

PRESTON LEGACY CENTER III

MEDICAL AND PROFESSIONAL OFFICE SPACE FOR LEASE

972-788-2222

ALFI@SCHERERINVESTMENTS.COM

LIESEL@SCHERERINVESTMENTS.COM



Preston Legacy Center III is located at the Northeast corner of Preston Road in Plano, Texas. The property consists of two one-story Medical/Professional Office buildings on the corner of Preston Road and Legacy Drive. All tenant spaces front Preston Road and have ample room for maximum signage exposure. The property is immediately across from the Plano campus of Children's Medical Center, from Legacy Business Park, and Legacy Town Center. Legacy Business Park is a 2,700-acre world class master planned development which currently houses the corporate headquarters of HP Enterprise Services (formerly EDS), JC Penney, Frito Lay, PepsiCo, Dr Pepper Snapple Group, Rent-A-Center, Bank of America Home Loans, Ericsson, Capital One Auto Finance, McAfee, Intuit, CROSSMARK, Tyler Technologies, MedAssests, Pizza Hut/Yum, Toyota, Liberty Mutual, and many others. Nearly 60,000 people live and work in the park. The great location combined with the classic design of the property will make this property a true success for all tenants.



Rental Rate:

\$32.00 - \$35.00/SF/YR

Triple Nets:

\$8.00/SF/YR

Lease Term:

5 – 10 Years

Total Space Available:

18,953 SF

Min. Divisible:

3,287 SF

Max. Contiguous:

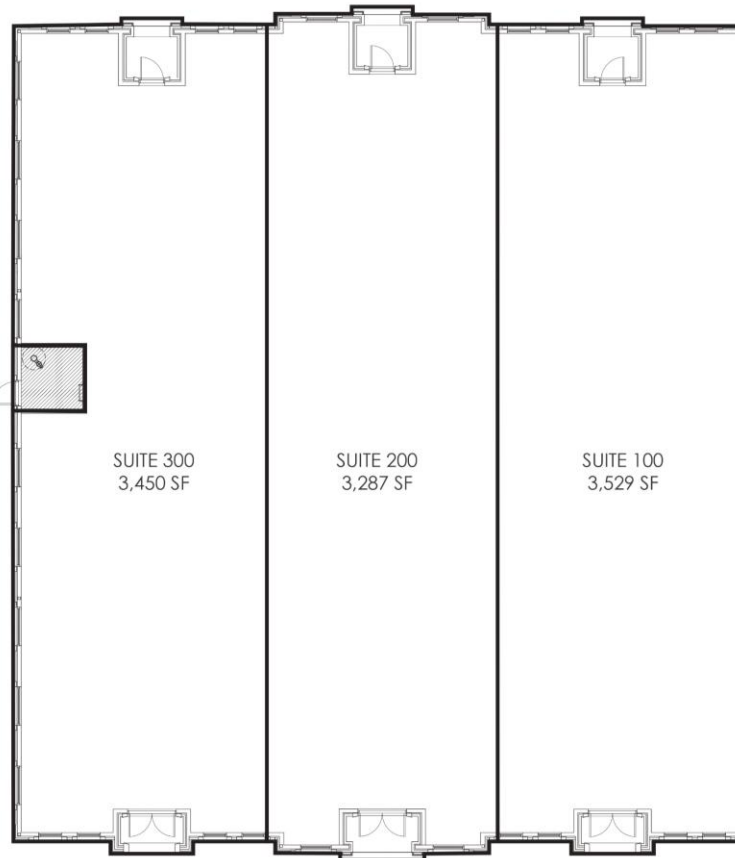
4,950 SF

Property Type:

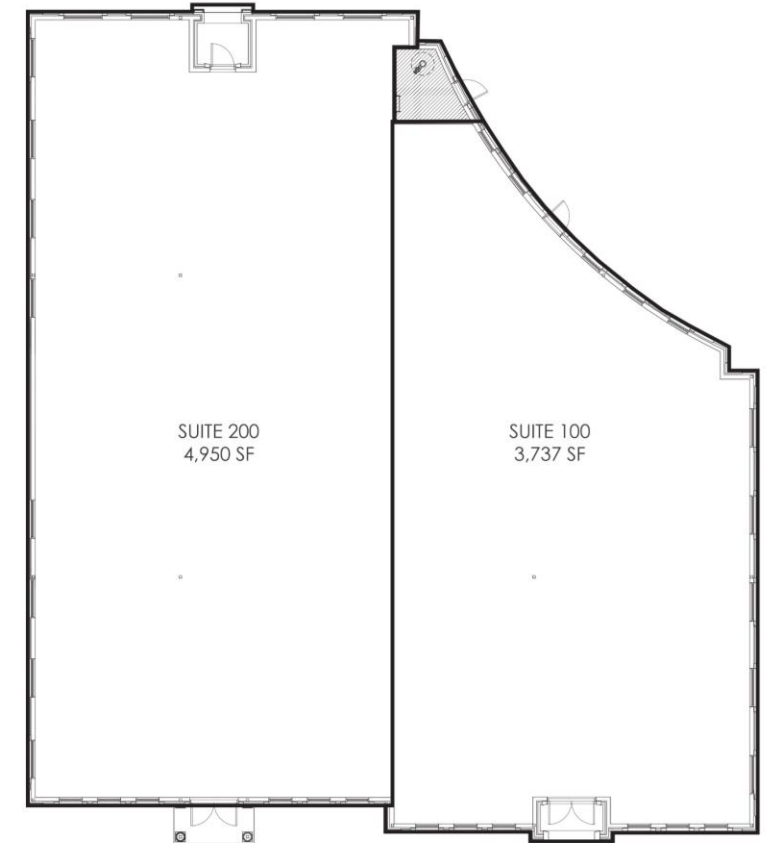
Medical / Professional Office

SPACE AVAILABLE FOR LEASE:

- Five suites ranging from 3,287 SF – 4,950 SF
- Custom design your perfect suite and finish



BUILDING A



BUILDING B

ID	Type	Size	No.	Remarks	Wastewater
1	Domestic	2"	1	Proposed	Ex 6"
2	Domestic	2"	1	Proposed	Prop 6"
3	Irrigation	1"	1	Proposed	N/A

Water Meter and Service 2" and less to be installed by City Water Dept at Owner Expense
Min Domestic Water Service size is 1" or 2"

- LEGEND**
- PROPOSED STORM WATER QUALITY AREA (1210SF)
 - PROPOSED FIRELANE PAVING
 - EXISTING FIRELANE PAVING
 - PROPOSED PARKING COUNT
 - EXISTING PARKING COUNT
 - EXISTING PARKING EASEMENT
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN W/ VALVE
 - EXISTING CONTOUR INTERVAL
 - EXISTING CURBS INLET
 - EXISTING POWER POLE W/ GUY WIRE
 - EXISTING LIGHTPOLE

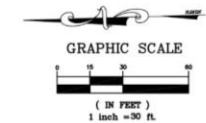
- ADDITIONAL SITE NOTES:**
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED
 - PRESTON ROAD OVERLAY REQUIREMENTS APPLY
 - LANDSCAPE AREAS NOT TO EXCEED 4:1 FINISHED GRADE
 - ALL DIMENSIONS TO THE FACE OF CURB UNLESS NOTED
 - ALL FIRELANES TO HAVE A MINIMUM 20' INSIDE RADIUS
 - TYPICAL PARKING DIMENSIONS ARE 9' x 18' WITH 2' OVERLAPPING
 - CONCRETE PAVEMENT CONSTRUCTION OF ALL WALKS, PARKING & DRIVEWAYS
 - TXDOT APPROVAL REQUIRED FOR PRESTON ROAD (SH289) CONSTRUCTION

The Brooks Apts
LOT 1, BLOCK 1
THE BROOKS ON PRESTON
CAB. J, PG. 68

EXISTING
Multi-Family (MF-2)
PD-162



LOCATION MAP
NOT TO SCALE



City of Plano Site Plan General Notes:

- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
1. Buildings 6,000 square feet or greater shall be 100% fire sprinkled.
 2. Fire lanes shall be designed and constructed per city standards.
 3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
 4. Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
 5. Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
 6. All signage contingent upon approval by Building Inspection Department.
 7. Approval of the site plan is not final until all engineering plans are approved.
 8. Open storage, if permitted, shall be screened in accordance with the Zoning Ordinance.
 9. Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
 10. Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
 11. Please contact the Building Inspection Department to determine the type of construction contingent upon approval by Building Inspection Department.
 12. All electrical transmission, distribution, and service lines must be underground.
 13. Uses shall conform in operation, location, and construction to the following performance standards in Article 24 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.

SITE PLAN
SP 2023-015
LEGACY CORPORATE CENTER
BLOCK A, LOT 7R

1.883 ACRES OUT OF THE
JESSE STIFF SURVEY, ABSTRACT #793
PLANO, COLLIN COUNTY, TEXAS
ZONING: O-2
(PRESTON ROAD OVERLAY DISTRICT)

OWNER / DEVELOPER: SCHERER INVESTMENTS, INC.
SURVEYOR: ALBESFORD GROUP, INC.

Plotted by: DR RANKIN Plot Date: 8/11/2023 9:22 AM
Save Time: 8/4/2023 9:32 AM
S:\016\dwg\Site\016SP.dwg Saved By: -----