

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: None Available

TRIPLE NETS EXPENSES: \$5.90

TRAFFIC COUNTS (2006)

Legacy Road – 27,681 per day
Lebanon Road – 18,551 per day

MAJOR TENANTS:

Legacy Dance Center, Starwood Pediatrics, Dr.
Benham Orthodontist, Tiger Rock

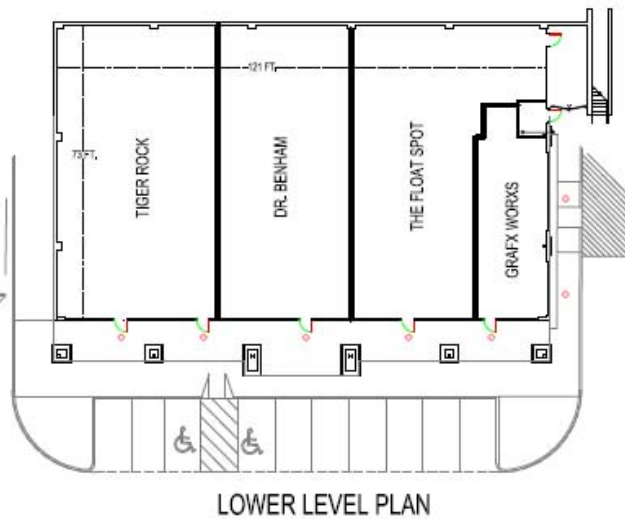
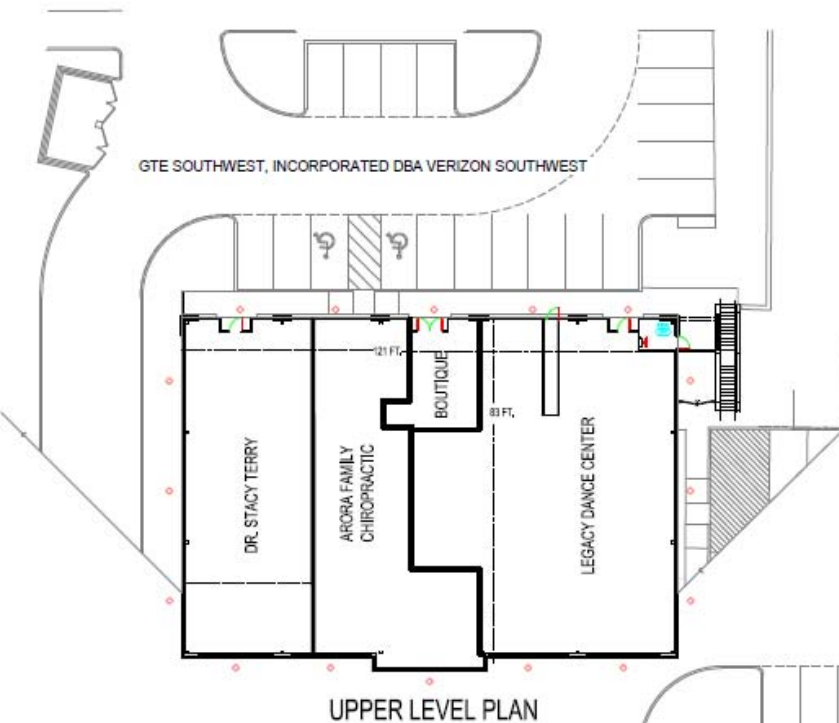
2009 DEMOGRAPHICS

	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	THE FLOAT SPOT106	2,215 SQ. FT.	33 x 74 Irreg
106	GRAF X WORKS	879 SQ. FT.	15 x 49
	Combr Room	325 Sq. Ft.	
	Rest Room	140 Sq. Ft.	

UPPER LEVEL

201	DR. STACY TERRY	2,015 SQ. FT.	31 X 65
203	ARORA FAMILY CHIROPRACTIC	2,316 SQ. FT.	Irreg
202	BOUTIQUE	491 SQ. FT.	Irreg4r
205	LEGACY DANCE CENTER	3,726 SQ. FT.	47 x 69 Irreg
	Storage	75 Sq. Ft.	
	Common Hallway	127 Sq. Ft.	

TOTAL 18,844 SQ. FT.

Triple Nets: \$5.90

SEE PLAN SHEET
REFER TO CITY ORDINANCES FOR SITE REQUIREMENTS AND REGULATIONS, CONTROL PLACES, SIGNS, AND LAWS, PERIODIC SERVICE AND CALCULATIONS, PARKING AND UTILITY SERVICES TO THE BUILDING.

NOTE: BOUNDARY INFORMATION AND EQUIPMENT LOCATIONS SHOWN ARE BASED ON INFORMATION FROM A SURVEY AND TOPOGRAPICAL SURVEY DATED DEC. 2006 BY DUNN, ANDERSON, & COMPANY, INC. 3000 VILLAGE GREEN DRIVE, SUITE 400 PLANO, TEXAS 75075. PHONE: 972-421-0884

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

LEGAL DESCRIPTION

LOT 2 IN BLOCK A, THE LAKES TENNIS ACADEMY, COLLIN COUNTY SCHOOL LAND NO. 4 SURVEY, ABSTRACT NO. 148 CITY OF FRISCO, COLLIN COUNTY, TEXAS.

