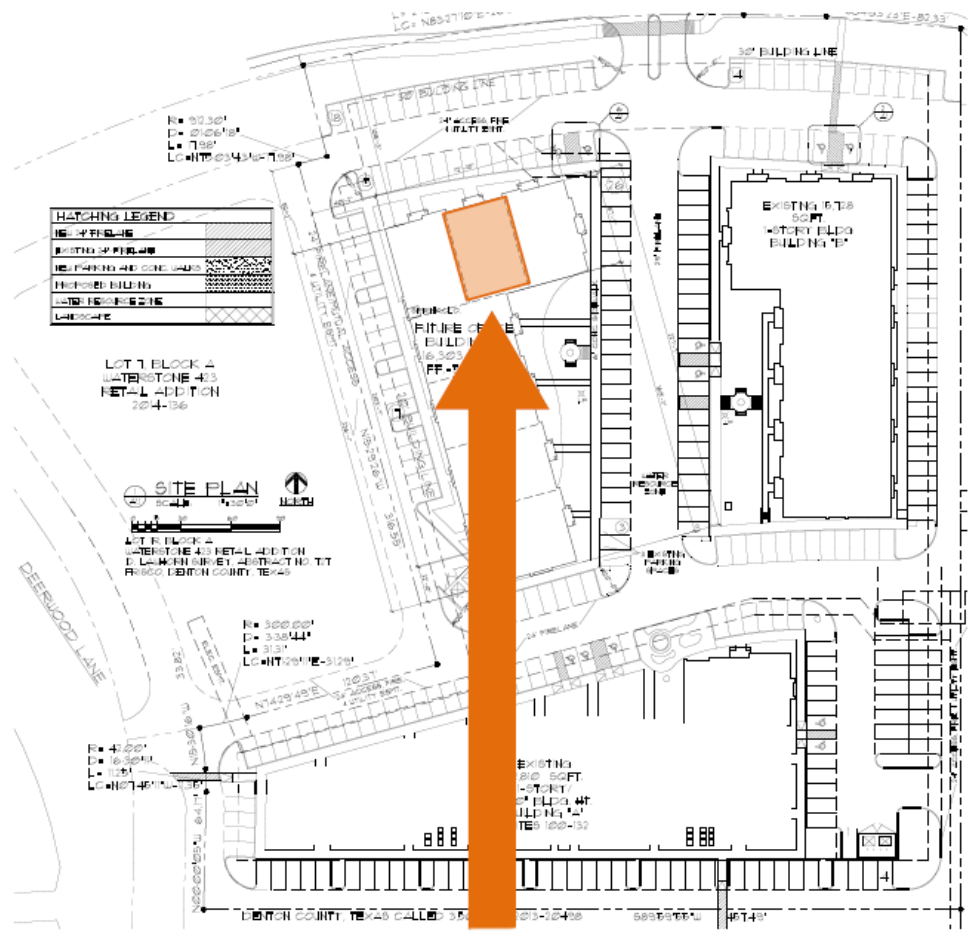
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# OFFICE/MEDICAL SPACE FOR SALE

Office/Medical Space  
255 W Lebanon Road  
Ste 304, Plano, TX 75036

## SITE PLAN



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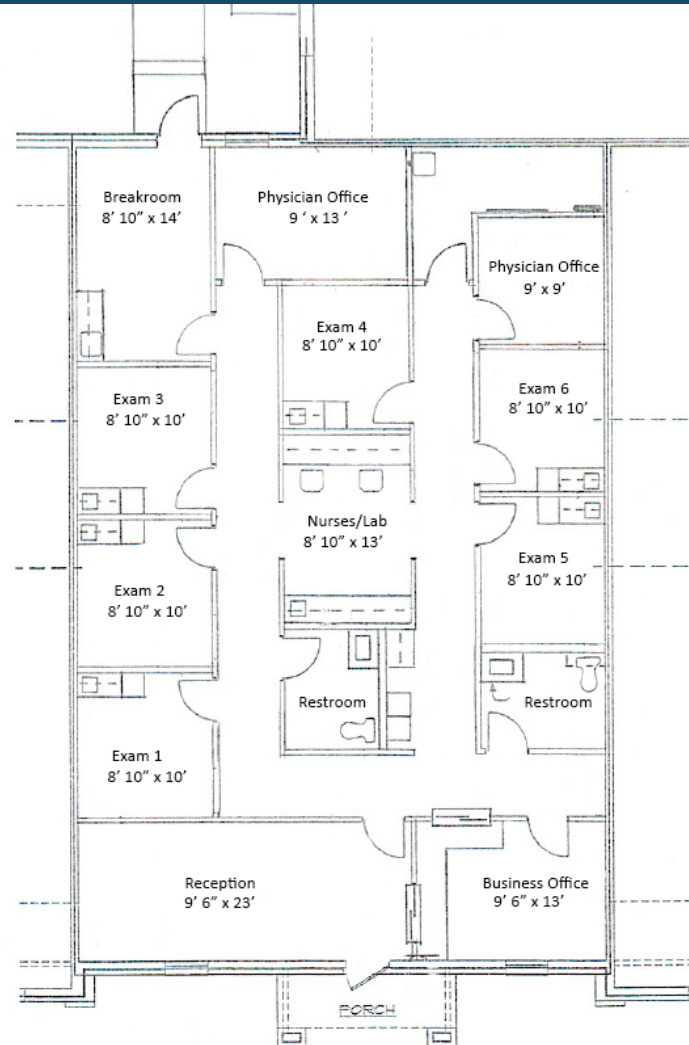
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## FLOOR PLAN



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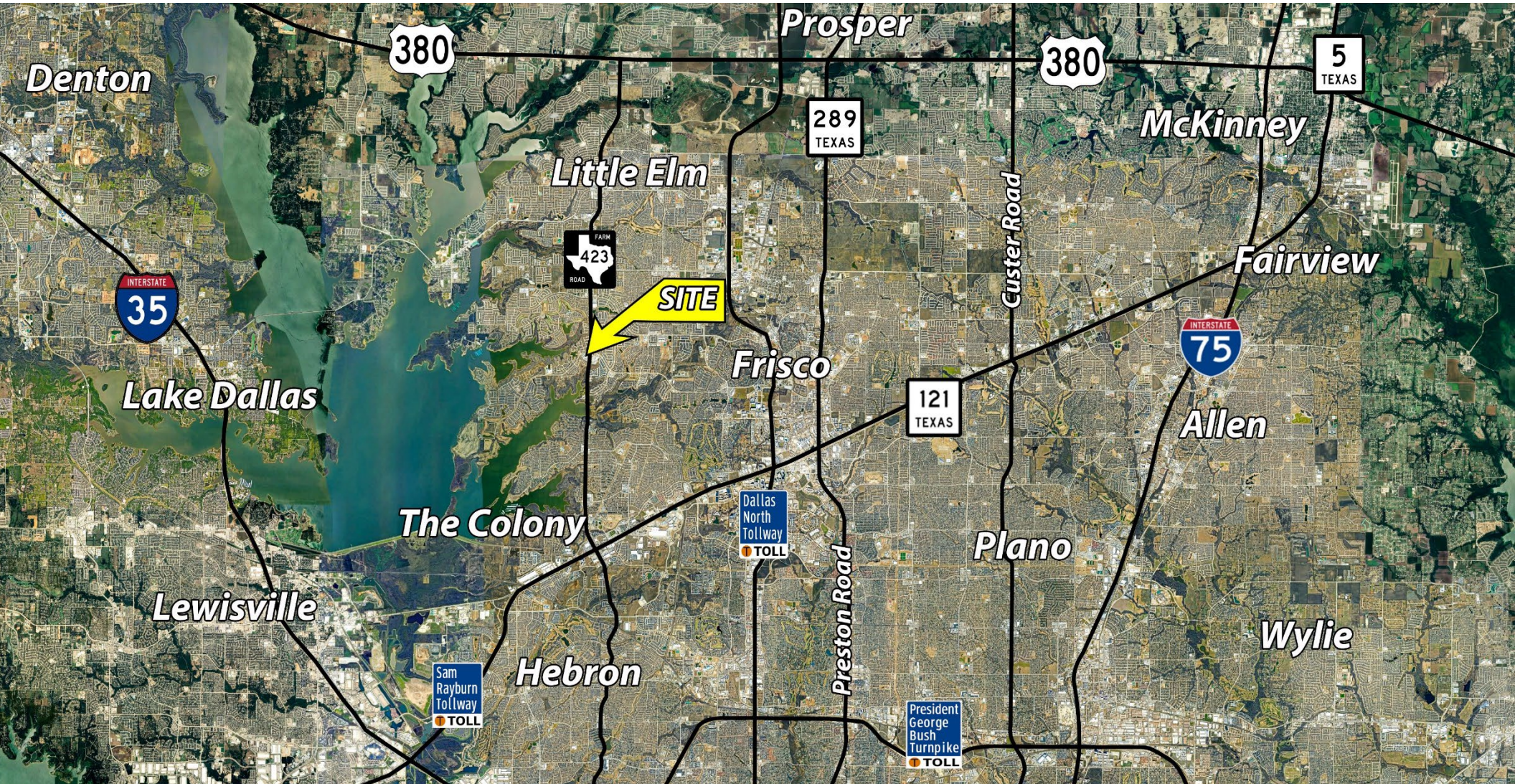
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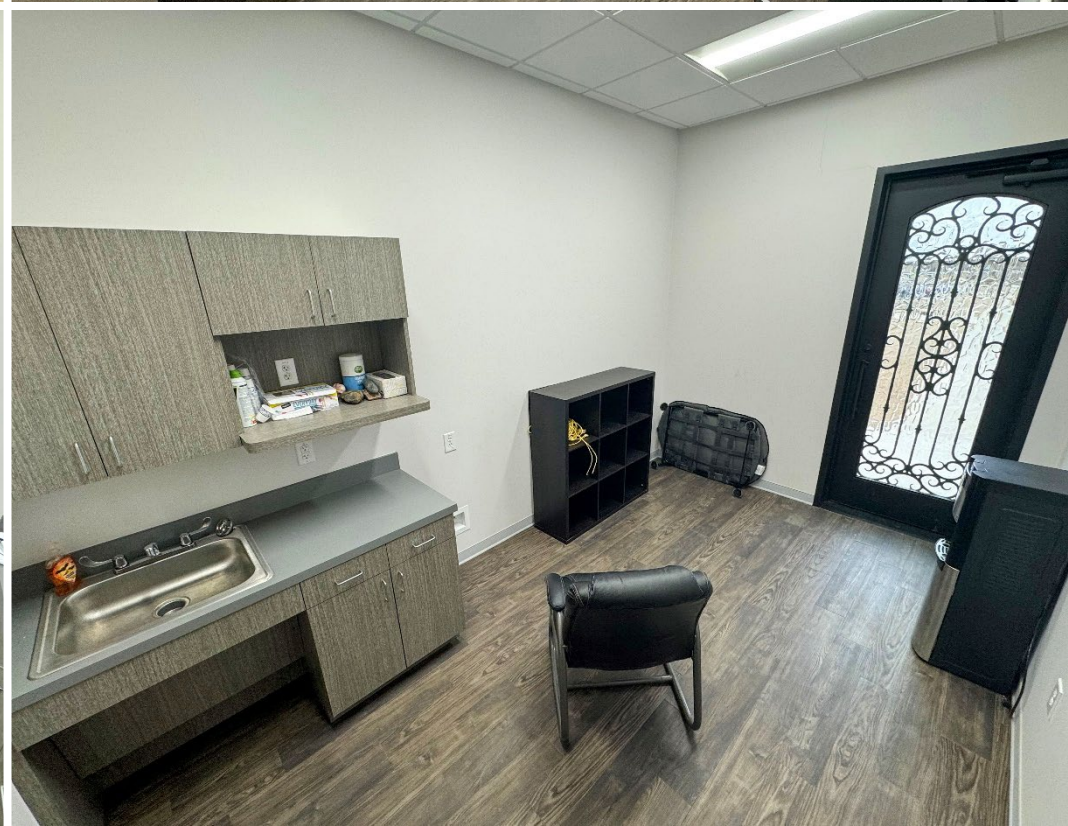


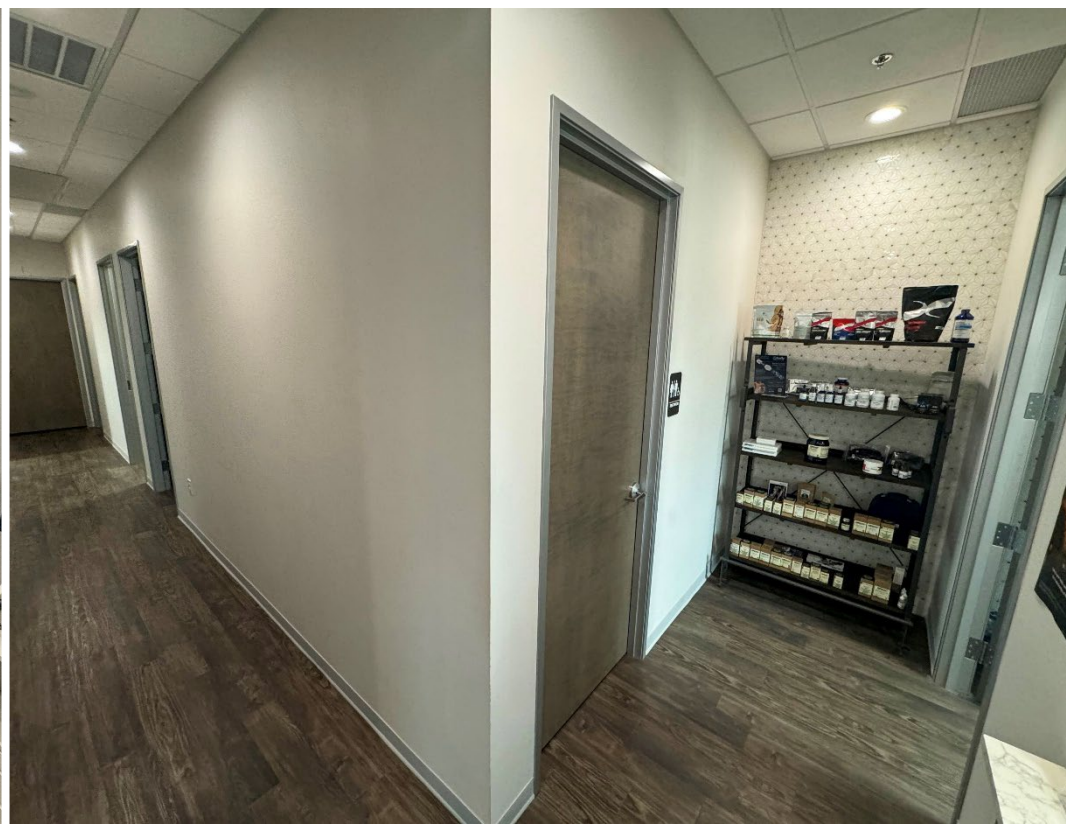
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# OFFICE/MEDICAL SPACE FOR SALE

Office/Medical Space  
255 W Lebanon Road  
Ste 304, Plano, TX 75036

## PROPERTY DETAILS

- **Price:** \$960,000
- **Lease Details:** Upon Request
- **Property Type:** Office/Medical
- **Available SF:** 2,191
- **Address:** 255 W Lebanon Rd Suite 304
- **City:** Frisco

- **County:** Collin
- **Date Available:** Immediate
- **Cross Street:** Main St (FM 423) and  
Lebanon Road
- **Property Status:** Existing

## PROPERTY INFORMATION

Discover the perfect professional office/medical space in Frisco, Texas. The upscale building boasts modern finishes and the fully finished out space has 6 exam rooms, a reception area, a breakroom and 2 physician offices. This 2,191 square-foot office/medical space located in Waterstone Office Park offers a prime location with close proximity to the Dallas North Tollway, the Sam Rayburn Tollway and the “North Platinum Corridor” which services the Frisco, The Colony, Little Elm and North Plano markets. The area boasts a diverse range of businesses, restaurants, and retail establishments, catering to the needs of employees and clients. Don't miss this opportunity to establish your business in a thriving community. Contact us today to schedule a viewing and unlock the potential of Frisco's dynamic business landscape.




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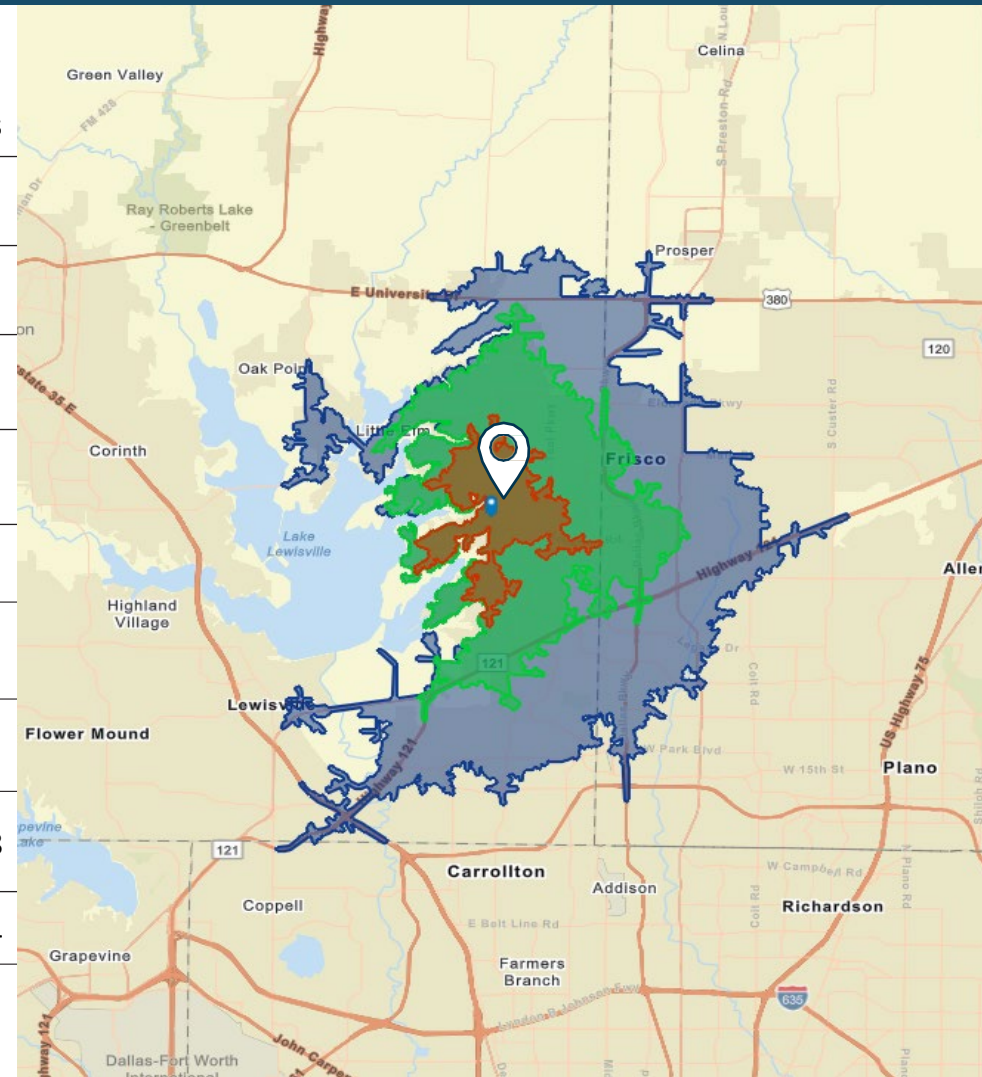
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# OFFICE/MEDICAL SPACE FOR SALE

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2023 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	40,907	187,567	396,572
Households	14,385	67,385	149,693
Families	11,211	51,080	101,059
Average Household Size	2.84	2.78	2.64
Owner Occupied Housing Units	10,987	46,302	87,960
Renter Occupied Housing Units	3,398	21,082	61,733
Median Age	35.6	34.6	35.2
Median Household Income	\$140,499	\$118,425	\$112,178
Average Household Income	\$179,589	\$160,630	\$154,634



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# DEMOGRAPHIC SUMMARY

255 W Lebanon Rd, Frisco, Texas, 75036

Drive time of 5 minutes

## KEY FACTS

40,907

Population



14,385

Households

35.6

Median Age

\$112,335

Median Disposable Income

## EDUCATION

2.9%

No High School Diploma



15.0%

High School Graduate



17.1%

Some College/

Associate's Degree



65.0%

Bachelor's/Grad/

Prof Degree

## INCOME



\$140,499

Median Household Income



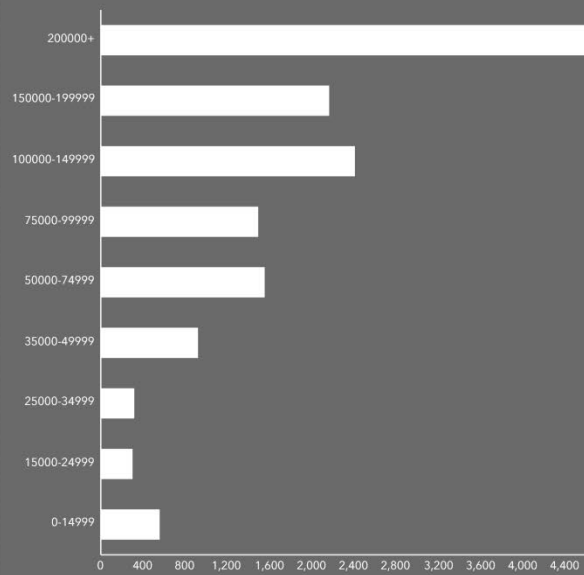
\$63,253

Per Capita Income

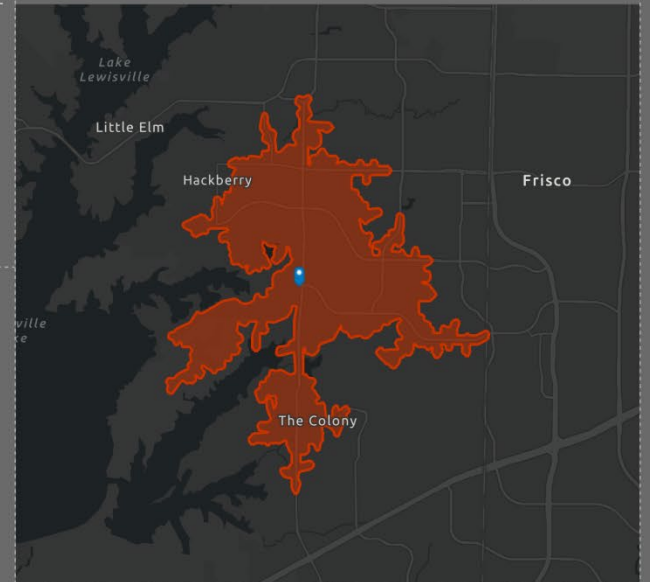


\$481,145

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

84.1%



Blue Collar

8.3%



Services

9.1%

3.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

# DEMOGRAPHIC SUMMARY

255 W Lebanon Rd, Frisco, Texas, 75036

Drive time of 10 minutes

## KEY FACTS

187,567

Population



67,385

Households

34.6

Median Age

\$101,402

Median Disposable Income

## EDUCATION

3.9%

No High School Diploma



14.6%

High School Graduate



22.6%

Some College/

Associate's Degree



59.0%

Bachelor's/Grad/

Prof Degree

## INCOME



\$118,425

Median Household Income



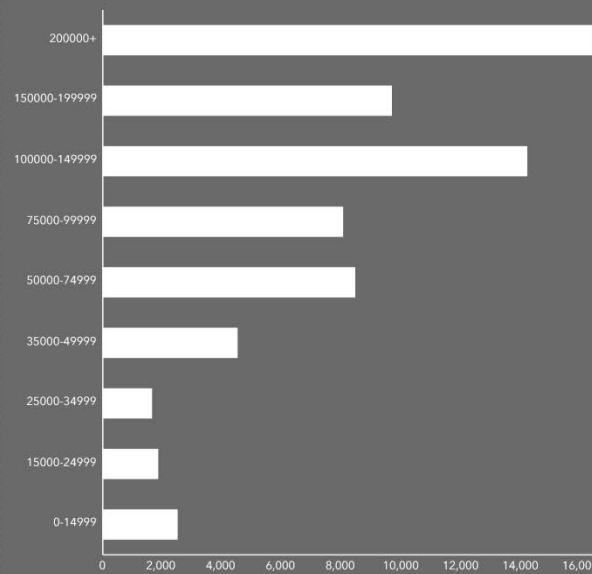
\$57,577

Per Capita Income

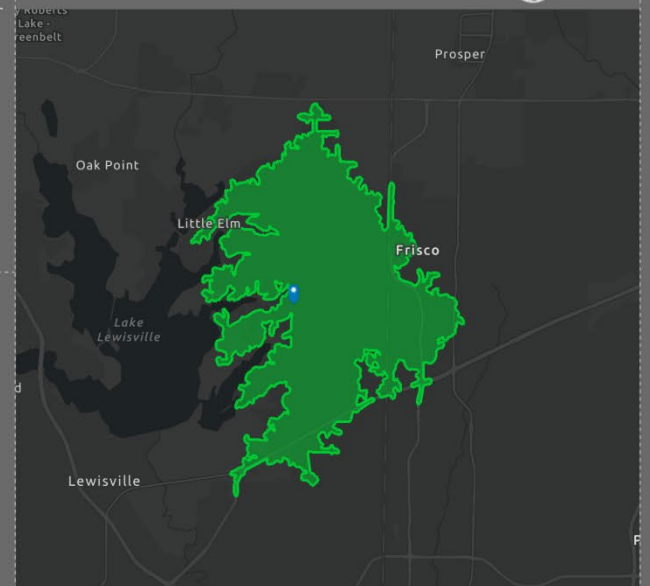


\$295,482

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



81.8%

White Collar



9.9%

Blue Collar



9.4%

Services

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

# DEMOGRAPHIC SUMMARY

255 W Lebanon Rd, Frisco, Texas, 75036  
 Drive time of 15 minutes

## KEY FACTS

396,572

Population



149,693

Households

35.2

Median Age

\$95,777

Median Disposable Income

## EDUCATION

3.9%

No High School Diploma



12.7%

High School Graduate



21.6%

Some College/

Associate's Degree



61.8%

Bachelor's/Grad/

Prof Degree

## INCOME



\$112,178

Median Household Income



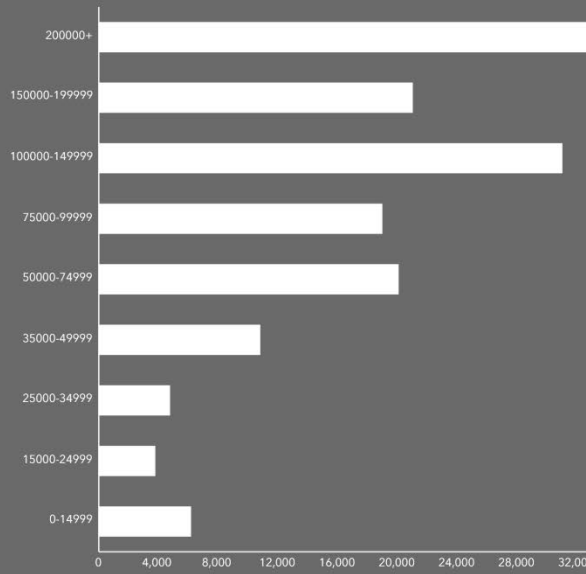
\$58,414

Per Capita Income

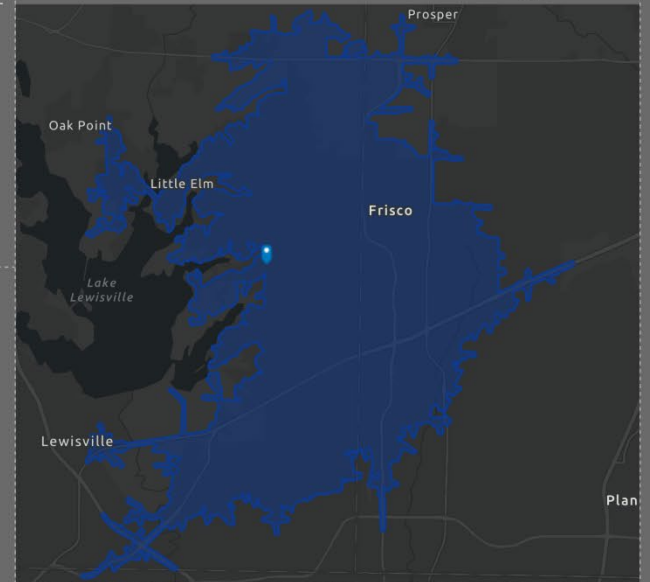


\$214,943

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



82.5%

White Collar



9.5%

Blue Collar



9.3%

Services

3.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



## Information About Brokerage Services

11-2-2015

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

### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Appian Commercial Realty LLC	579746	appiancommercial@gmail.com	972-562-9988
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0