

FOR LEASE | LEGACY PLAZA

6921 INDEPENDENCE PKWY - PLANO, TX 75023

OVER 725,000 VISITORS PER YEAR

TOP 5 LOCATION
IN PLANO



AVAILABLE | 1,600 SF
(FORMER MUSIC STORE)

INDEPENDENCE PKWY - 21,762 VPD

LEGACY DRIVE - 28,831 VPD

PROPERTY OVERVIEW

- » GLA - 57,629 Sf
- » Top 5 Chipotle in the City of Plano with over 25,000 visitors per month
- » Shell Station/Outparcel ranks to 20% in the US for Visitors
- » Over 725,000 Visitors PER YEAR at this center!

- » Class B with major upgrades to the façade
- » Built 1989/Renovated 2009
- » Fronting Legacy Dr and Independence Pkwy in Plano
- » Inline 1,600 SF (Former Music Store)



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

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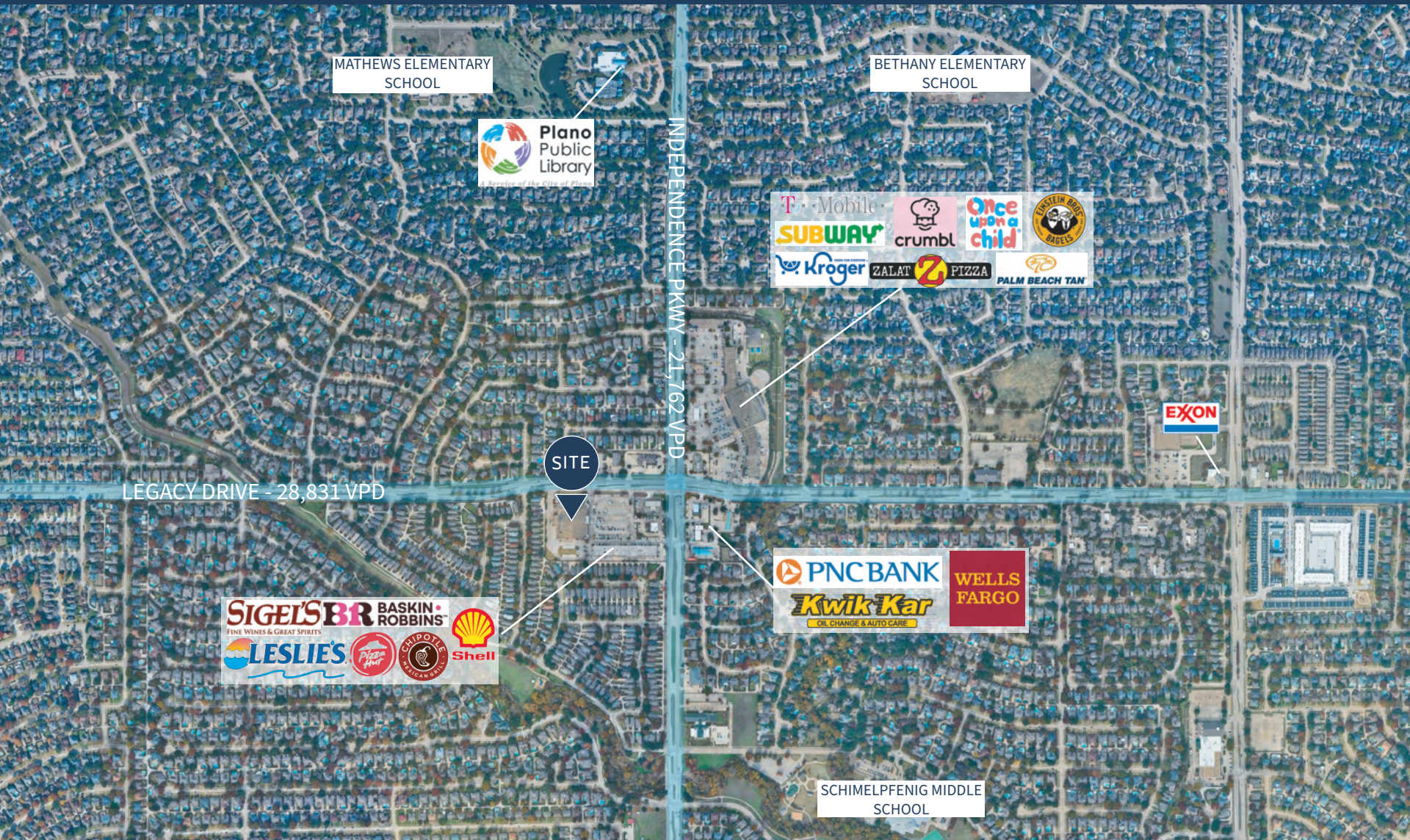
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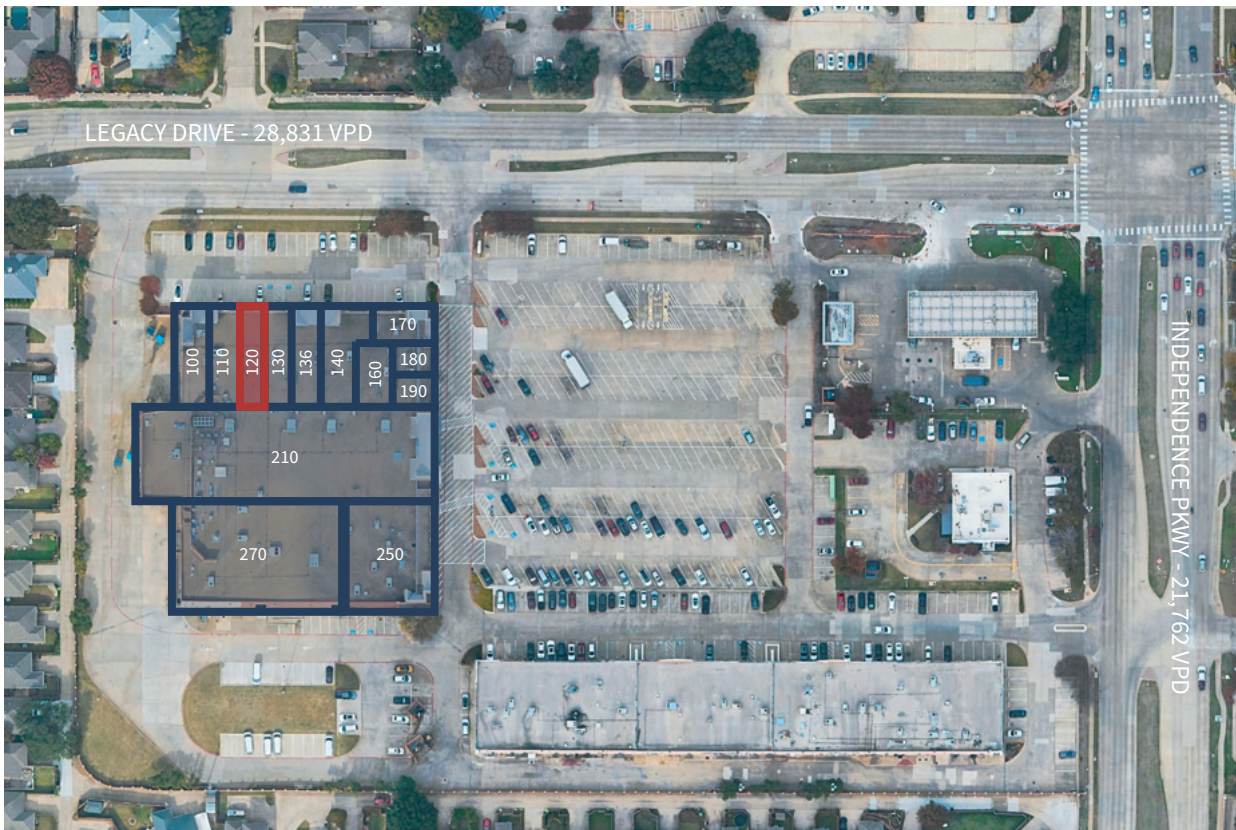
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TENANT	SUITE #
Hemp + Main (CBD + VAPE)	100
Baskin Robbin's	110
Brook Mays Music	120
Foot Massage	130
BMJ Forever Nail Spa	136
Monogram Unlimited	140
Lee's US Taekwondo	160
Saved by the Bagel	170
Juice Time Cafe	180
Subzi Mandi Farmers Market	210
Appliance 4 Less	250
HY Education	270



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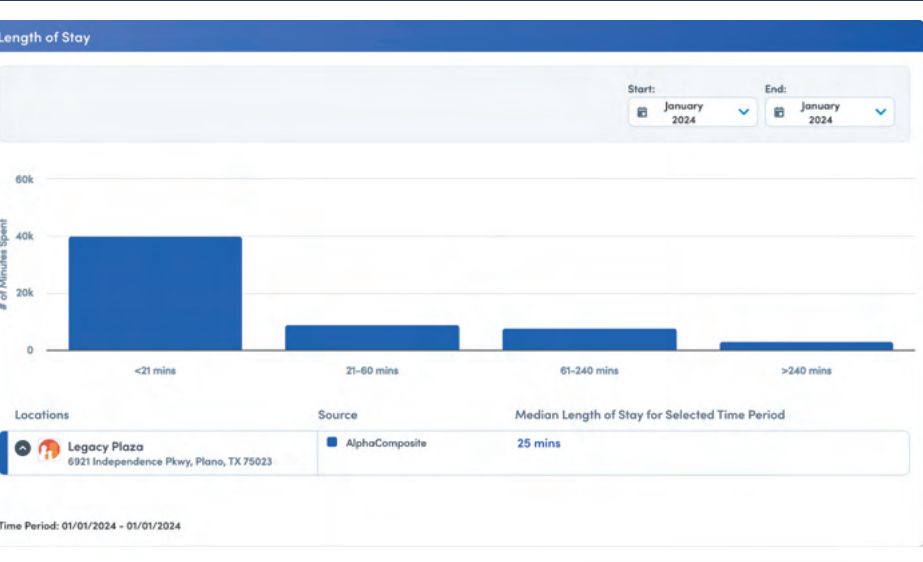
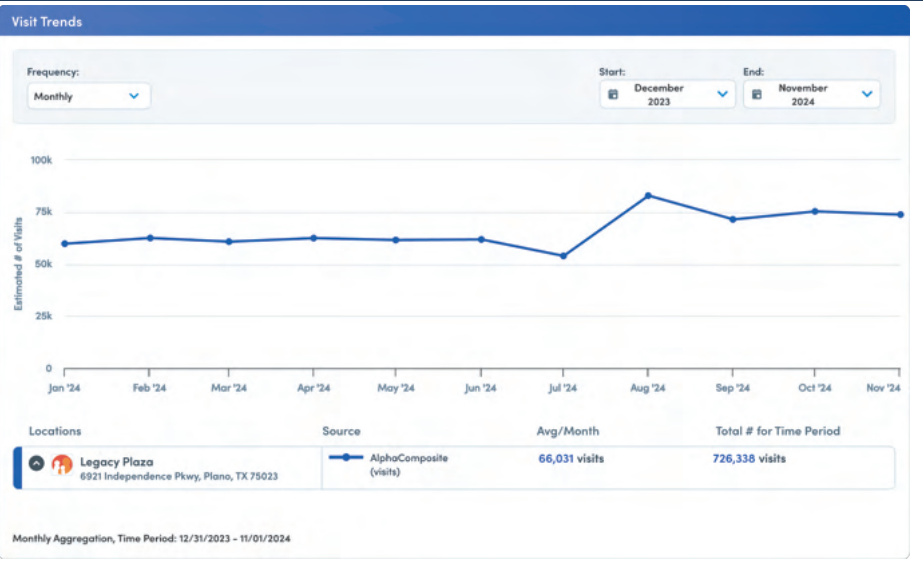
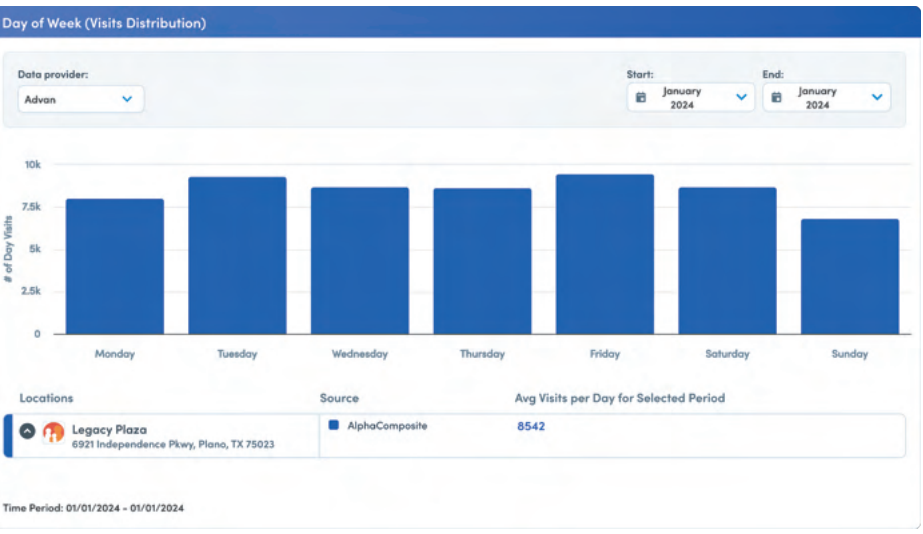
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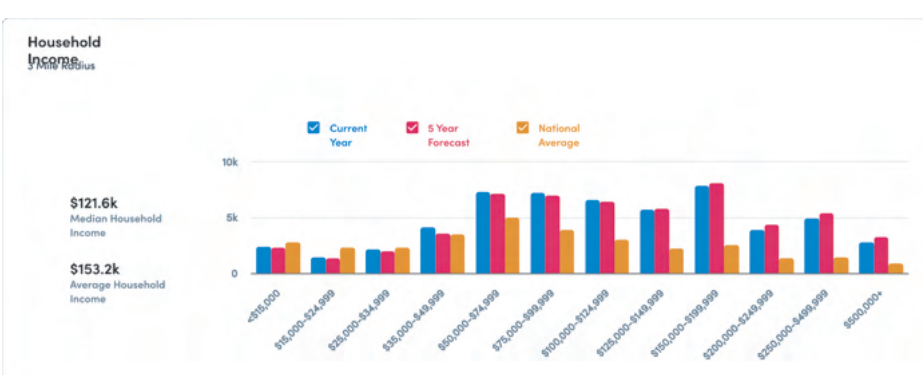
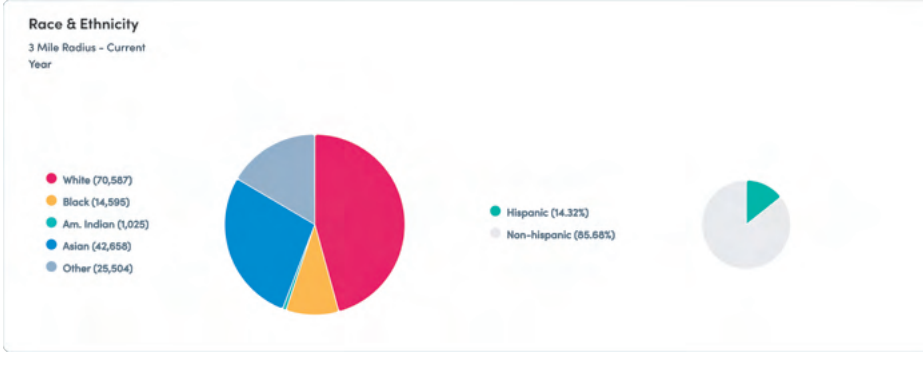
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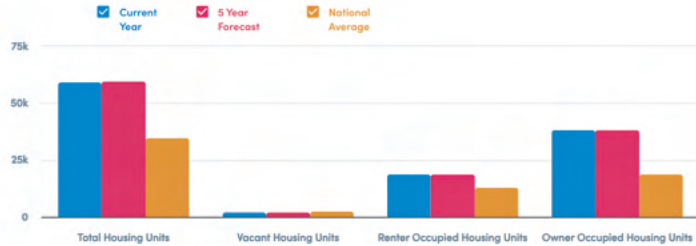
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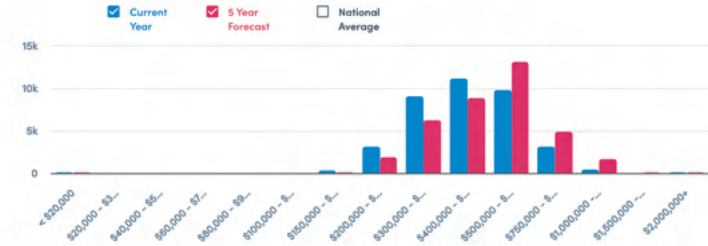
Housing Units 3 Mile Radius

59,356
Total Housing Units
2,140
Vacant Housing Units
18,934
Renter Occupied Housing Units
38,282
Owner Occupied Housing Units



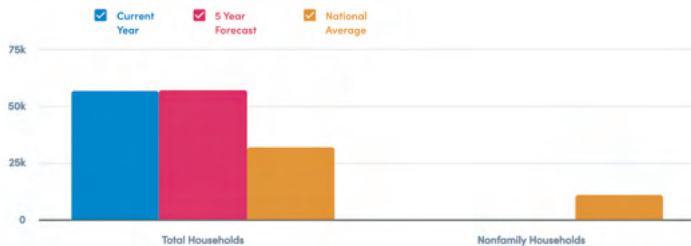
Value of Owner Occupied Housing Units 3 Mile Radius

\$466.2k
Median Value
\$505.5k
Average Value



Households 3 Mile Radius

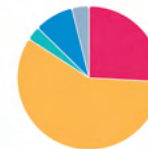
57,216
Total Households
Nonfamily Households



Marital Status 3 Mile Radius

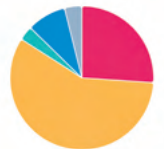
Current Year

- Never Married (33,464)
- Married, Spouse Present (75,419)
- Married, Spouse Absent (4,142)
- Divorced (11,369)
- Widowed (5,037)



5 Year Forecast

- Never Married (34,545)
- Married, Spouse Present (76,792)
- Married, Spouse Absent (4,302)
- Divorced (11,674)
- Widowed (5,160)



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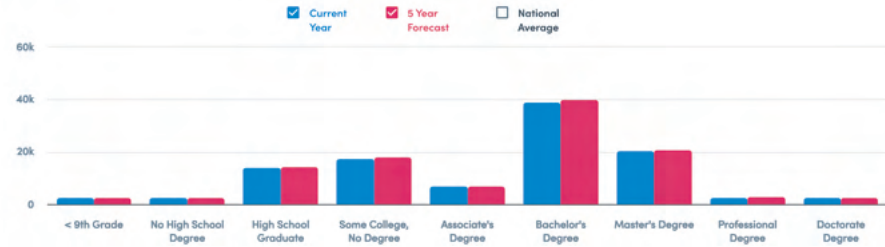
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Education

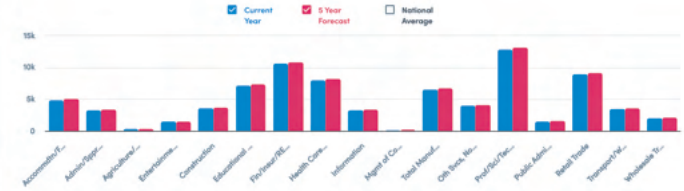
3 Mile Radius



Population by Occupation



Population by Industry



Travel Time to Work

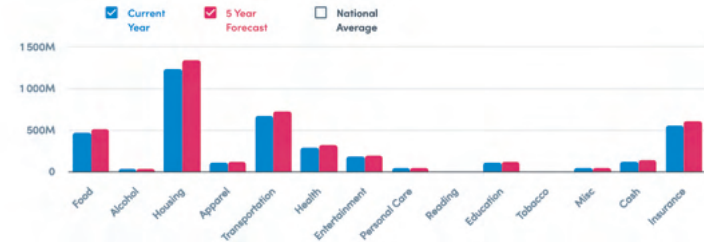
3 Mile Radius



Consumer Spend (Annual)

3 Mile Radius

\$2.8b
Total Retail
\$1.2b
Total Non Retail
\$4b
Total



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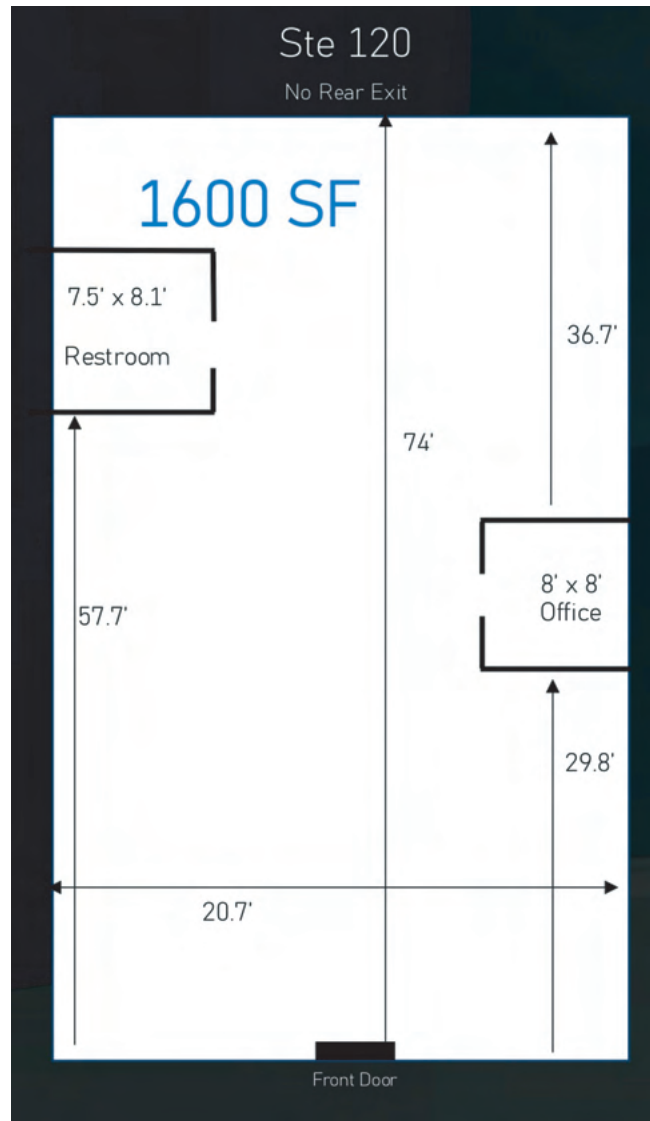
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Why DO BUSINESS in Plano

Strong Economy: Plano boasts a robust and diverse economy with a thriving business environment.

Skilled Workforce: Access to a highly educated and skilled workforce with a strong emphasis on technology and business.

Business-Friendly Environment: Plano actively supports businesses with a streamlined permitting process, competitive tax rates, and a proactive economic development department.

Excellent Infrastructure: Modern transportation infrastructure, including highways, DART rail, and a major international airport (DFW), provides easy access to local, regional, and global markets.

High Quality of Life: Plano offers a desirable quality of life for employees, with excellent schools, parks, and a wide range of cultural and recreational amenities.

Growing Market: Plano is a rapidly growing city with a strong consumer base and significant market potential.



Why LIVE in Plano

Excellent Schools: Plano Independent School District (PISD) is consistently ranked among the best in the state and nation, offering high-quality education for students of all ages.

Strong Job Market: Plano boasts a robust economy with major employers like Toyota, Liberty Mutual, and J.C. Penney, providing numerous career opportunities.

Family-Friendly Environment: Plano is considered one of the best places in the U.S. to raise a family, with safe neighborhoods, excellent parks, and a variety of family-friendly activities.

High Quality of Life: Residents enjoy a high standard of living with access to top-notch healthcare, shopping, dining, and entertainment options.

Beautiful City: Plano features well-maintained parks, green spaces, and attractive neighborhoods, creating a pleasant and visually appealing environment.





11-2-2015



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James McCoy	702534	jake@waypoint-red.com	(817) 505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony		derek@waypoint-red.com	(817) 991-5072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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