

LAKES PLAZA | Frisco, Texas



**4040 Legacy Drive
Frisco, Texas 75034**

¼ Mile South of Legacy Road & Lebanon Road
Frisco, TX

SHOPPING CENTER SIZE: 18,844 Sq.

AVAILABLE SPACE: 491 Ft.

TRIPLE NETS EXPENSES: \$5.90

TRAFFIC COUNTS (2006)

Legacy Road – 18,252 per day
Lebanon Road – 38,163 per day

MAJOR TENANTS:

Legacy Dance Center, Dolphin Pool Supply, Starwood Pediatrics, Dr. Benham Orthodontist

2009 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,779	61,388	189,363
# of Households	3,703	22,598	66,654
Avg. H.H. Income	\$152,920	\$119,664	\$138,861

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THE LAKES PLAZA

4040 LEGACY DRIVE
 FRISCO, TEXAS 75034

LOWER LEVEL

101	TIGER ROCK	2,555 SQ. FT.	35 x 73
104	DR. BENHAM	2,470 SQ. FT.	37 x 66.75
105	DOLPHIN POOLS	2,994 SQ. FT.	47 x 66.75
	Corridor	505 Sq. Ft.	
	Riser Room	143 Sq. Ft.	

UPPER LEVEL

201	DR. STACY TERRY	2,015 SQ. FT.	31 x 65
203	ARORA FAMILY CHIROPRACTIC	2,316 SQ. FT.	1img
202	AVAILABLE	491 SQ. FT.	1img
205	LEGACY DANCE CENTER	3,728 SQ. FT.	47 x 63 1img
	Storage	78 Sq. Ft.	
	Common Hallway	127 Sq. Ft.	

TOTAL 18,844 SQ. FT.

Triple Nets: \$5.90

GTE SOUTHWEST, INCORPORATED DBA VERIZON SOUTHWEST

AVAILABLE

UPPER LEVEL PLAN

LOWER LEVEL PLAN

SEE PLAN AND
 REFER TO CITY CONTRACTS FOR SITE EMBODIMENT AND
 CALCULATED CURBLINE, PLANT COLLARS, PLANT LABELS,
 PAVING SPALLS AND CALCULATED DRAINAGE AND
 UTILITY SERVICES TO THE PREMISES.

**NOTE: DIMENSION INFORMATION AND EQUIPMENT LOCATIONS SHOWN
 ARE BASED ON INFORMATION FROM A RECENTLY OBTAINED
 TOPOGRAPHICAL SURVEY DATED DEC. 2006 BY DORSEY,
 ANDERSON & ASSOCIATES, INC. 10255 PLEASANT DRIVE,
 DRIVE, SUITE 300 PLANO, TEXAS 75074. 972-903-0894**

**NOTE: SEE LANDSCAPE PLANS FOR FINAL LAYOUT
 DESIGN ON ALL PLANTING AND DRIVEWAY AREAS.**

LEGAL DESCRIPTION

LOT 5, IN BLOCK A, THE LAKES TERRACE ACADemy,
 COLLIN COUNTY SCHOOL LAND NO. 4 SURVEY,
 ABSTRACT NO. 148
 CITY OF FRISCO,
 COLLIN COUNTY, TEXAS.

