



**AVAILABLE
1,639 SF**

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1,775 SF**

— 252 WEST STONEBROOK PARKWAY | FRISCO, TEXAS 75036

Frisco Lakes III



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- 22,724 SF shopping center located in the western sector of Frisco, Texas.
- Located at the signalized intersection of FM 423 and Stonebrook Parkway with a new Walmart Super Center as well as Chick-fil-A, CVS, and Whataburger.
- 182' frontage on Stonebrook Pkwy.
- Access & visibility from both FM 423 & Stonebrook Parkway.
- Easy access to US 380 & Hwy 121.

AVAILABILITY

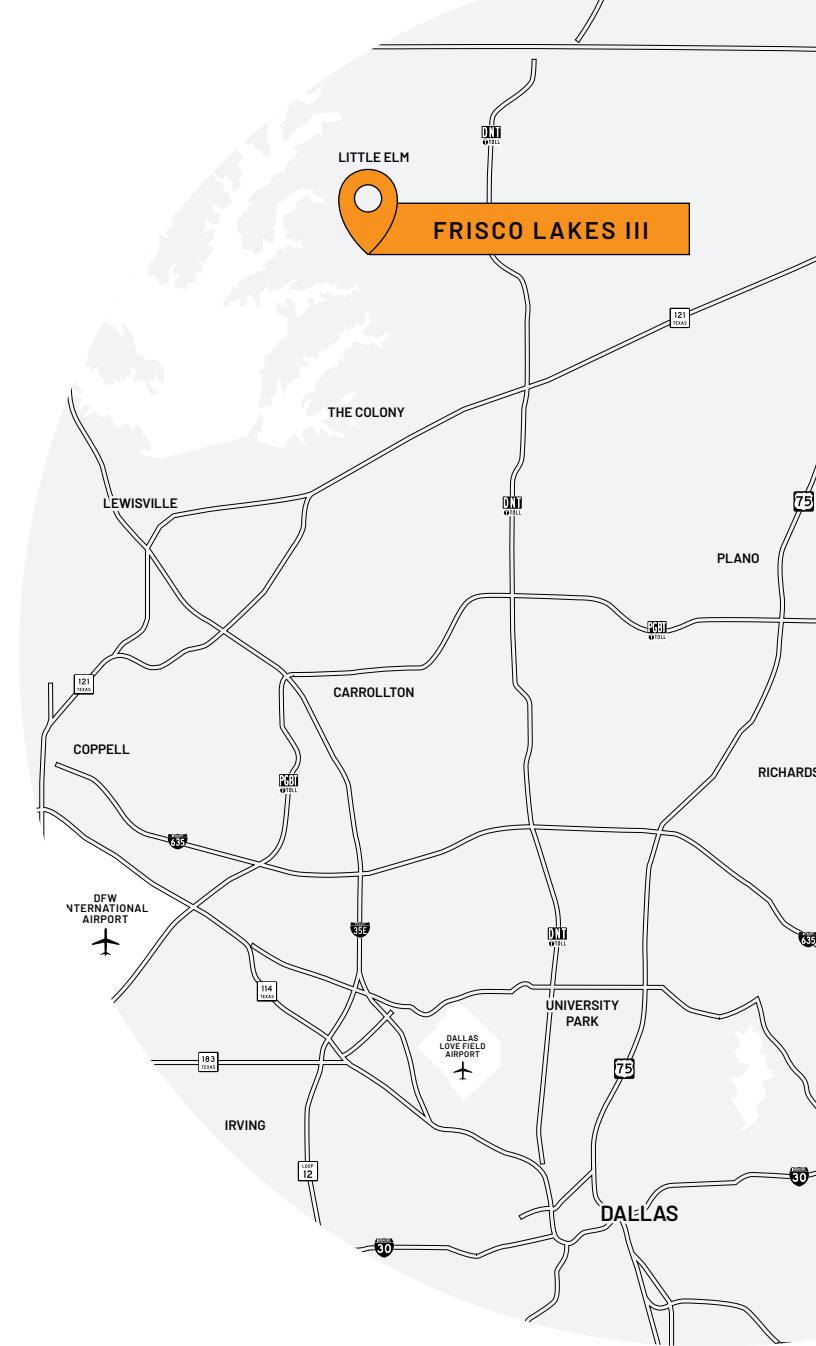
- 1,639 SF In-Line Space
- 1,775 SF In-Line Space

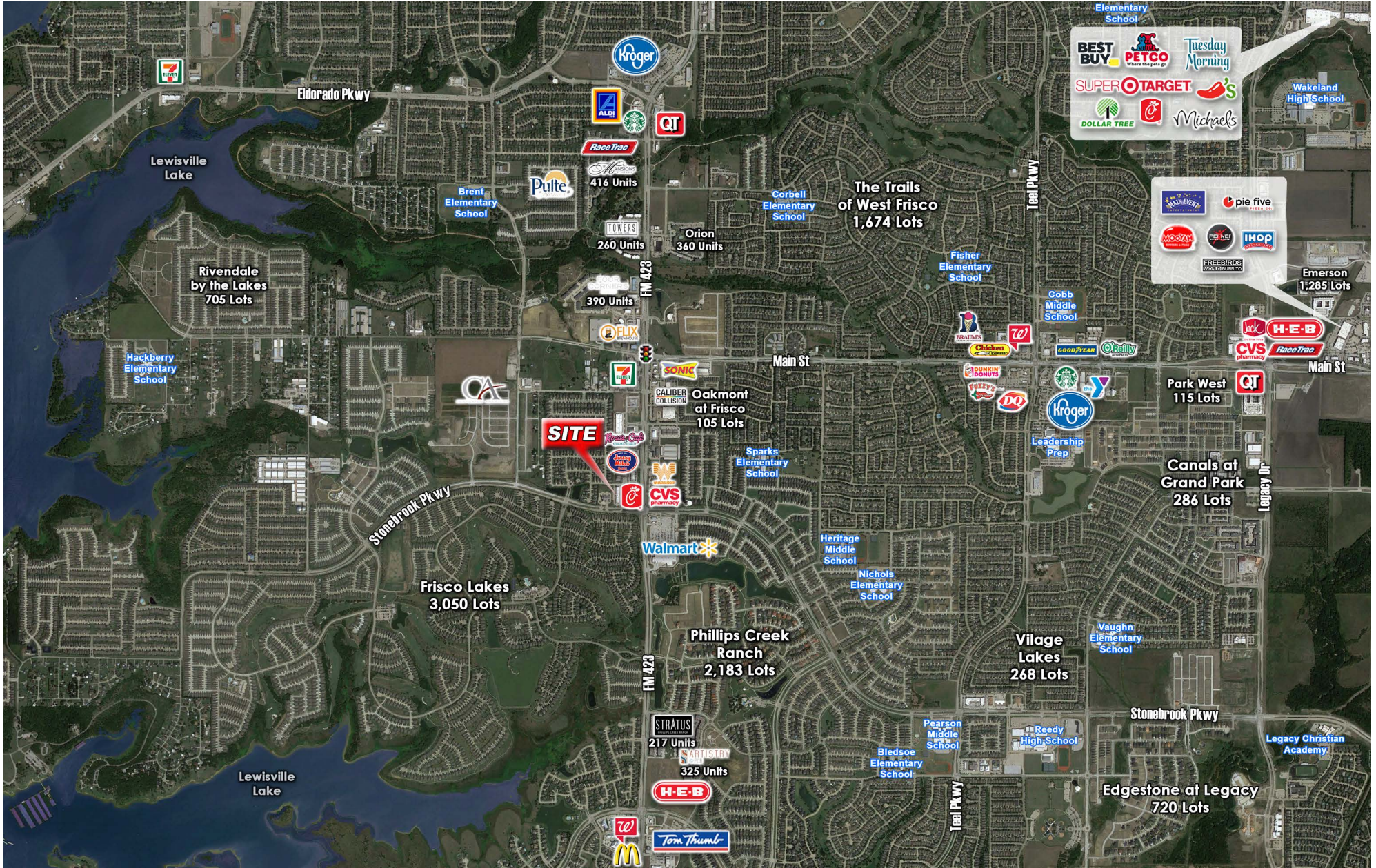
DEMOGRAPHICS

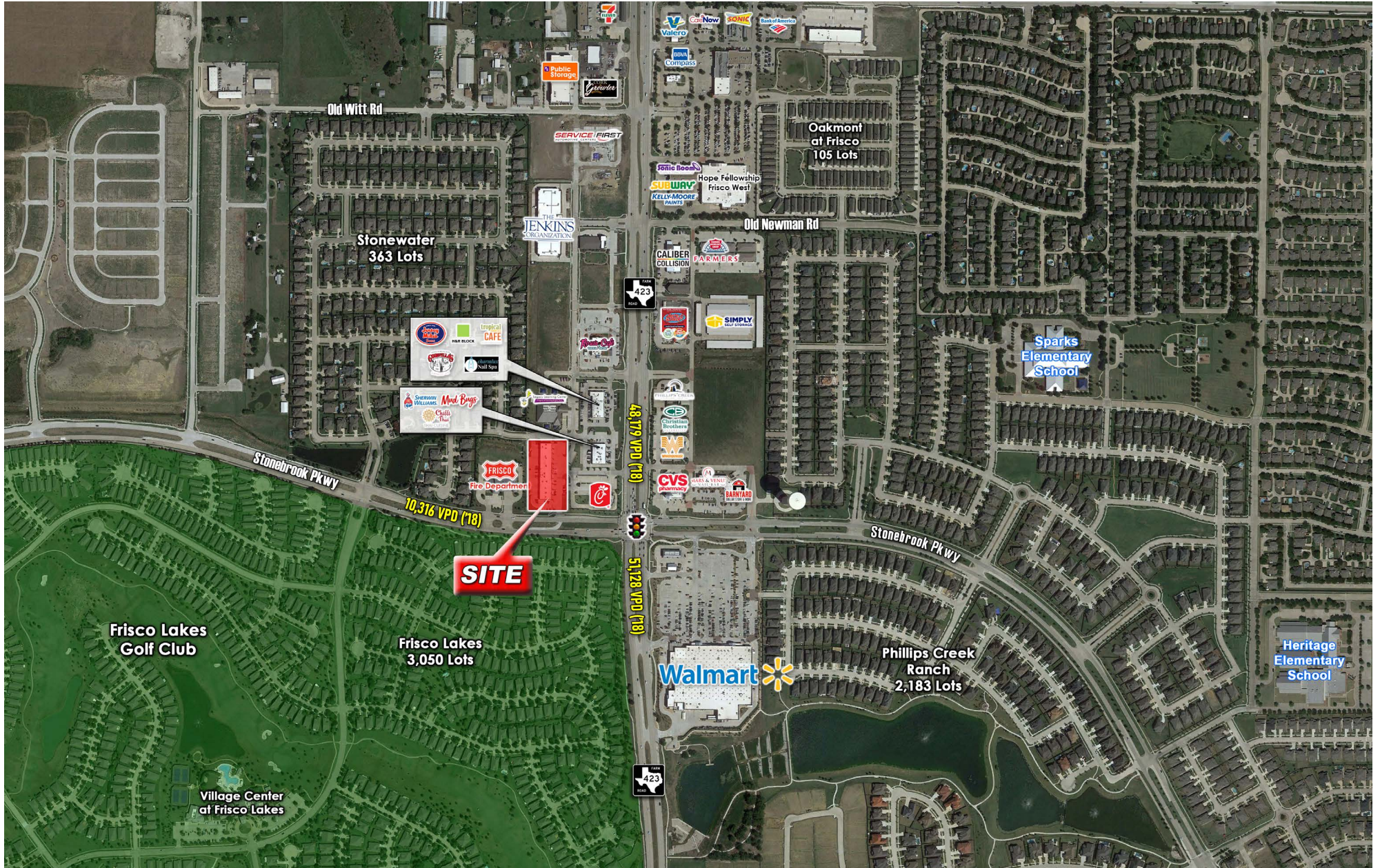
	1 mile	3 miles	5 miles
2021 Population	17,855	114,603	218,496
2026 Population	24,591	146,921	272,585
Average Household Income	\$134,887	\$149,399	\$137,150
Traffic Counts	FM 423: 48,179 VPD Stonebrook Pkwy: 10,316 VPD		

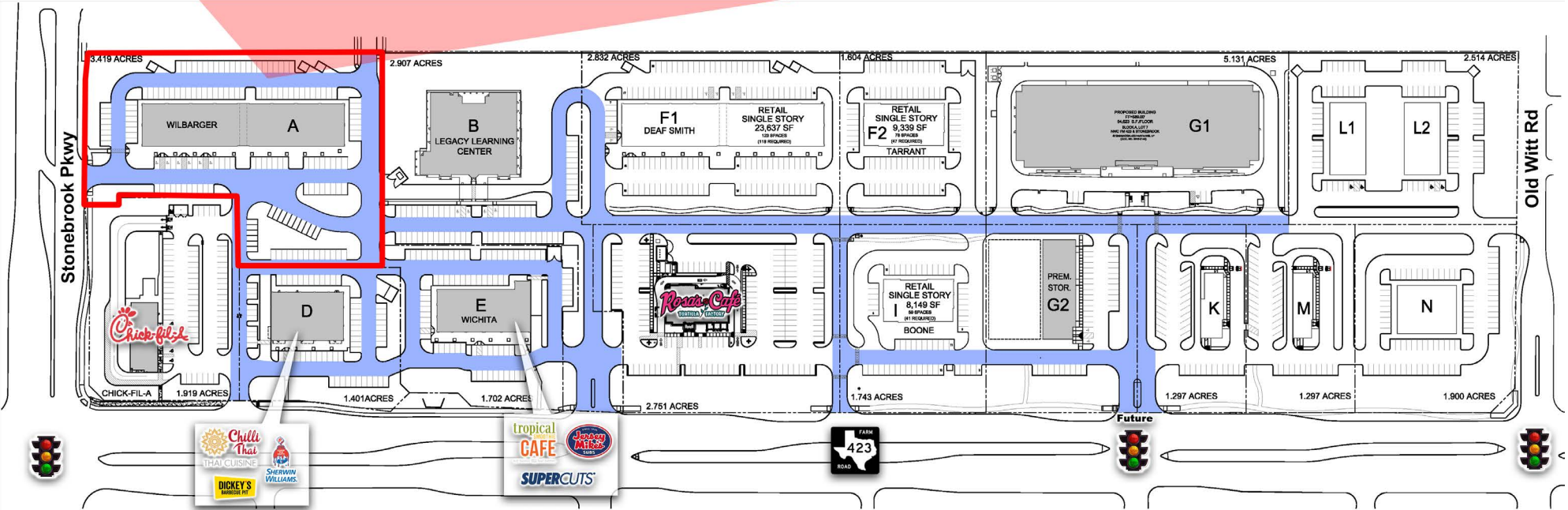
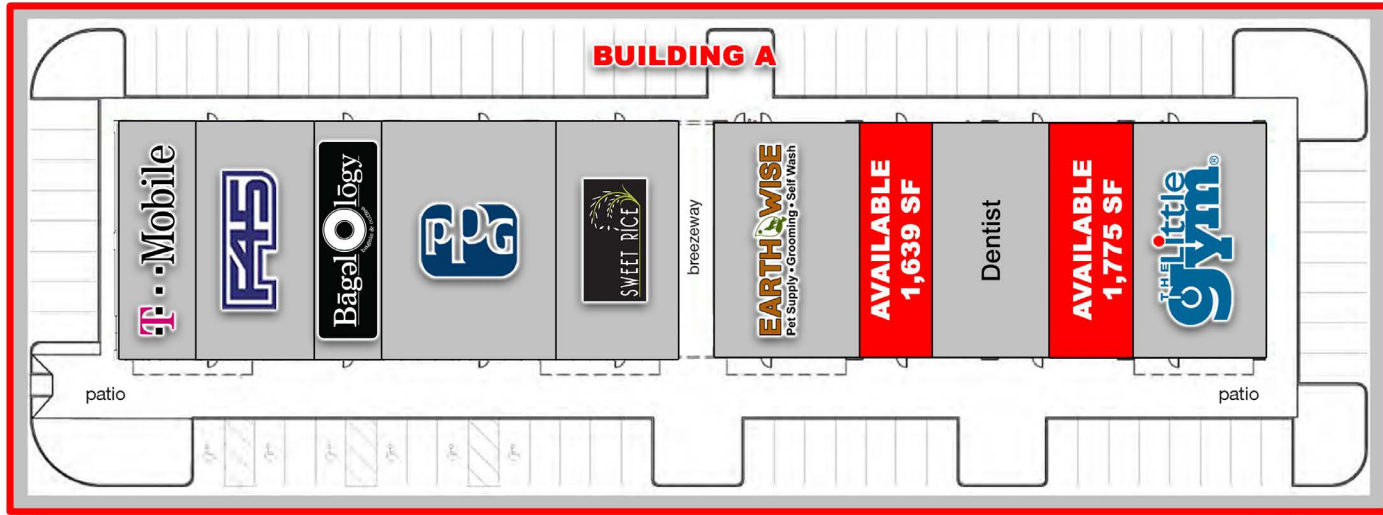
LEASE RATES

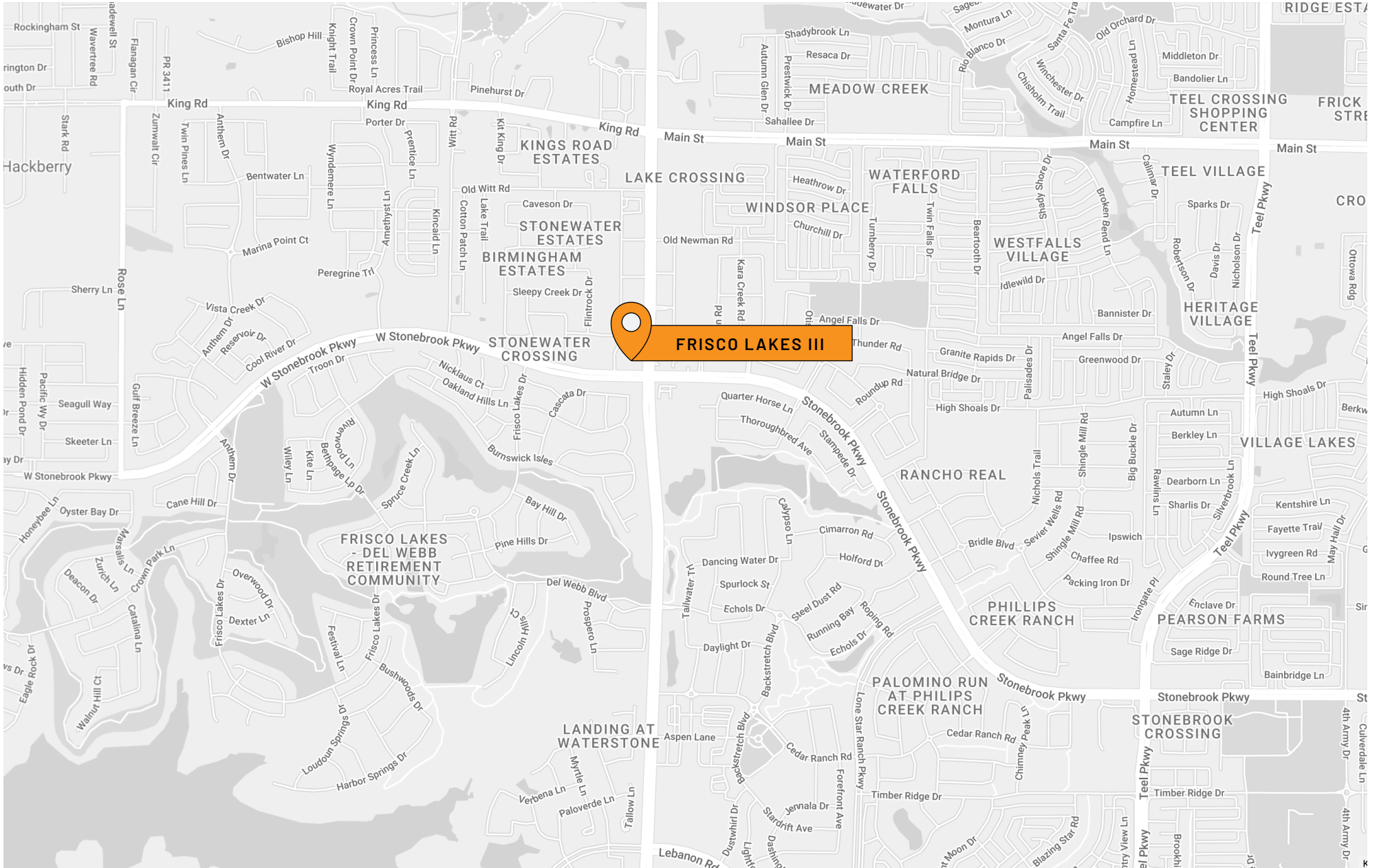
Please Call for Rates











	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	11,602	115,721	224,092
2028 Projected Population	12,865	131,934	255,546
2020 Census Population	10,752	106,801	207,488
2010 Census Population	4,065	58,960	127,528
Projected Annual Growth 2023 to 2028	2.2%	2.8%	2.8%
Historical Annual Growth 2010 to 2023	14.3%	7.4%	5.8%
2023 Median Age	40.1	35.6	35.8
HOUSEHOLDS			
2023 Estimated Households	4,404	38,532	77,889
2028 Projected Households	5,240	47,380	95,514
2020 Census Households	4,028	35,159	71,250
2010 Census Households	1,509	18,465	42,264
Projected Annual Growth 2023 to 2028	3.8%	4.6%	4.5%
Historical Annual Growth 2010 to 2023	14.8%	8.4%	6.5%
RACE AND ETHNICITY			
2023 Estimated White	58.3%	56.0%	56.4%
2023 Estimated Black or African American	9.1%	12.2%	12.8%
2023 Estimated Asian or Pacific Islander	21.4%	17.0%	14.8%
2023 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.5%
2023 Estimated Other Races	11.0%	14.4%	15.5%
2023 Estimated Hispanic	12.2%	16.0%	17.7%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	\$155,082	\$176,431	\$167,890
2023 Estimated Median Household Income	\$145,581	\$156,159	\$142,884
2023 Estimated Per Capita Income	\$58,919	\$58,765	\$58,369
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.6%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	1.5%	3.1%	3.1%
2023 Estimated High School Graduate	15.9%	14.5%	14.3%
2023 Estimated Some College	13.2%	16.0%	17.4%
2023 Estimated Associates Degree Only	6.5%	6.8%	7.8%
2023 Estimated Bachelors Degree Only	37.0%	36.0%	35.2%
2023 Estimated Graduate Degree	25.0%	22.0%	19.9%
BUSINESS			
2023 Estimated Total Businesses	241	3,284	9,078
2023 Estimated Total Employees	1,037	14,907	57,274
2023 Estimated Employee Population per Business	4.3	4.5	6.3
2023 Estimated Residential Population per Business	48.2	35.2	24.7

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