

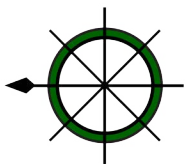
FOR LEASE



FRISCO LAKES

NWC OF STONEBROOK PKWY & FM 423

FRISCO, TEXAS



DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

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*Join Chick-Fil-A, Rosa's Café,
Dickey's BBQ and Jersey Mikes*

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OVERVIEW

- Phase I: Up to 3,868 SF Available
- Drive-Thru End Cap Available Now
- Phase II: 24,000 SF
- Pad Sites Available Immediately
- New development located on FM 423, the major north/south artery in Frisco and Little Elm
- Surrounded by high income single family residential
- Great opportunity for restaurants, retail and service users
- New Walmart Supercenter opens in June!
- Call for Pricing

TRAFFIC COUNTS

FM 423: 39,691VPD | Stonebrook Pkwy: 9,615 VPD
(City of Frisco)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2016 Population	10,746	88,748	179,192
5 Yr. Proj. Growth	29.4%	26.5%	22.5%
Avg HH Income	\$124,518	\$132,052	\$124,039
Daytime Pop.	7,199	61,093	141,244

