

# 400 Stonebrook Pkwy, Frisco Unit 301 Office Space For Sale (or) Lease



# EXECUTIVE SUMMARY

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# PROPERTY HIGHLIGHTS

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- The Offices at Stonebrook Crossing offers a premium professional office environment, consisting of 11 architecturally refined buildings designed to accommodate a variety of businesses.



- This prime location is ideal for any professional office, offering unparalleled access to key transportation routes, including the Dallas North Tollway, Sam Rayburn Tollway, and Frisco's prestigious "North Platinum Corridor," serving Frisco, Little Elm, The Colony, and North Plano markets.
- Tenants will appreciate the convenience of being surrounded by abundant retail and dining options, as well as prominent event venues such as Frisco Square, Stonebriar Centre, Toyota Stadium, and The Star. Additionally, a Walmart Supercenter is just minutes away for everyday essentials.



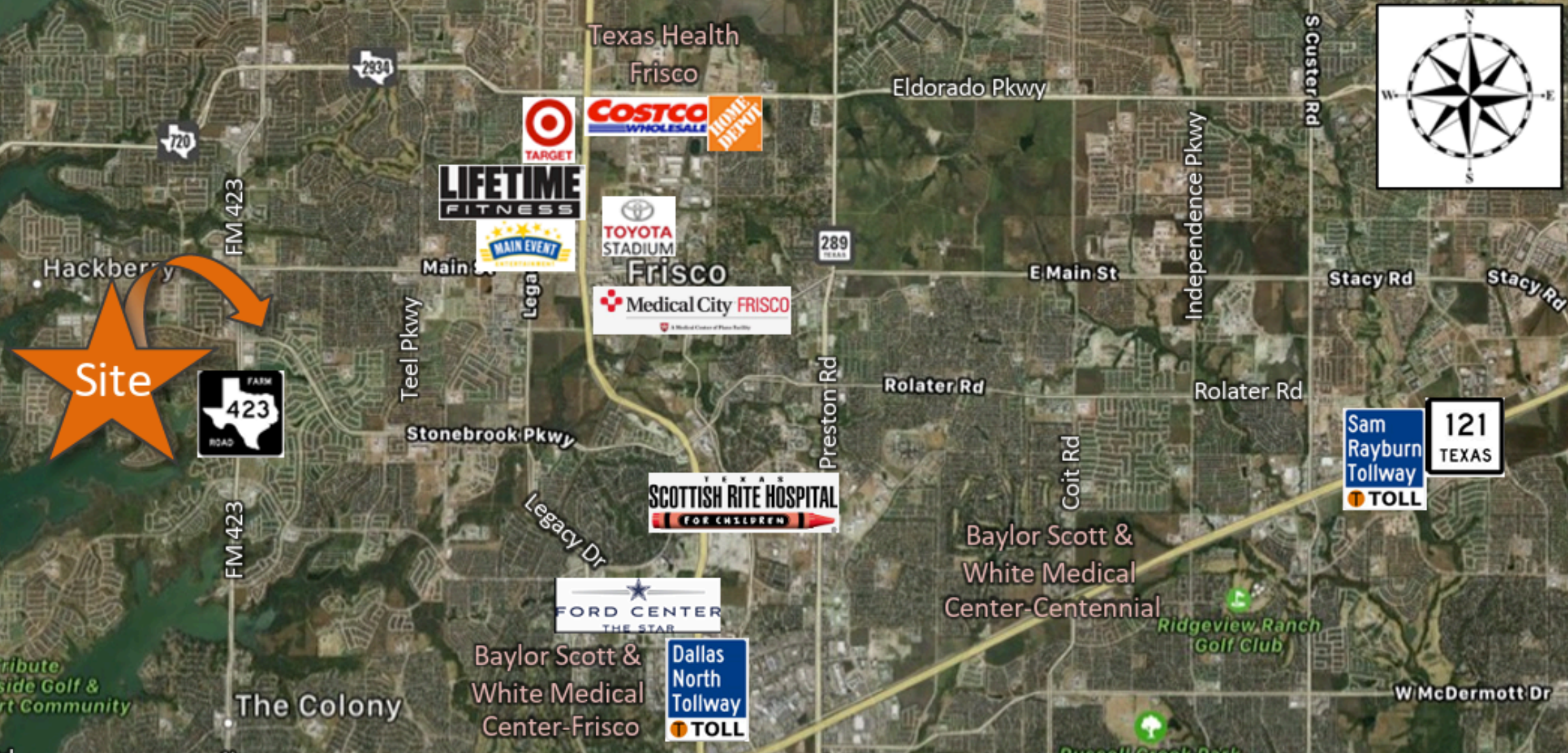
# LOCATION DESCRIPTION

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- Conveniently located near Frisco's "North Platinum Corridor", Sam Rayburn Tollway, and Dallas North Tollway. Ideally positioned on Stonebrook Parkway, close to the intersection of FM 423 and Stonebrook Parkway.
- Situated near the master-planned communities of Frisco Lakes and Phillips Creek Ranch
- Perfectly placed on Stonebrook Pkwy near the signalized intersection of Stonebrook Pkwy & FM 423
- Close proximity to the Dallas North Tollway, the Sam Rayburn Tollway, & Frisco's "North Platinum Corridor"
- Ideally located on Stonebrook Parkway, just off the highly visible signalized intersection of Stonebrook Parkway and FM 423, the property enjoys significant exposure with daily traffic counts of 18,362 vehicles on Stonebrook Parkway and 57,457 vehicles on FM 423 (2022).



# LOCATION HIGHLIGHTS



	1-mile	3-mile	5-mile
<b>2024 Population</b>	14,549	107,023	243,415
<b>Housing Occupancy</b>	33:1	22:1	20:1
<b>Avg HH Income</b>	\$157,859	\$158,471	\$145,256

# BUILDING DETAILS

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LOCATION	: 400 Stonebrook Pkwy, Unit 301, Frisco, TX 75036
PROPERTY TYPE	: Retail (Office)
UNITS	: Multi-Tenant Office
SUB-TYPE	: Executive Office/Medical Office, Traditional Office
VACANT SQFT	: 1,150 Sq Ft
YEAR BUILT	: 2023
LEASE TYPE	: NNN
TENANCY	: Vacant
CLASS	: B
PROPERTY VISIBILITY	: FM 423 Main Road
ROAD TYPE	: Road Facing, Corner Unit





400 STONEBROOK  
PARKWAY

## CONTACT INFO

**Mukesh Parna**

**Principal Broker**

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**SANKALP**  

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**REALTY**



# 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.

### 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.

### Sankalp Realty LLC

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Buyer/Tenant/Seller/Landlord Initials

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Date