

Hillcrest Crossing

6311 Hillcrest Road, Frisco TX 75035



THE SPACE

Location	6311 Hillcrest Road, Frisco, TX, 75035
COUNTY	Collin County
Cross Street	College Street
Square Feet	1,995
Annual Rent PSF	\$24.00
Lease Type	NNN

HIGHLIGHTS

- Second generation space in developed area.
- Drive up capability.
- Tenant finish out dollars available.
- New construction



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
18,535	106,604	296,292



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$121,240	\$135,416	\$149,498



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,808	40,220	105,953





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,555	37,096	93,326
2010 Population	17,189	76,425	198,401
2020 Population	18,535	106,604	296,292
2025 Population	19,726	124,948	342,123
2020 African American	1,894	10,304	29,196
2020 American Indian	77	552	1,168
2020 Asian	3,096	23,745	74,523
2020 Hispanic	2,219	14,937	32,353
2020 Other Race	481	4,456	8,342
2020 White	12,278	63,436	171,873
2020 Multiracial	702	4,050	10,992
2020-2025: Population: Growth Rate	6.25 %	16.15 %	14.60 %
2020 HOUSEHOLD INCOME			
less than \$15,000	206	1,518	3,562
\$15,000-\$24,999	222	1,344	2,730
\$25,000-\$34,999	246	1,916	3,725
\$35,000-\$49,999	608	3,220	6,867
\$50,000-\$74,999	938	5,335	13,369
\$75,000-\$99,999	1,000	5,034	12,279
\$100,000-\$149,999	1,809	9,059	24,055
\$150,000-\$199,999	968	5,232	15,362
\$200,000 or greater	811	7,562	24,004
Median HH Income	\$103,089	\$106,498	\$116,532
Average HH Income	\$121,240	\$135,416	\$149,498

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,267	15,598	37,475
2010 Total Households	6,325	28,616	71,676
2020 Total Households	6,808	40,220	105,953
2025 Total Households	7,222	47,259	122,343
2020 Average Household Size	2.71	2.65	2.79
2000 Owner Occupied Housing	3,349	10,492	26,220
2000 Renter Occupied Housing	441	2,818	6,919
2020 Owner Occupied Housing	4,655	22,430	66,128
2020 Renter Occupied Housing	2,153	17,790	39,825
2020 Vacant Housing	258	3,153	7,032
2020 Total Housing	7,066	43,373	112,985
2025 Owner Occupied Housing	4,959	25,055	73,800
2025 Renter Occupied Housing	2,263	22,205	48,543
2025 Vacant Housing	302	3,452	7,196
2025 Total Housing	7,524	50,711	129,539
2020-2025: Households: Growth Rate	5.95 %	16.40 %	14.60 %

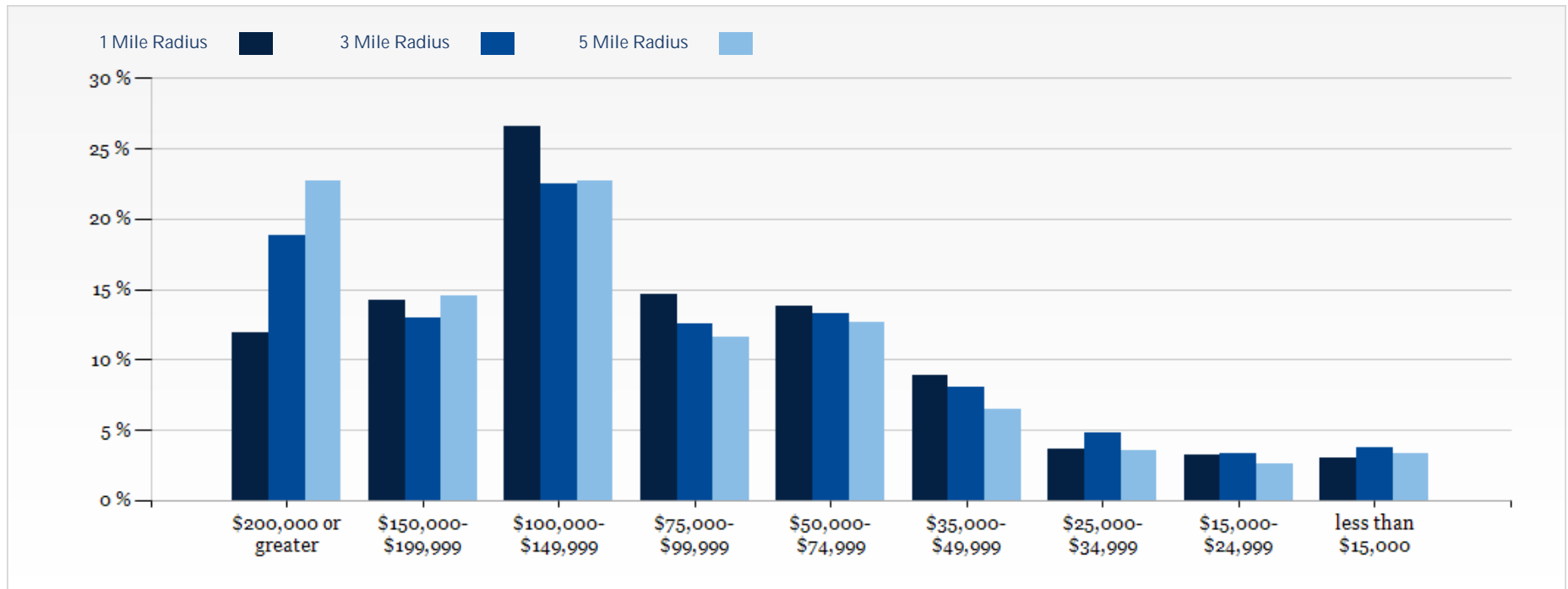
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,046	7,948	20,410
2020 Population Age 35-39	1,538	9,661	25,280
2020 Population Age 40-44	1,669	9,258	25,259
2020 Population Age 45-49	1,588	8,614	24,140
2020 Population Age 50-54	1,403	7,243	20,799
2020 Population Age 55-59	1,201	6,201	17,736
2020 Population Age 60-64	769	4,413	13,251
2020 Population Age 65-69	520	3,009	9,540
2020 Population Age 70-74	417	2,265	6,815
2020 Population Age 75-79	243	1,359	3,908
2020 Population Age 80-84	138	743	2,092
2020 Population Age 85+	120	589	1,662
2020 Population Age 18+	13,612	77,489	211,976
2020 Median Age	36	35	36

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,993	\$83,710	\$89,259
Average Household Income 25-34	\$101,693	\$104,930	\$111,084
Median Household Income 35-44	\$112,644	\$119,822	\$131,357
Average Household Income 35-44	\$131,357	\$146,465	\$156,313
Median Household Income 45-54	\$118,808	\$133,543	\$150,072
Average Household Income 45-54	\$138,456	\$166,774	\$185,214
Median Household Income 55-64	\$105,581	\$115,807	\$130,805
Average Household Income 55-64	\$128,544	\$151,089	\$168,591
Median Household Income 65-74	\$77,729	\$80,252	\$92,574
Average Household Income 65-74	\$102,157	\$108,212	\$121,607
Average Household Income 75+	\$65,681	\$69,506	\$79,426

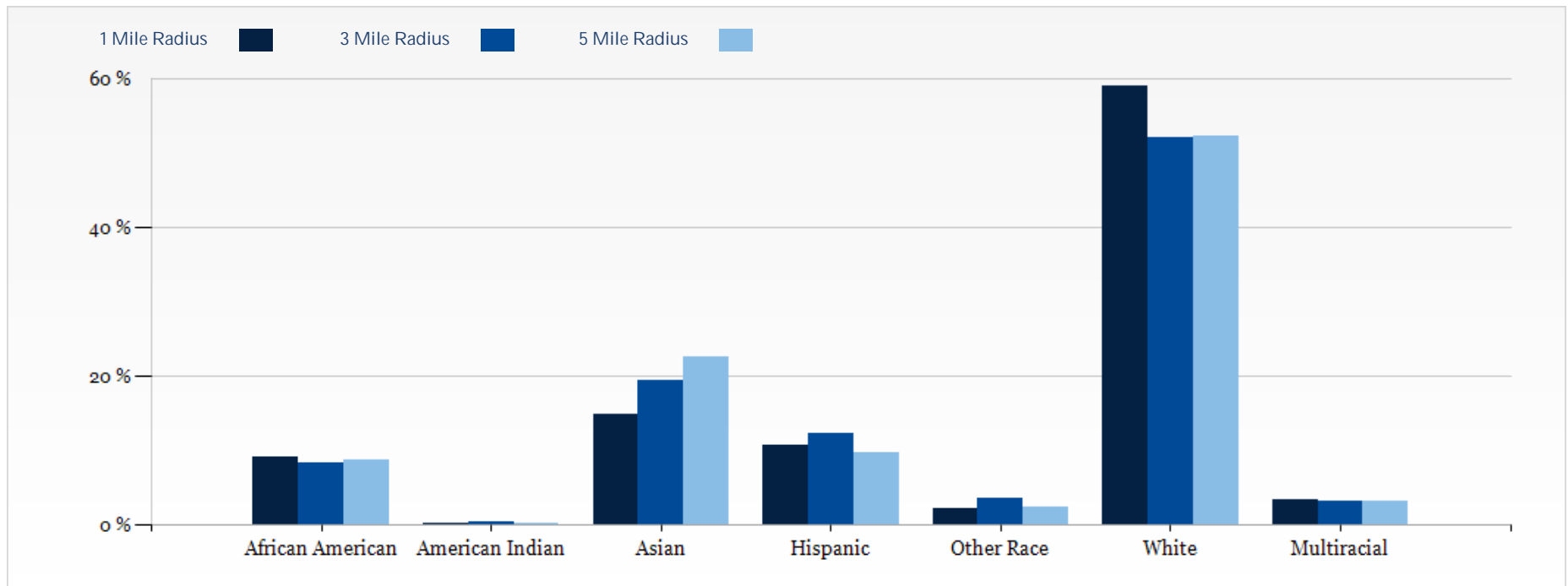
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,609	11,092	28,803
2025 Population Age 35-39	1,497	11,714	29,653
2025 Population Age 40-44	1,734	10,680	27,914
2025 Population Age 45-49	1,492	8,786	24,513
2025 Population Age 50-54	1,357	7,847	22,304
2025 Population Age 55-59	1,181	6,546	18,955
2025 Population Age 60-64	1,019	5,829	16,526
2025 Population Age 65-69	666	4,094	12,427
2025 Population Age 70-74	469	2,878	8,966
2025 Population Age 75-79	336	1,977	5,970
2025 Population Age 80-84	186	1,082	3,076
2025 Population Age 85+	137	786	2,220
2025 Population Age 18+	14,694	92,069	247,912
2025 Median Age	36	35	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,769	\$91,454	\$99,356
Average Household Income 25-34	\$114,522	\$118,147	\$126,349
Median Household Income 35-44	\$118,207	\$128,182	\$142,619
Average Household Income 35-44	\$144,419	\$161,696	\$172,101
Median Household Income 45-54	\$125,593	\$144,025	\$160,850
Average Household Income 45-54	\$151,798	\$183,587	\$202,705
Median Household Income 55-64	\$115,888	\$125,442	\$144,436
Average Household Income 55-64	\$143,683	\$167,474	\$186,993
Median Household Income 65-74	\$85,314	\$89,328	\$101,440
Average Household Income 65-74	\$118,746	\$123,466	\$136,416
Average Household Income 75+	\$73,890	\$78,640	\$89,923

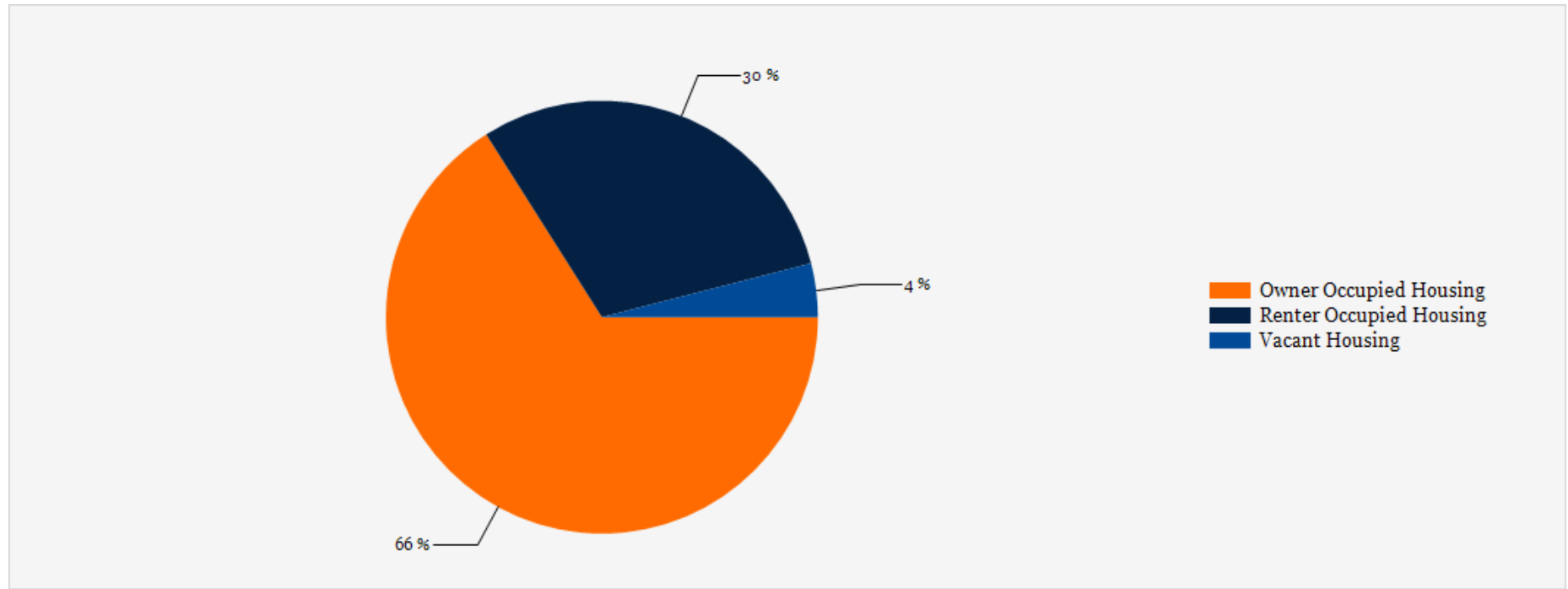
2020 Household Income



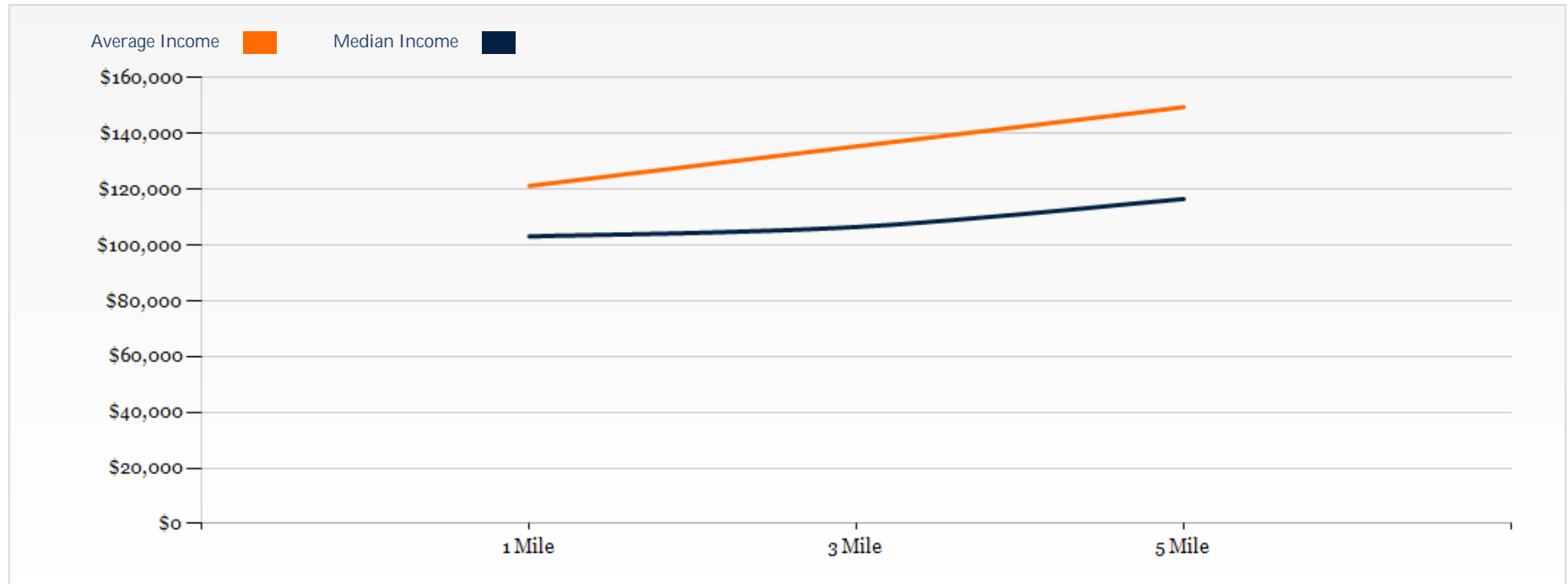
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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