

Leasing Information



Legacy Century Life

Plano, TX

NWC of Legacy and Central Expwy, Plano, TX 75023



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PROPERTY OVERVIEW

- Facing Hwy 75 Central Expressway
- Shadow anchored by Mitsuwa Market. Across from Samsung headquarters and surrounded by almost 1,000 units of new high-end residential apartments
- Area retailers include H Mart, Costco, Walmart, 99 Ranch Market, Jusgo Supermarket, Mitsuwa & Cinemark
- The current completed Phase I (20,819 SF) is 100% Leased
- Phase III (50,100 SF) is at the designing and planning stage

Legacy Century Life - Phase I

Leasing Information

PHASE I

105 Legacy Dr, Plano, TX 75023

Lot Size: 2.73 Acres

Buliding Size: 20,819 SF

Year Built: 2024

*Available Space: 2,604 SF
(2nd generation retail space)*

[Click on it for Virtual Tour!](#)

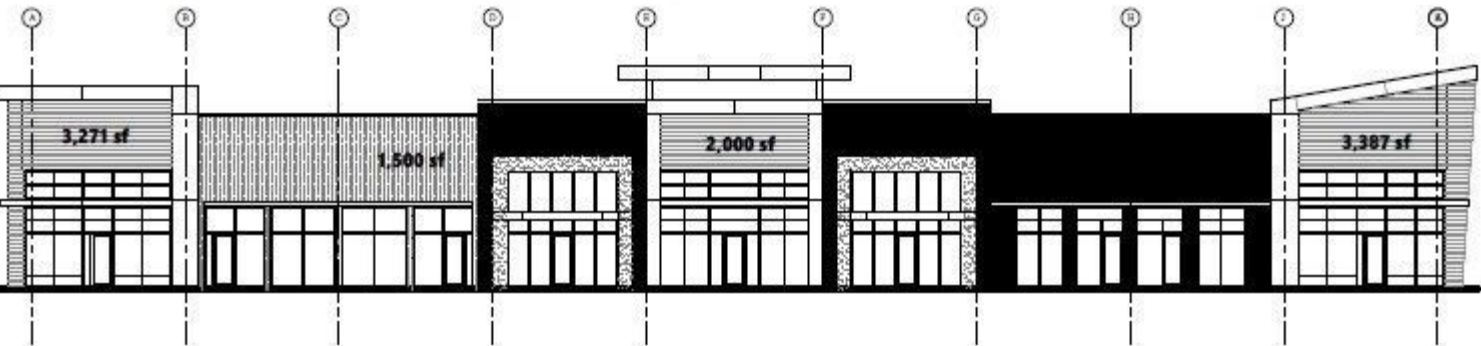
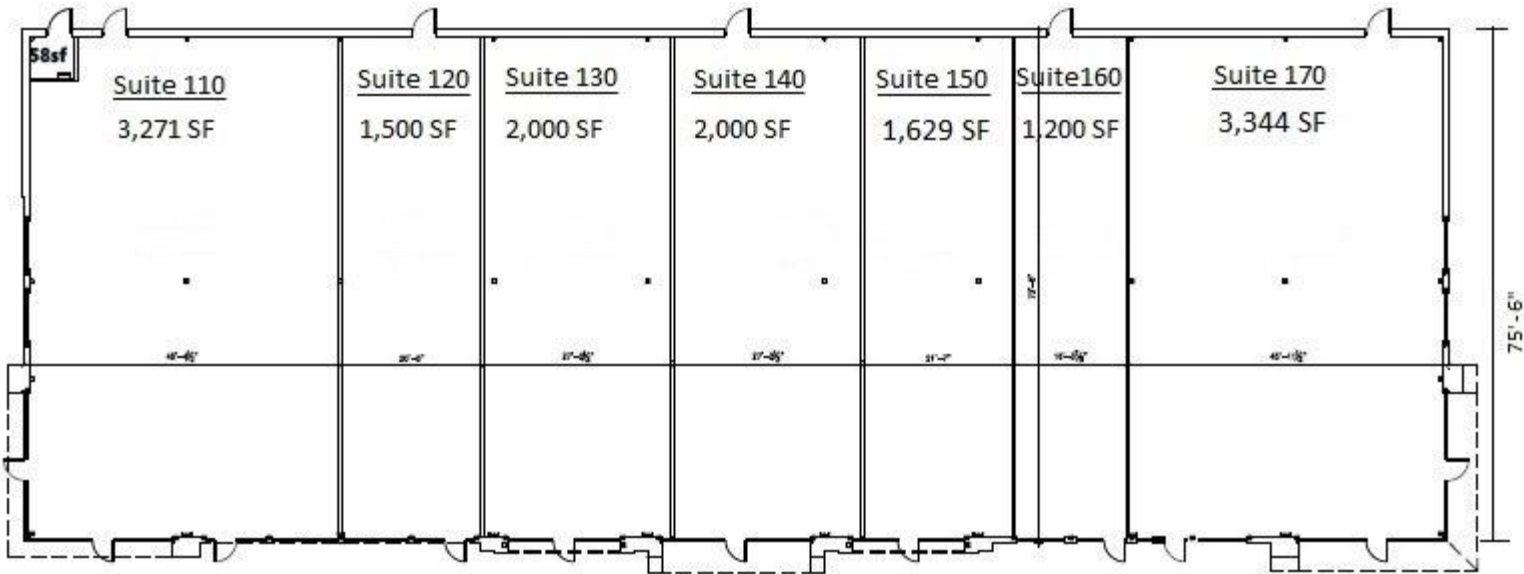


Legacy Century Life - Phase I

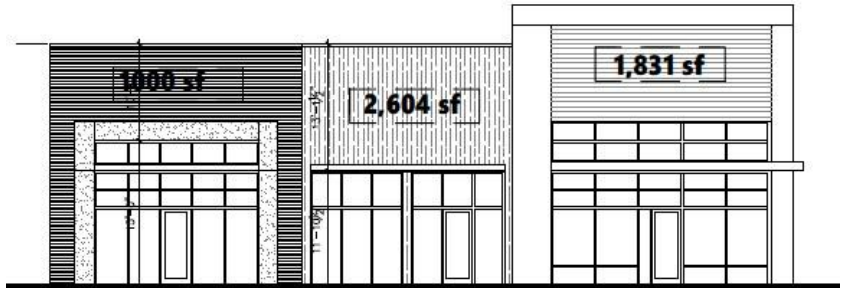
Leasing Information



Legacy Century Life - Phase I



Site Plan





PHASE II

Lot Size: 1.87 Acres

Buliding Size: 13,897 SF

Rent: Low \$40's PSF plus NNN

NNN: est. \$9.5 PSF

Delivery: **End of 2025**

PHASE III

Lot Size: 6.42 Acres

Buliding Size: 50,100 SF

Rent: Low to mid \$40's PSF

NNN: est. \$9.5 PSF

Delivery: **End of 2026**

Legacy Century Life - Phase II

Rendering



Pre-lease

Phase II

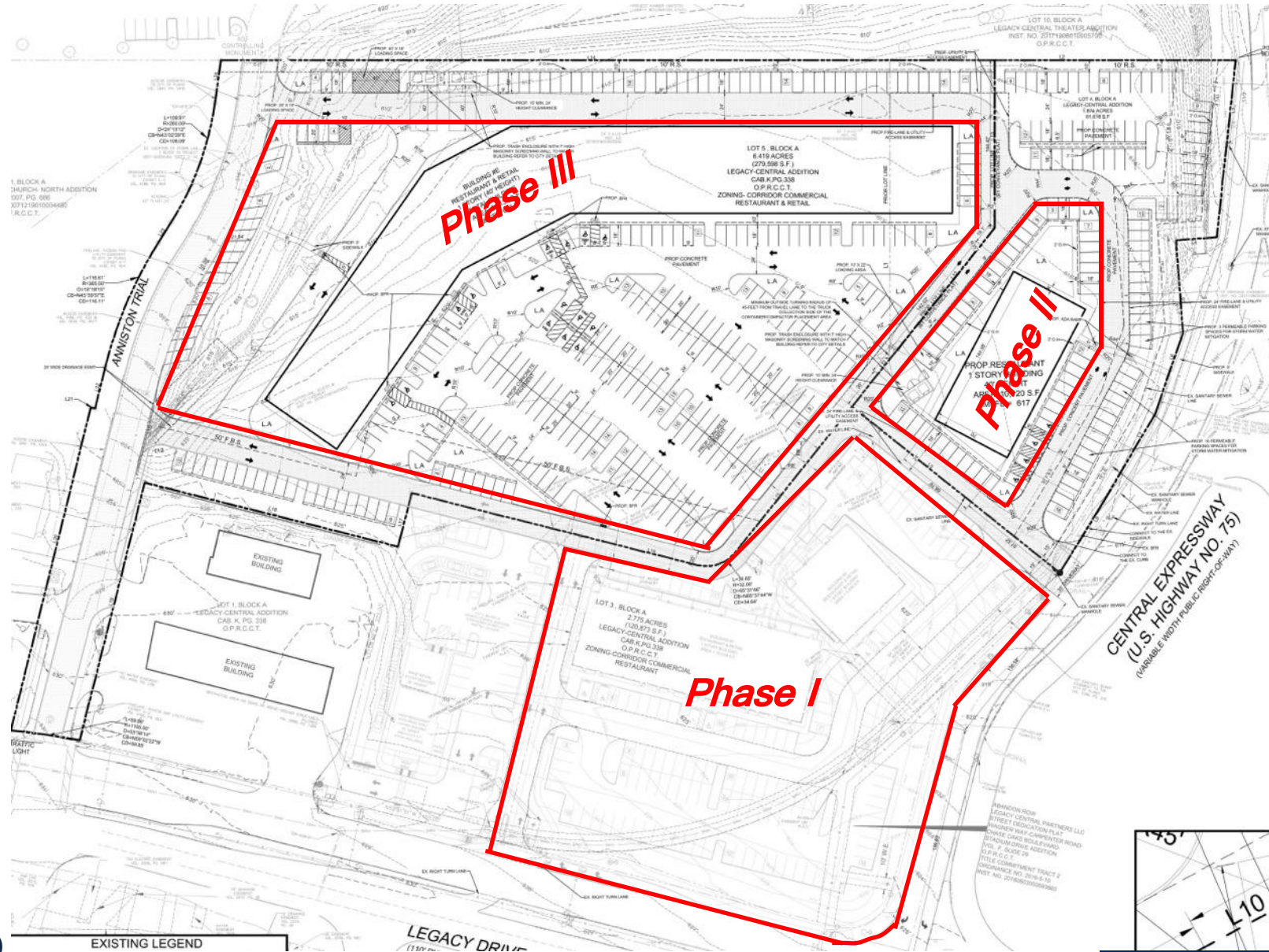
Available: 3,320 SF Only

The property is about to be delivered!!!!

Phase III

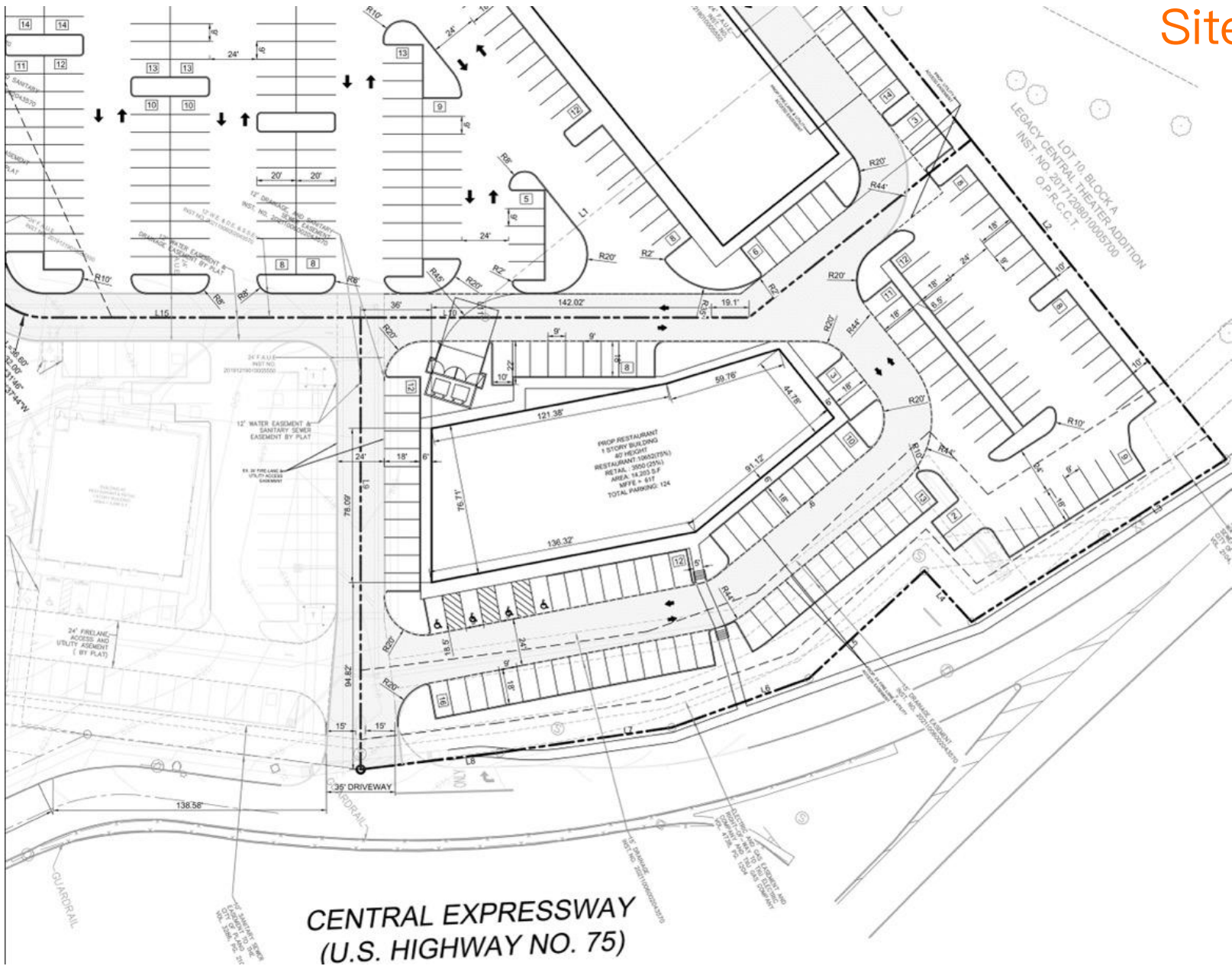
Available: 50,100 SF

The Project is at the designing and planning stage.



Phase II

Site Plan



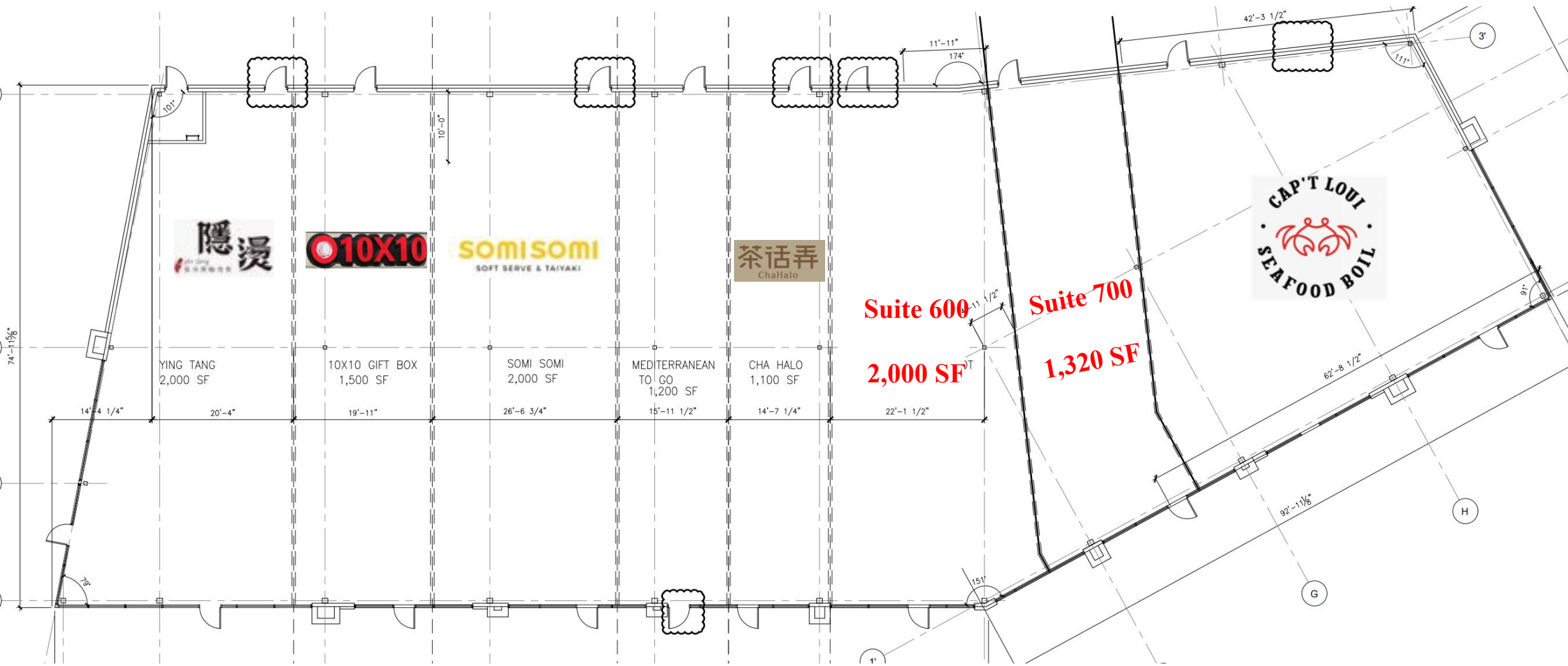
Phase II

Available Space

Suite 600: 2,000 SF

Suite 700: 1,320 SF





Phase II

Under Construction

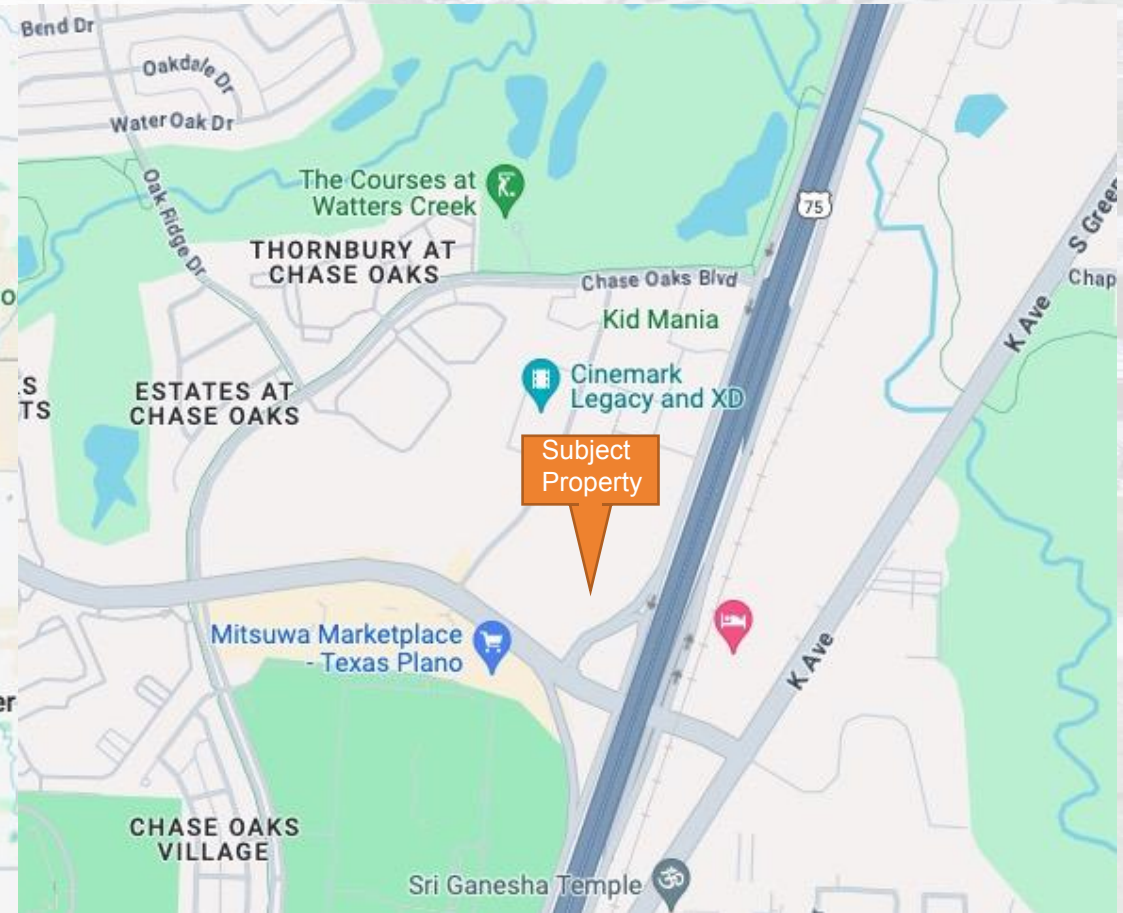
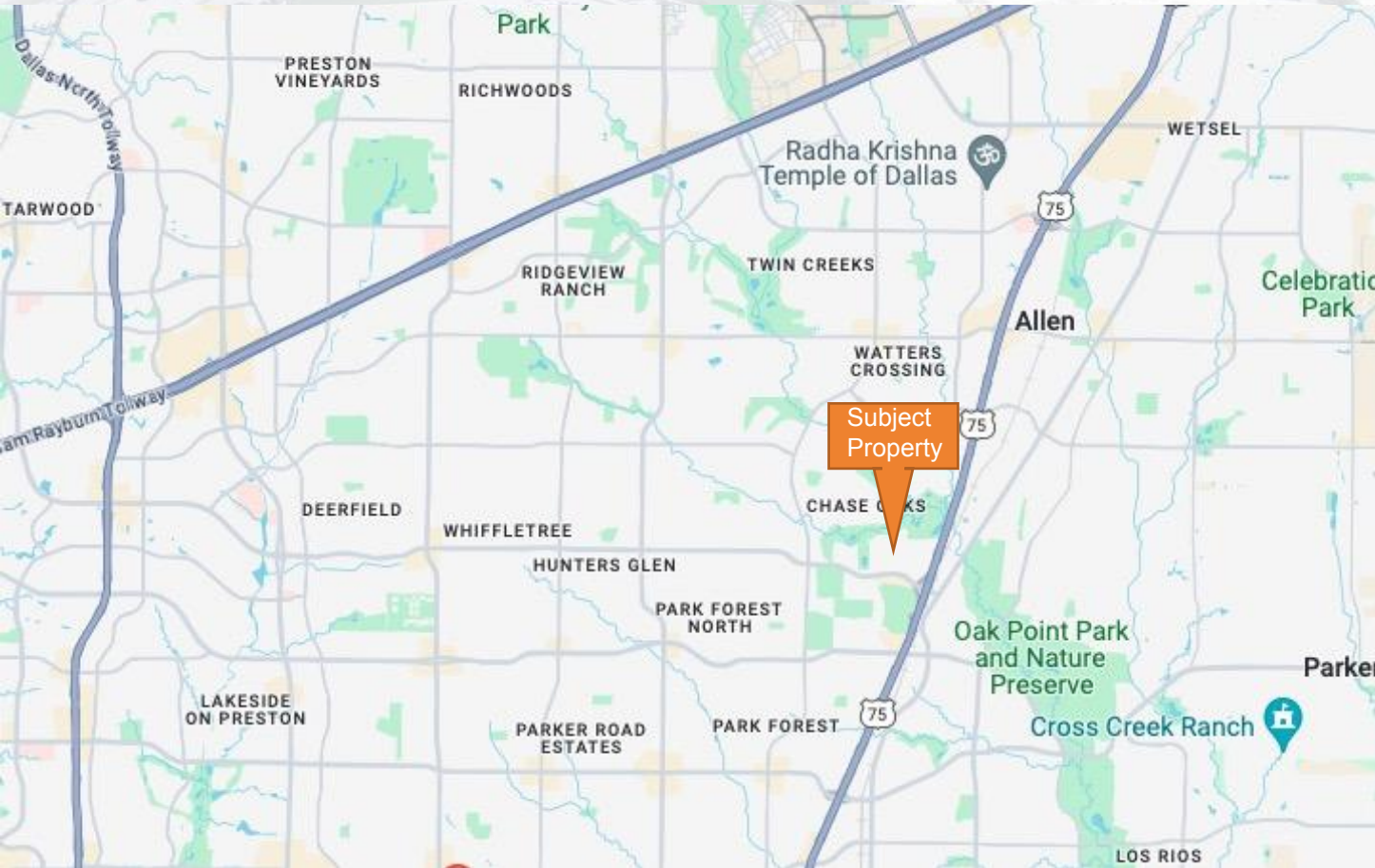
Construction is expected to be completed by the end of the year.



Legacy Century Life - Phase III

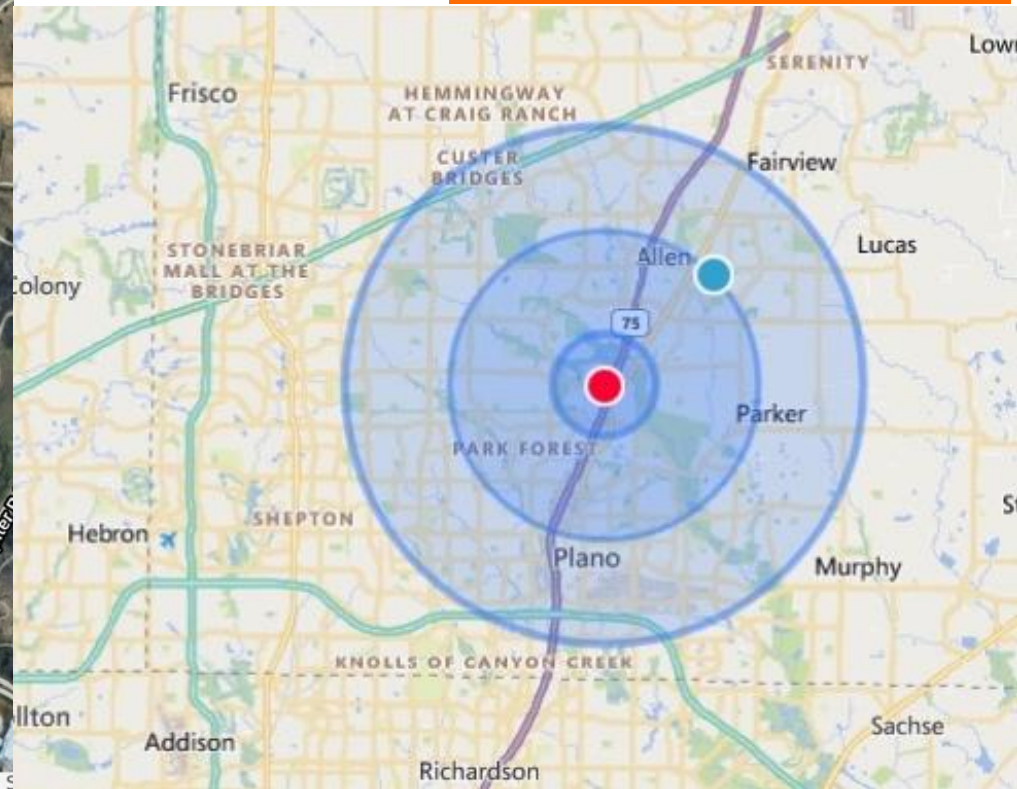
Rendering







Demographic



DEMOGRAPHIC TRENDS

	1 MILES	3 MILES	5 MILES
POPULATION	10,376	98,641	245,309
HOUSEHOLDS	3,747	35,345	87,055
AVG. HH INCOME	\$72,731	\$84,565	\$96,654
MEDIAN AGE	30.4	34.0	35.2



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 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 (SELER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner. Usually in a written listing or sales 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 to each party to the transaction. The written agreement must state who will act as 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 licensee or salesperson to act as the broker to each party, the 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
 - o that the owner will accept a price less than the written asking price
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 licensee 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

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THANK YOU



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