



FOR LEASE

Frisco Stonebrook and Teel

2150 Stonebrook Pky, Frisco, TX 75034



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ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM

PROPERTY SUMMARY

FRISCO STONEBROOK AND TEEL

- Prime mixed-use retail, medical, and office opportunity adjacent to Phillips Creek Ranch in West Frisco.
- 12,000 SF standalone building ideal for medical and/or professional office users.
- Flexible availability from 1,500 SF to 12,000 SF to accommodate both small and full-building users.
- Strategic commercial hub positioned on the final remaining quadrant of a high-traffic intersection, surrounded by affluent households and located across from top-rated Frisco ISD schools.
- Strong two-mile residential base with 15,000+ homes, eight Frisco schools, two private schools, and proximity to premier destinations including PGA Frisco, Universal, The Star, The Mix, and Grand Park.
- Building and monument signage

USE	MEDICAL
AVAILABLE SF	1,500 - 12,000 SF
LEASE RATE	\$36 / SF + NNN
LEASE TERM	5 - 10 Years
SPECIAL PROVISIONS	SHELL WITH TI ALLOWANCE
SIGNAGE	BUILDING AND MONUMENT
YEAR BUILT	2026
PARKING	4:1,000 SF

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.



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AERIAL MAP



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NOTABLE ATTRACTIONS



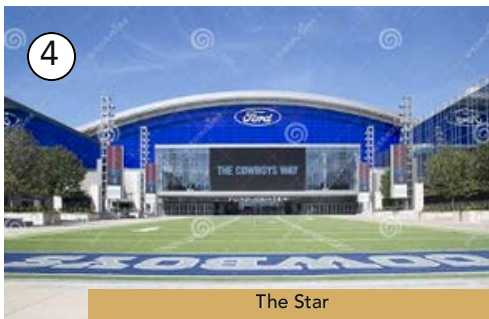
Fit To A Tee PGA of America



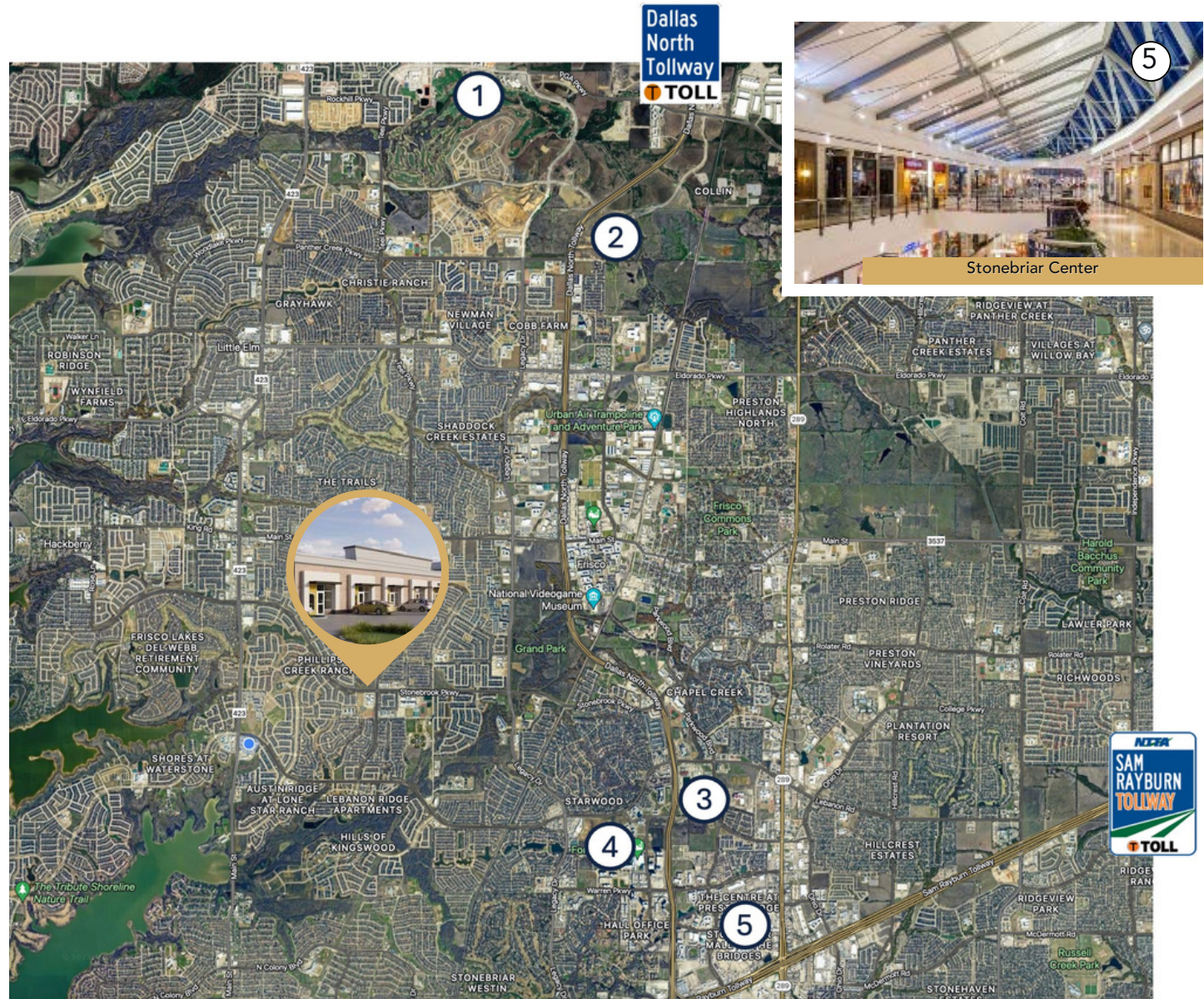
New Universal Studios Park



Developers Announce \$3B "The Mix"



The Star



Stonebriar Center



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Frisco, Texas

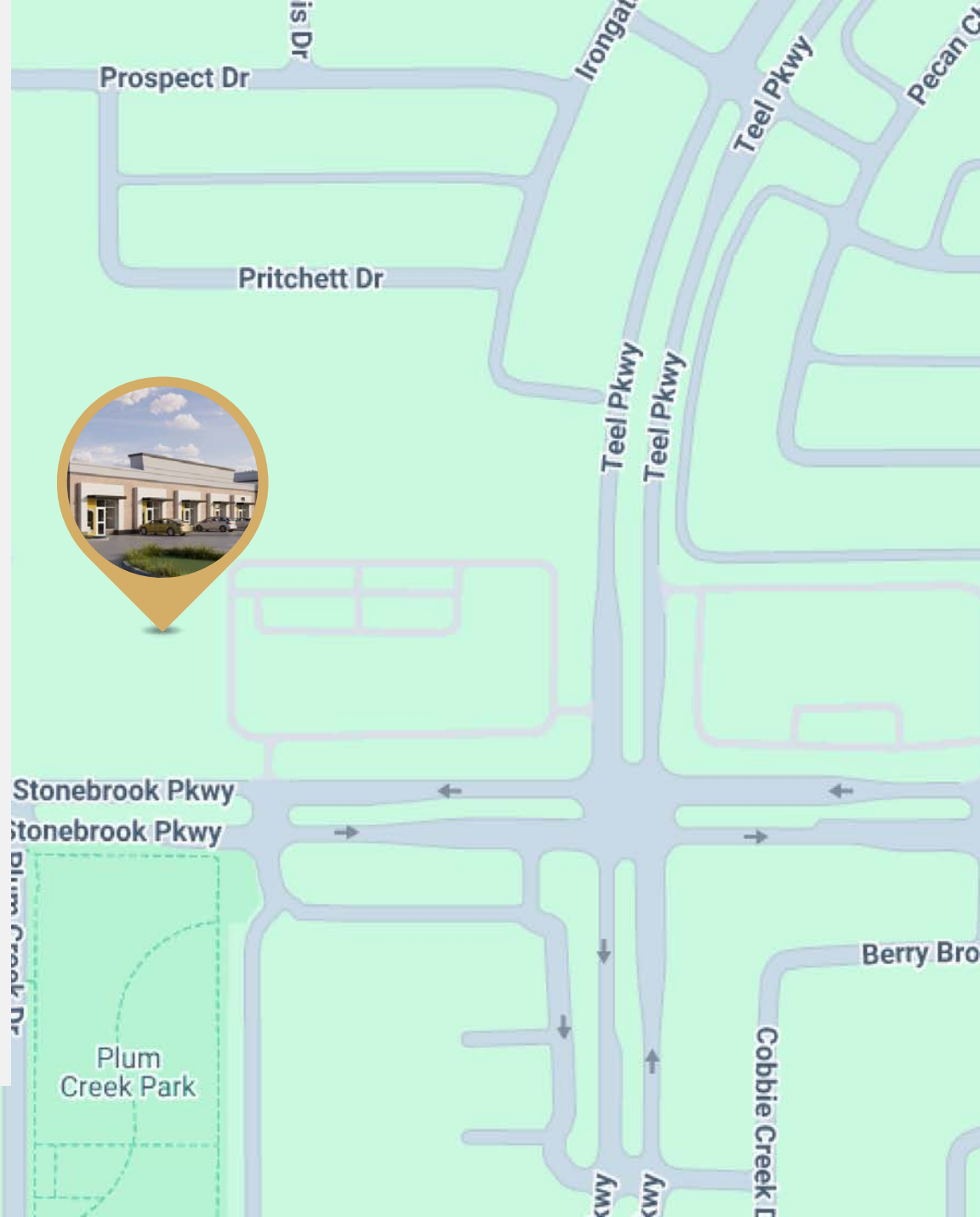
DEMOGRAPHICS

2025 Summary	1 MILE	3 MILE	5 MILE
Population (e)	16,077	117,333	264,733
Households (e)	4,762	42,079	98,006
Average Age	35.5	38.7	38
Average HH Income	\$227,727	\$166,836	\$157,100
Population Growth (2025-2030)	12.65%	13.03%	13.29%
Household Growth (2025-2030)	13.02%	13.64%	13.87%

TRAFFIC

2025 Roadway	Traffic Count	Miles from Subject
Stonebrook Pkwy/Babbling Brook Dr	6,594	.40
Teel Pkwy/Morgan Hill Rd	7,024	.40

Source: © 2025 CoStar Group / Texas Department of Transportation



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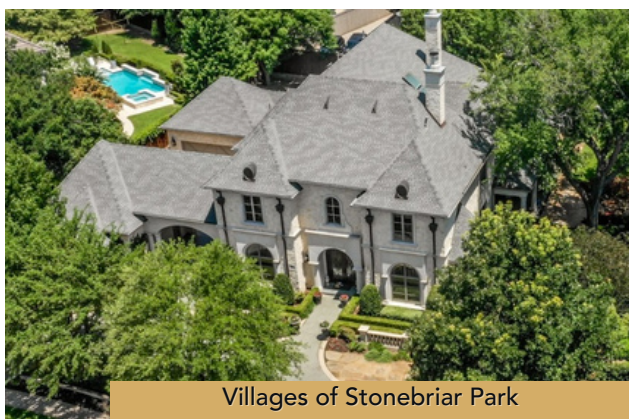
CITY OVERVIEW



Baylor Scott & White - Frisco

Frisco, Texas

Frisco is one of the fastest-growing cities in North Texas, supported by strong residential demand and a diverse business base. Its central location, schools, and overall quality of life continue to attract families and major employers. The city benefits from a skilled workforce, modern infrastructure, and direct access to the Dallas North Tollway, Sam Rayburn 121, and Highway 380. With established neighborhoods, corporate campuses, and ongoing development, Frisco remains a steady and reliable market for both residents and businesses across the region.



Villages of Stonebriar Park



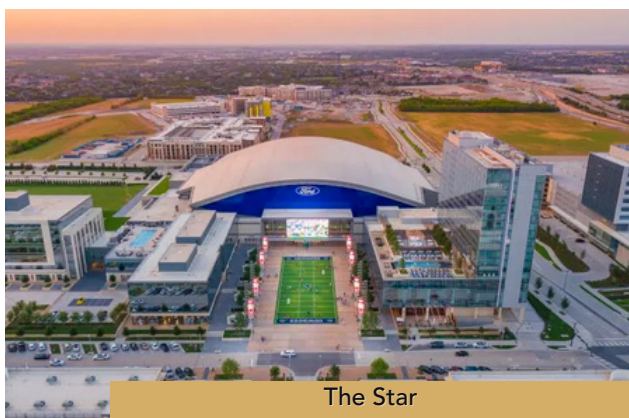
NEARBY MEDICAL

Situated within Frisco's medical corridor, the property is minutes from Baylor Scott & White Frisco. This hospital is an established healthcare hub with specialty providers, outpatient services.



ESTABLISHED NEIGHBORHOODS

Surrounded by high-income neighborhoods and continued residential growth, Warren Parkway offers medical practices access to one of the fastest-growing patient populations in North Texas.



The Star



CONVENIENT ACCESS

The area delivers exceptional visibility and convenience with proximity to The Star, Hall Park, shopping, dining, pharmacies, and major transportation routes including the Dallas North Tollway.



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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 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.

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.

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.

LICENSED BROKER/BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Rockhill Commercial Real Estate	9015723		
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
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Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1



BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____