

LEGACY RANCH | Frisco, Texas



**4851 Legacy Drive
Frisco, Texas 75034**

Northwest Corner of Legacy Drive and
Lebanon Road. Frisco, TX

SHOPPING CENTER SIZE: 12.20 +/- Acres
95,910 Sq.

AVAILABLE SPACE: 1,349 – 2,339 Sq. Ft.

TRIPLE NETS EXPENSES: \$5.33

TRAFFIC COUNTS (2006)

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

MAJOR TENANTS:

Kroger, Wells Fargo, The Frisco Restaurant & Bar,
Solare Spa & Cafe

2009 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,006	59,712	180,904
# of Households	3,250	21,143	63,438
Avg. H.H. Income	\$155,603	\$124,016	\$132,987

LEGACY RANCH | Frisco, Texas

LEGACY RANCH SHOPPING CENTER

4851 Legacy Drive
 Frisco, Texas 75034

Triple Nets: \$5.33

PROPERTY DATA

KROGER 61,824 SQ.FT.
 WELLS FARGO 3,997 SQ. FT.

BUILDING "A"

201 LEGACY RANCH DENTAL/DR. JEFF OSBORNE 2,238 SQ.FT.
 203 SASSY NAILS 1,500 SQ.FT.
 204 SANDLIN INSURANCE - ALLSTATE 1,200 SQ.FT.
 206 EDWARD JONES 900 SQ.FT.

BUILDING "B"

301 HEALTHY KIDS PEDIATRICS 3,270 SQ.FT.
 305 STONEBRIAR VISION CENTRE 1,410 SQ.FT.
 306 STYLE AMERICA 1,200 SQ.FT.
 307 STARWOOD CHIROPRACTIC 1,500 SQ.FT.
 308 LEGACY RANCH CLEANERS 1,500 SQ.FT.

BUILDING "C"

501 HART YOGA 4,716 SQ.FT.
 504 THE FRISCO BAR & RESTAURANT 2,434 SQ.FT.
600 AVAILABLE 1,349 SQ.FT.

BUILDING "D"

601 AVAILABLE 2,339 SQ.FT.
606 AVAILABLE 2,181 SQ.FT.
 607 ALFREDO'S PIZZA & PASTA 2,270 SQ.FT.

Total Building Area 95,910



This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations, and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.