



RETAIL SPACE FOR LEASE

4400 Bourbon Street | Frisco, Texas 75034



PROPERTY HIGHLIGHTS

Brand New Shopping Center in Frisco, TX – High Visibility & High Demand location! Lease space immediately in this brand-new shopping center anchored by Dreamland Preschool (opening soon!). Located on Legacy Drive, just one block south of Main Street and the Dallas North Tollway, this prime Frisco location offers exceptional visibility and high traffic counts.

PRICE:

\$38.00 - \$44.00 / SF / YR
+ NNN (\$12.50/SF)

SIZE:

Suites from 1,500 – 51,500 SF

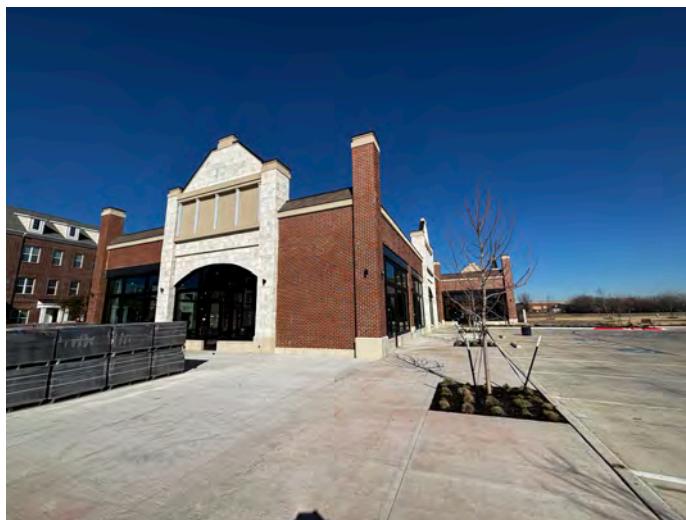
**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

JUDY ADAMS

judy@stagcre.com | (940) 400-STAG

PHOTOS

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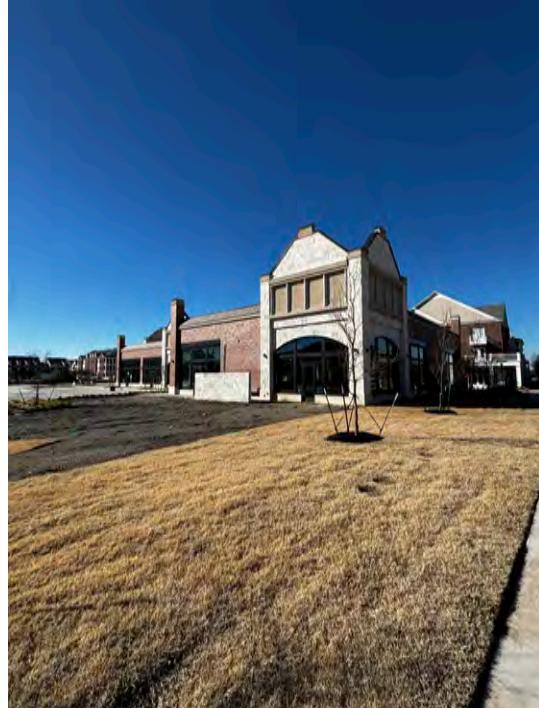
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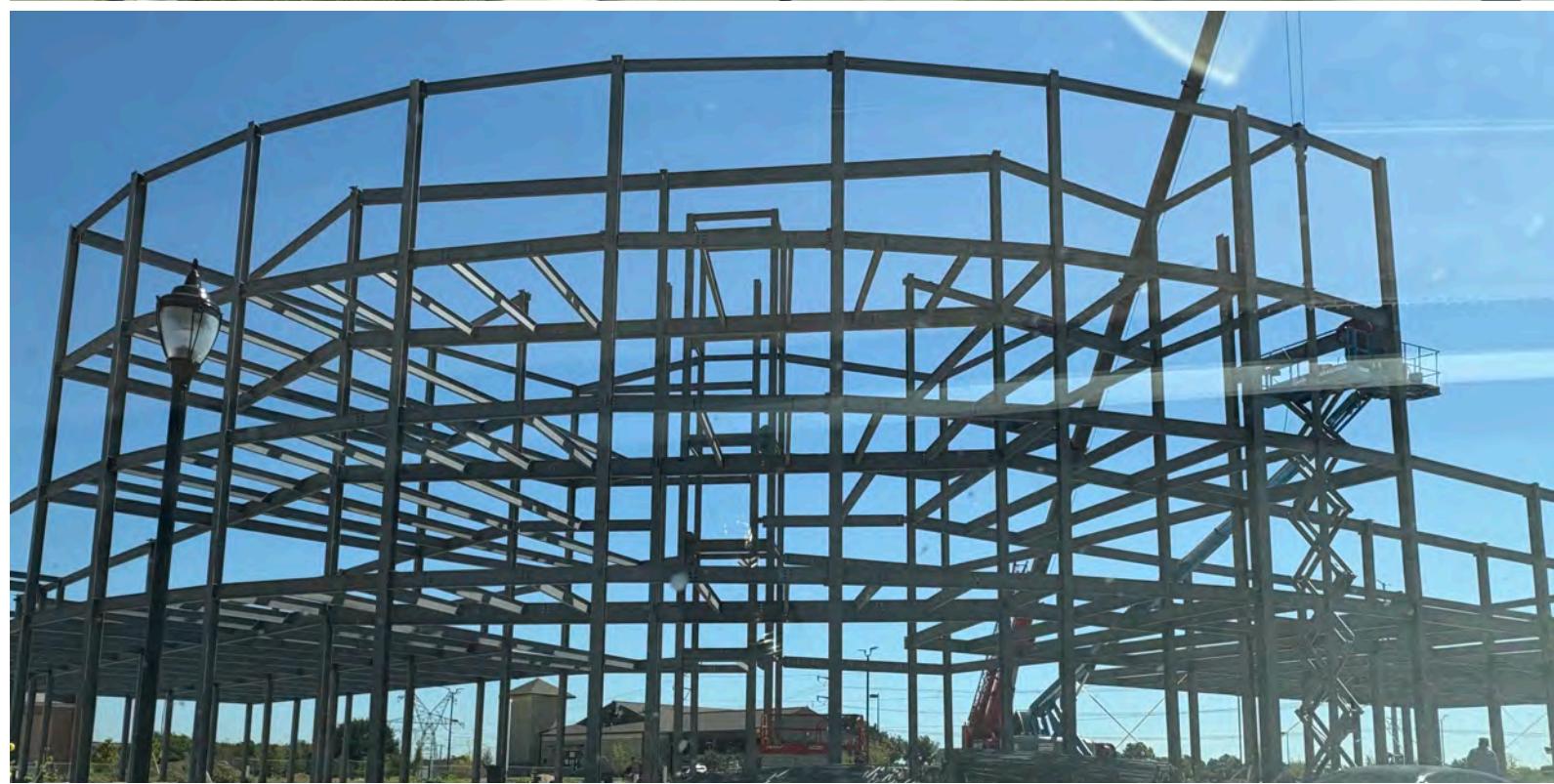
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PROPERTY SUMMARY

PROPERTY: [Canal Park Shopping Center](#)

ADDRESS: [4400 Bourbon Street, Frisco, Texas 75034](#)

TYPE/ZONING: [Commercial / Retail / Office](#)

AVAILABLE: [Suites Ranging from 1,500 – 51,500 SF](#)

RATE: [Starting at \\$38.00-\\$44.00 / SF / YR + NNN \(\\$12.50/SF\)](#)

TERMS: [7 – 10 Year](#)

TI: [Negotiable – Shell space conditions.](#)

[Building B End Caps with Patio and Grease Traps](#)

UTILITIES: [Tenants Expense - All existing to the site](#)

SIGNAGE: [Monument and façade signage available. All signage will be per city ordinances and landlords' approval.](#)

PARKING: [Ample](#)

AGE: [New Construction – Completion Q2 2025](#)

LISTED: [LoopNet, Costar, Crexi, and many other sites](#)

COMMENTS: [Brand New Shopping Center in Frisco, TX – High Visibility & High Demand location! Lease space immediately in this brand-new shopping center anchored by Dreamland Preschool \(opening soon!\). Located on Legacy Drive, just one block south of Main Street and the Dallas North Tollway, this prime Frisco location offers exceptional visibility and high traffic counts.](#)

[Grand Park, an inclusive urban oasis coming soon across the street from the shopping center in Frisco, is designed for all ages and abilities to play, explore, discover, and connect.](#)

Key Behaviors:

1. Play: Essential for well-being, fostering creativity and social skills. Grand Park will feature unstructured and recreational play areas.
2. Explore: Spanning over 1,000 acres, visitors will walk or bike through diverse landscapes, learning about Frisco's history and nature.
3. Discover: Every visit will offer unexpected experiences through a network of trails connecting various attractions, from art installations to events.

4. Connect: As a community hub, Grand Park will celebrate diversity and foster belonging through gathering spaces for individual and communal activities, enhancing cultural ties.

Key Features:

- **Immediate Occupancy:** Space available now!
- **Grand Park** is coming soon!
- **Dreamland Preschool Anchor Tenant:** Benefit from the established draw of a thriving preschool.
- **Flexible Space:** Units divisible to 1,500 SF. Demising walls will be installed to suit tenant needs.
- **Tenant Improvement Allowance:** Negotiable to help customize your space.
- **Large Standalone Units Available:** Perfect for a variety of businesses.
- **Smaller Suites Available:** Options to suit businesses of all sizes.
- **Prime Location:** High visibility on Legacy Drive, one block from Main Street and the Dallas North Tollway.
- **High Traffic Area:** Benefit from the significant traffic flow in this rapidly growing Frisco neighborhood.
- **Proximity to HEB:** Located less than a mile from the first HEB grocery store in the DFW area, further enhancing foot traffic and customer draw.

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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	