



A DEVELOPMENT BY:



STONEBROOK AND TEEL COMMONS

NWQ STONEBROOK PARKWAY AND TEEL PARKWAY

2484 Stonebrook Parkway, Frisco, TX 75036



FOR LEASE

AVAILABLE SPACE

Office Suites: 1,200 – 11,760 SF
Retail: 1,200 – 12,446 SF

RATE

Call for Pricing

Chris Flesner

chris@resolutre.com
214.367.6404

Brian Sladek

brian@resolutre.com
214.367.6404



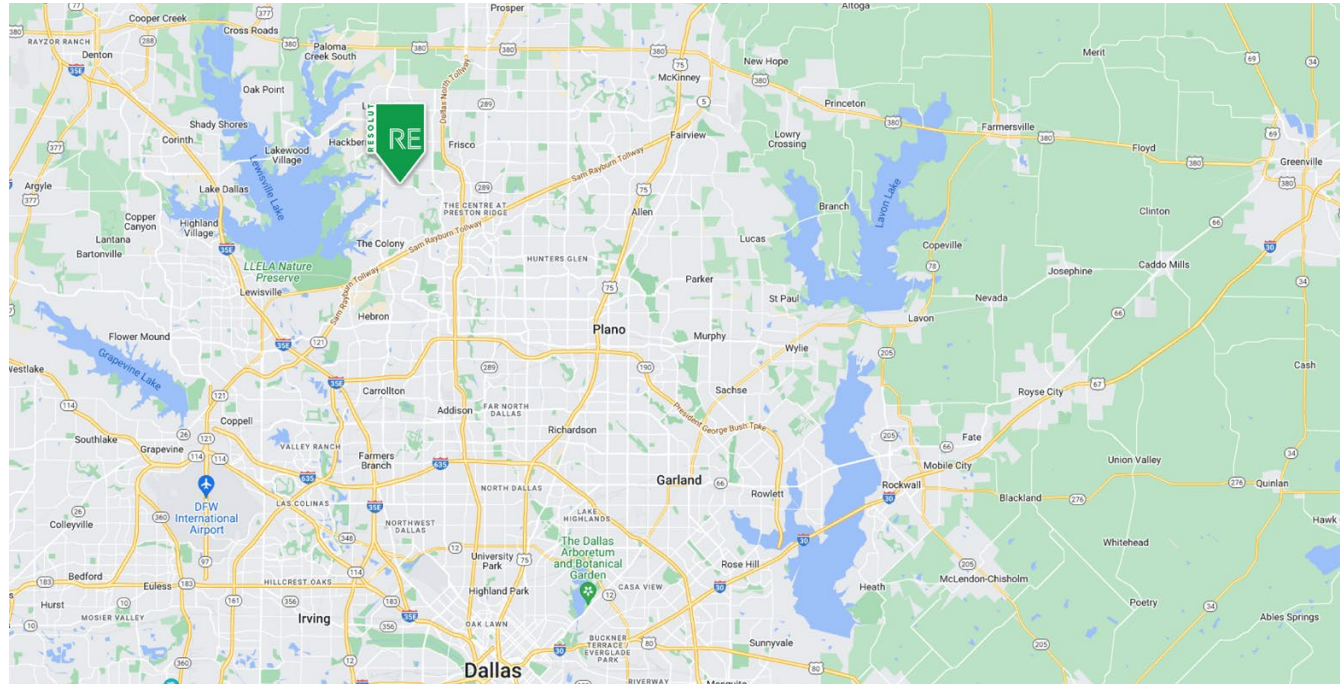
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PROPERTY HIGHLIGHTS

- Prime Frisco Location: Situated at the high-traffic intersection of Stonebrook Parkway [24,130 VPD] and Teel Pkwy [16,183 VPD], in one of the most affluent and fastest-growing areas in DFW.
- Strong Demographics: Surrounded by over 251,000 residents within a 5-mile radius and an average household income exceeding \$256,000 within 1 mile.
- Proximity to Schools: The project is located within 2 miles of six schools, making it an ideal location for family-focused and community-oriented businesses



AREA TRAFFIC GENERATORS



Chris Flesner

chris@resolutre.com | 214.367.6404

Brian Sladek

brian@resolutre.com | 214.367.6404

DEMOGRAPHIC SNAPSHOT 2025



51,292
POPULATION
2-MILE RADIUS



\$235,679.00
AVG HH INCOME
2-MILE RADIUS



23,021
DAYTIME POPULATION
2-MILE RADIUS



TRAFFIC COUNTS

Stonebrook Pkwy: 24,130 VPD
Teel Pkwy: 16,183 VPD
(City of Frisco 2024)



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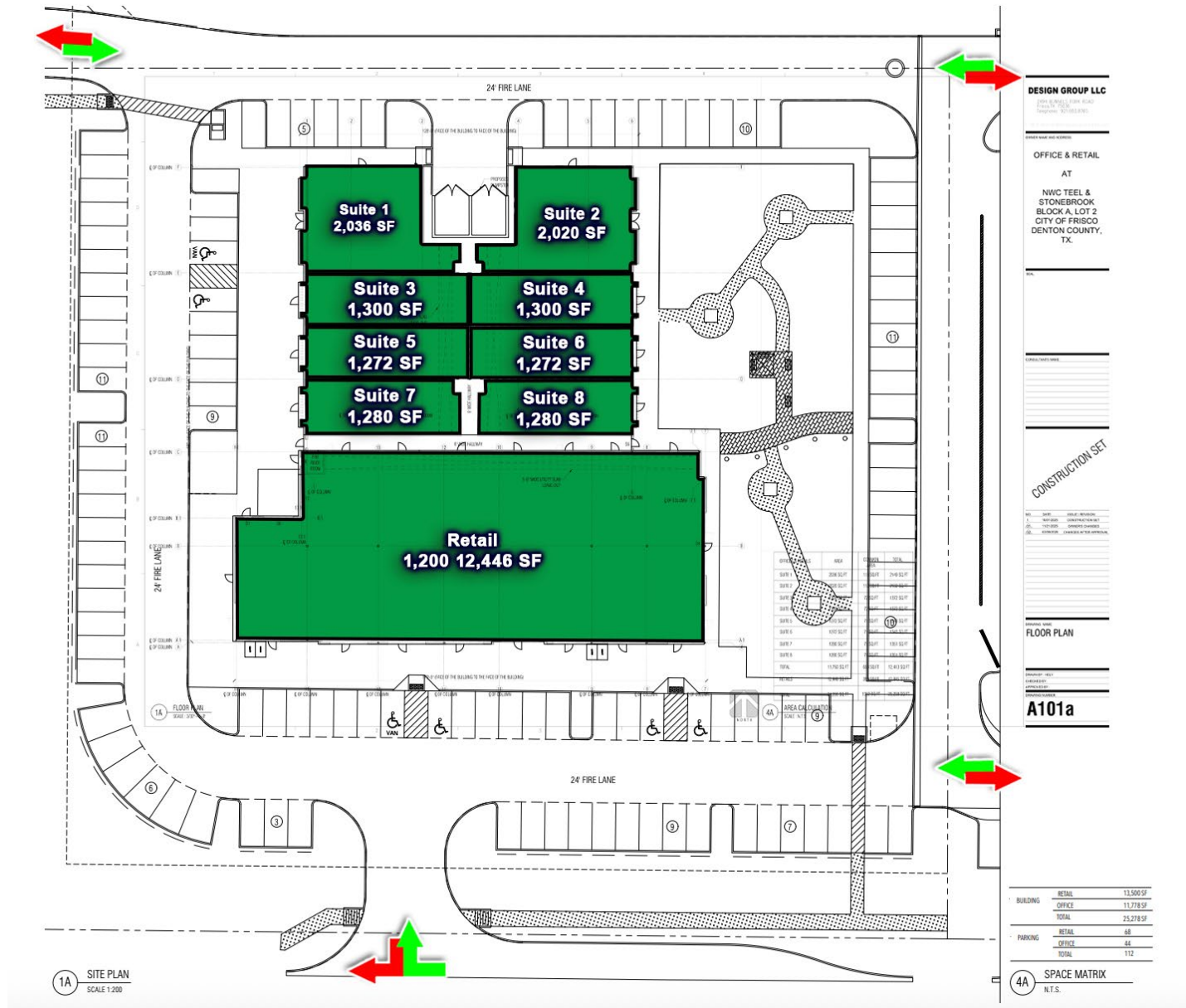


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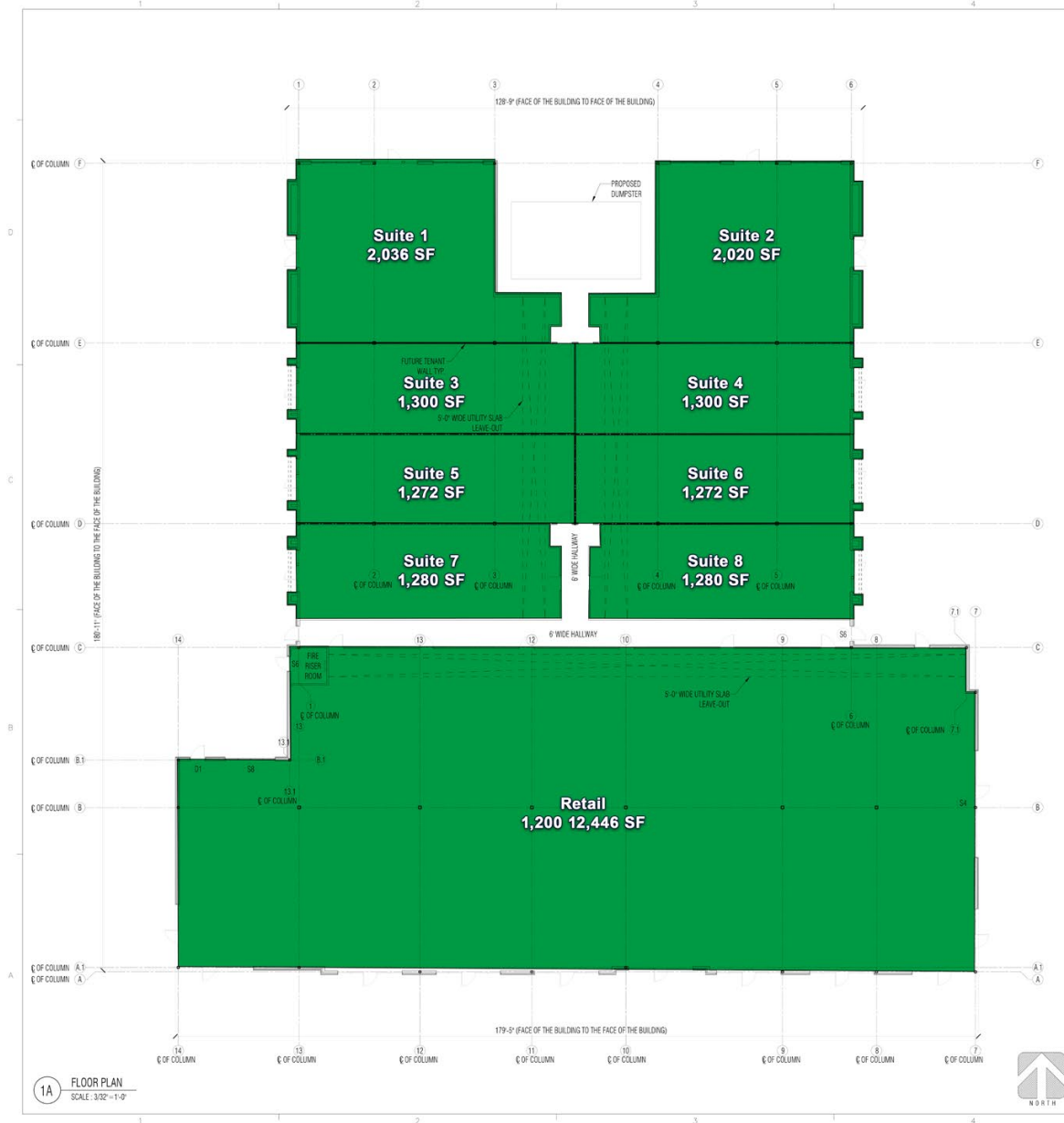




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OFFICES & RETAILS	AREA	COMMON AREA	TOTAL
SUITE 1	2036 SQ.FT	113 SQ.FT	2149 SQ.FT
SUITE 2	2020 SQ.FT	112 SQ.FT	2132 SQ.FT
SUITE 3	1300 SQ.FT	72 SQ.FT	1372 SQ.FT
SUITE 4	1300 SQ.FT	72 SQ.FT	1372 SQ.FT
SUITE 5	1272 SQ.FT	71 SQ.FT	1343 SQ.FT
SUITE 6	1272 SQ.FT	71 SQ.FT	1343 SQ.FT
SUITE 7	1280 SQ.FT	71 SQ.FT	1351 SQ.FT
SUITE 8	1280 SQ.FT	71 SQ.FT	1351 SQ.FT
TOTAL	11,760 SQ.FT	683 SQ.FT	12,443 SQ.FT
RETAILS	12,446 SQ.FT	399 SQ.FT	12,845 SQ.FT
TOTAL	24,206 SQ.FT	1082 SQ.FT	25,288 SQ.FT

DESIGN GROUP LLC
 2494 BURNELLS FORK ROAD
 FRISCO, TX 75036
 Telephone: 907.603.8765

OWNER NAME AND ADDRESS

OFFICE & RETAIL

AT

**NWC TEEL & STONEBROOK
 BLOCK A, LOT 2
 CITY OF FRISCO
 DENTON COUNTY,
 TX.**

SEAL

CONSULTANT'S NAME

CONSTRUCTION SET

NO.	DATE	ISSUE / REVISION
1	10/01/2025	CONSTRUCTION SET
01	11/21/2025	OWNER'S CHANGES
02	03/09/2026	CHANGES AFTER APPROVAL

DRAWING NAME
FLOOR PLAN

DRAWN BY: HELLY
 CHECKED BY:
 APPROVED BY:
 DRAWING NUMBER
A101a

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov