

1.55
Acres
Frisco
Texas

Land for Sale

Stonebriar Commons **@** **Legacy**



Presented by: WWC

Stonebriar Commons

1125 Legacy
Frisco, Texas



Jerad Rector

President / Broker

214-281-8633

jrector@wwcpartners.com

PROPERTY DESCRIPTION

STONEBRIAR COMMONS

This 1.55 acre tract sits on Town & Country Blvd. and is conveniently located just north of Toyota's Corporate Headquarters on 121 (Sam Rayburn Tollway) and just west of Legacy in Frisco, TX. The property is surrounded by two major hotels (Sheraton Stonebriar and Westin Stonebriar, Stonebriar Country Club, restaurants, premium shopping and major development projects like Grandscape, Legacy West, The shops at Legacy, and The Star in Frisco (The Dallas Cowboys Headquarters and practice facilities).

Zoning on the property is PD - Which allows for many types of uses including restaurants, retail, office and more.

DRIVE TIMES

5 minutes

Legacy West

8 minutes

The Star

27 minutes

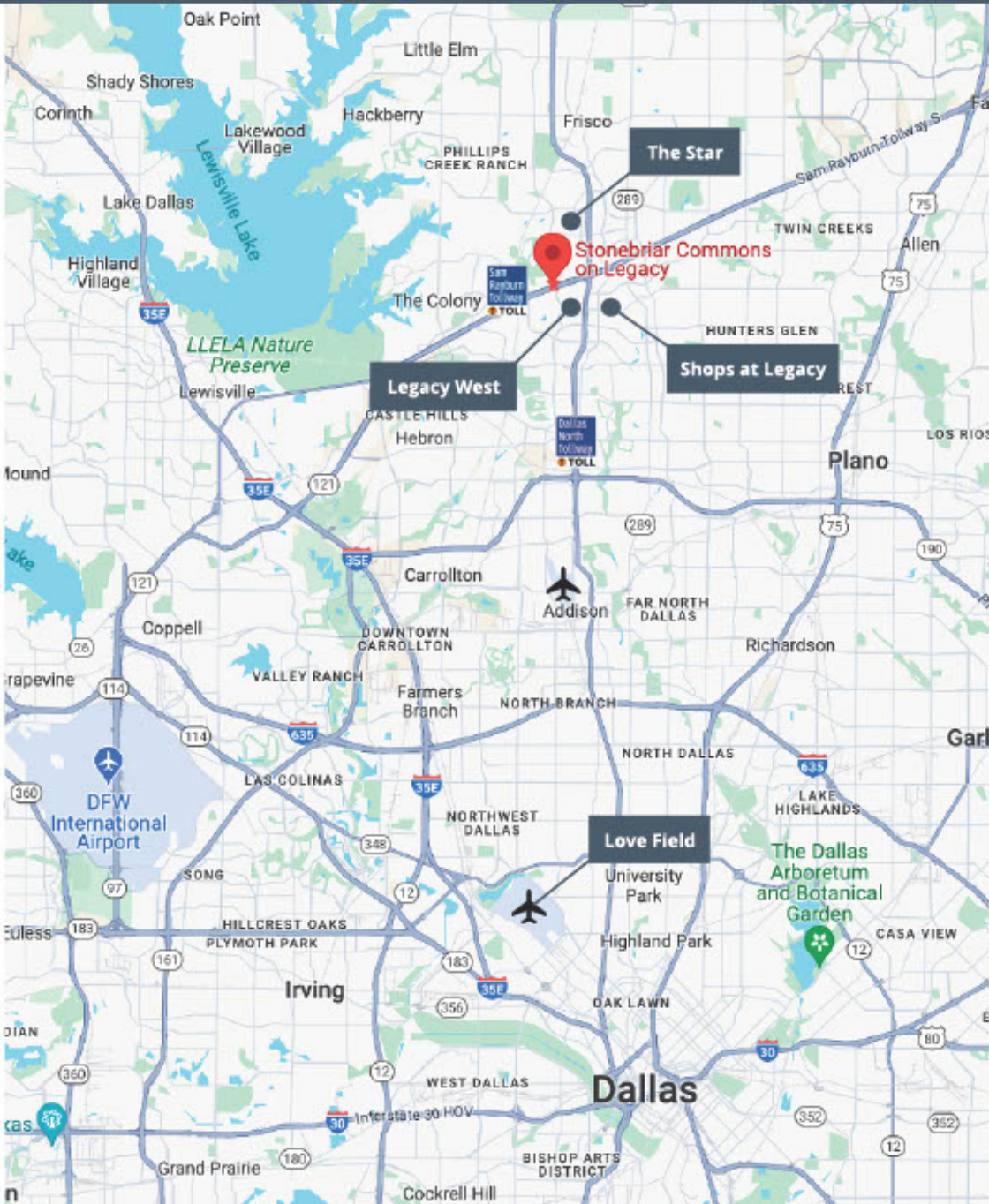
Love Field

17 minutes

DFW Airport

30 minutes

Downtown Dallas



PROPERTY HIGHLIGHTS

Boundary lines are approximate

Features

- ▶ 1.55 Acres
- ▶ PD - Zoning
- ▶ Located just north off 121 To
- ▶ Positioned by retail, office, and
- ▶ Convenient drive times around





The Star



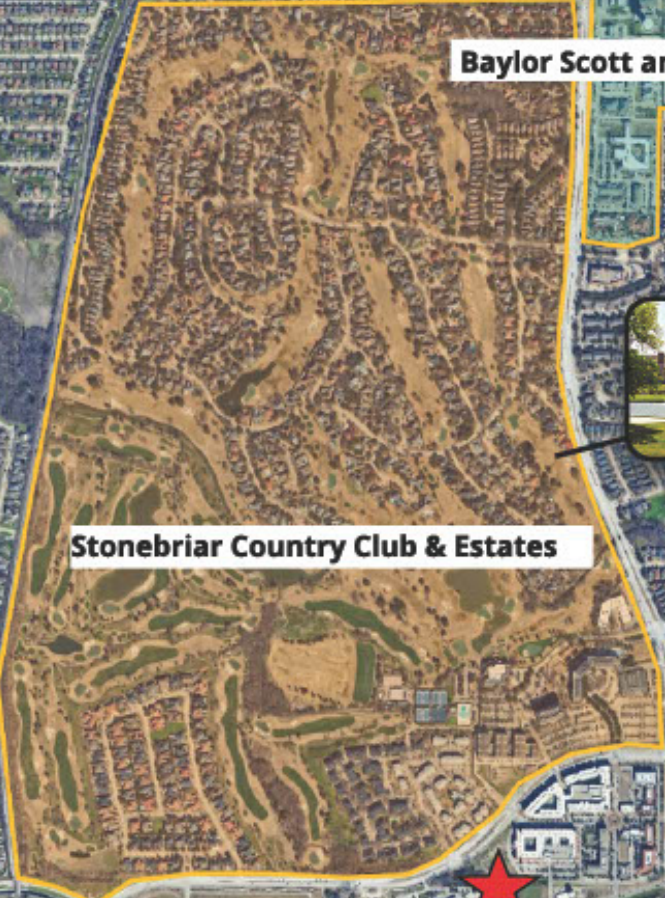
Baylor Scott and White Hospital



Hall Office Park



Stonebriar Mall



Stonebriar Country Club & Estates



Site



Toyota North America



Legacy West

COMMUNITY MAP



LEGEND

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

LINE TYPE LEGEND

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

LEGAL DESCRIPTION

TRACT 1
 A certain tract of land in the West Quarter, Block 1, Lot 1, of the City of Frisco, Denton County, Texas, and part of Lot 26, Block A, of James Garvin Survey, Block 1, Lot 1, of the City of Frisco located in Garvin, James Garvin Survey, Denton County, Texas, containing two hundred and sixteen (166) acres, more or less, as shown on the plat hereof.

TRACT 2
 A certain tract of land in the East Quarter, Block 1, Lot 1, of the City of Frisco located in Garvin, James Garvin Survey, Denton County, Texas, containing two hundred and sixteen (166) acres, more or less, as shown on the plat hereof.

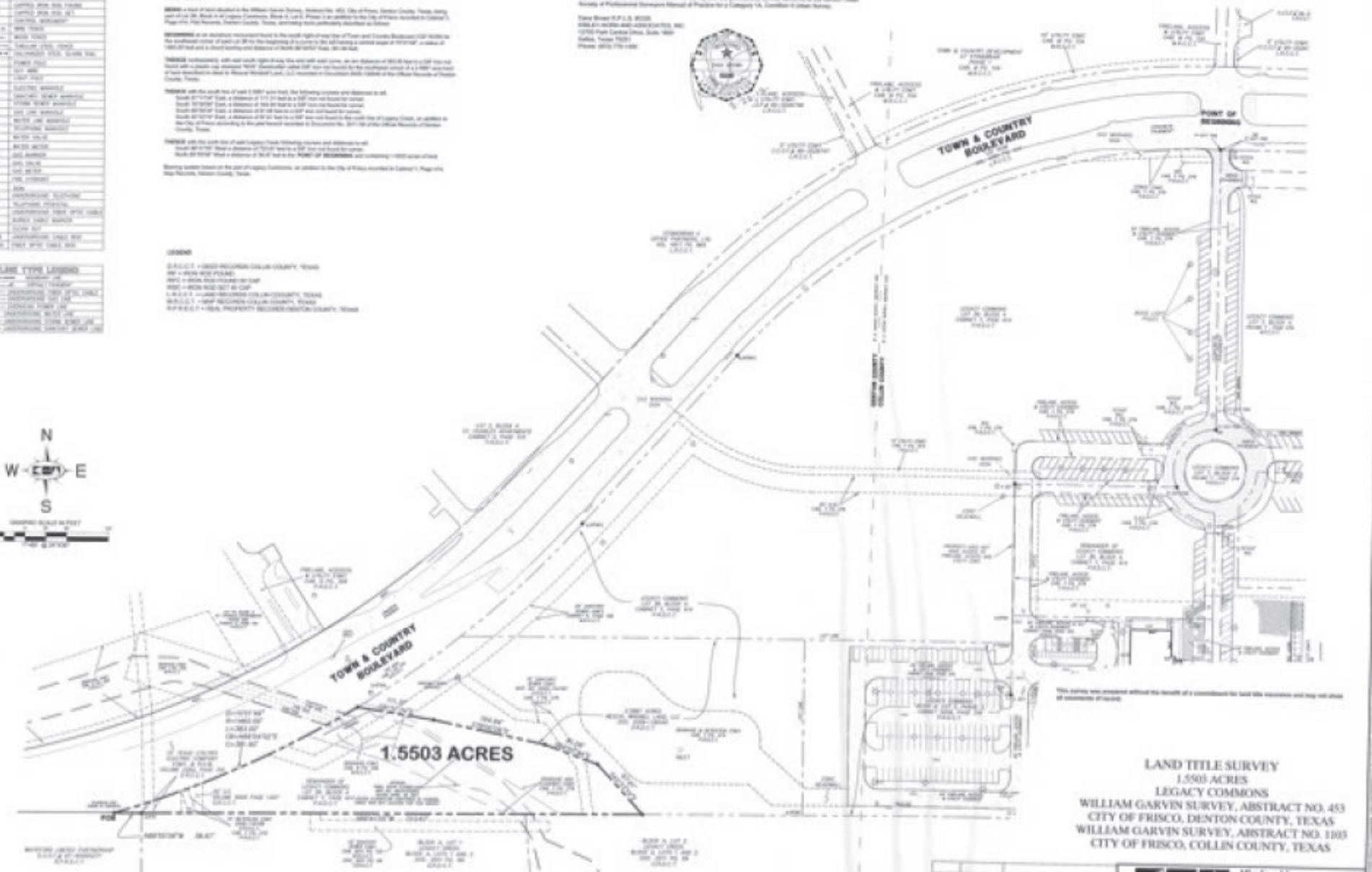
TRACT 3
 A certain tract of land in the West Quarter, Block 1, Lot 1, of the City of Frisco located in Garvin, James Garvin Survey, Denton County, Texas, containing two hundred and sixteen (166) acres, more or less, as shown on the plat hereof.

TRACT 4
 A certain tract of land in the East Quarter, Block 1, Lot 1, of the City of Frisco located in Garvin, James Garvin Survey, Denton County, Texas, containing two hundred and sixteen (166) acres, more or less, as shown on the plat hereof.

SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that the survey was made in the presence of the plat and that same correctly represent the facts shown on the face of this survey and the publications herein contained in the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Location of plat survey.

DAVID BROWN, P.L.S., R.S.S.
 1700 Park Central Drive, Suite 1000
 Dallas, Texas 75241
 Phone 972.754.1234



LAND TITLE SURVEY
 1,550.3 ACRES
 LEGACY COMMONS
 WILLIAM GARVIN SURVEY, ABSTRACT NO. 453
 CITY OF FRISCO, DENTON COUNTY, TEXAS
 WILLIAM GARVIN SURVEY, ABSTRACT NO. 1103
 CITY OF FRISCO, COLLIN COUNTY, TEXAS

DATE		REVISION DESCRIPTION	BY	DATE	CHECKED BY	DATE	DATE





Current Retail



FRISCO / PLANO



OVERVIEW

Frisco, Texas is a vibrant city known for its rapid growth, excellent schools, and diverse community. It boasts a strong economy driven by corporate headquarters, technology companies, and a thriving retail sector. With a family-friendly environment, all five major sports franchises being represented here, numerous parks, and cultural attractions, Frisco offers a high quality of life. The city's strategic location and proximity to major highways make it convenient for commuting, contributing to its appeal as a great place to work and live.

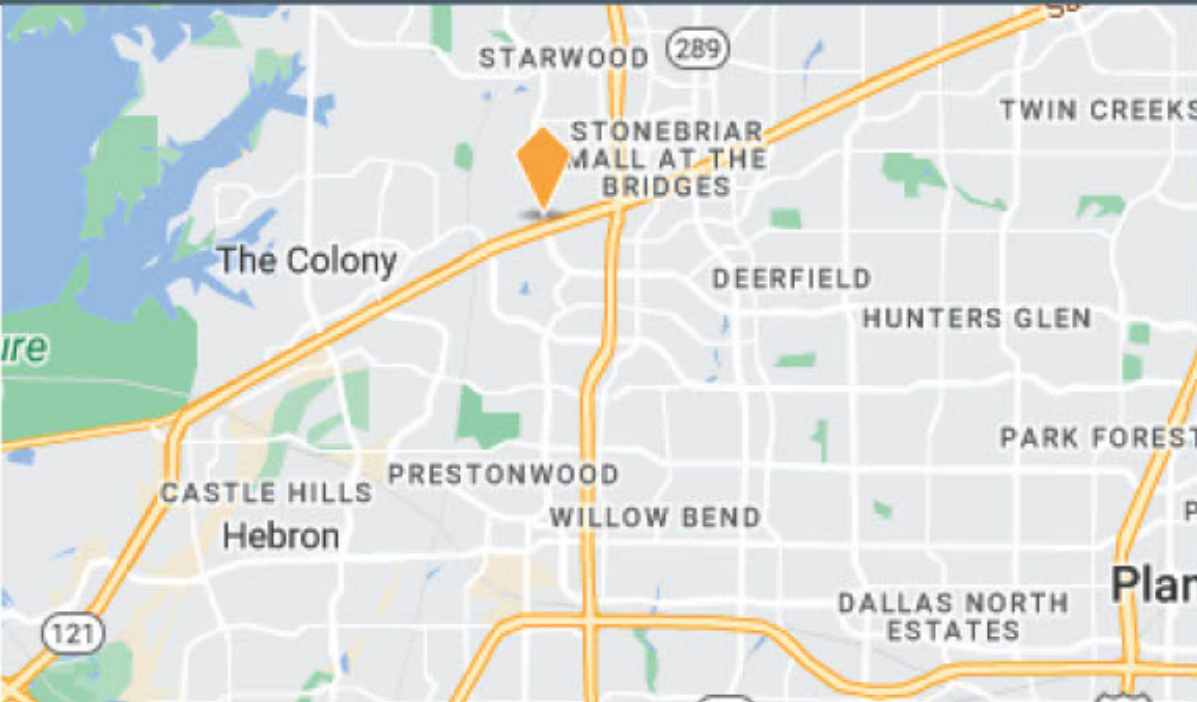
POPULATION & INCOME

As of the most recent census data collected, Plano's population stands at 289,547 (2022) and Frisco is estimated at 236,429. This represents a remarkable growth rate over the past decade, fueled by major corporate relocations to the area. Average household income in Frisco /Plano is around \$134,000

GROWTH AND DEVELOPMENT

A number of major developments received initial approval, began construction, or were completed across the city in 2022 with several others active in 2023. Frisco/Plano are known for the large number of corporate headquarters located here. Multiple attractions to support tourism have been completed or started development including The PGA headquarters, TaylorMade, and Universal Kids Resort.

DEMOGRAPHICS



Population	1 Mile	3 Mile
2023 Population	6,498	107,428
Median Age	42	38.2
Annual Growth 2023-2028	2.3%	1.9%
Income		
Median Household Income	\$77,954	\$102,894
Employment		
Employees	26,290	109,343

ABOUT US

ABOUT WORLDWIDE COMMERCIAL

Worldwide Commercial represents a wide range of qualified clients across a multitude of property types including multifamily, student housing, office, medical office and retail. We strive to maintain the highest standards of excellence in the brokerage, sales, leasing and investments of commercial real estate. Our commitment lies in adept communication, consistently exemplifying top-notch quality and professionalism.

LOCAL MARKET KNOWLEDGE WITH NATIONAL AND INTERNATIONAL REACH

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas with satellite locations in Fort Worth, and Austin Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office and retail transactions.





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.

11-2-2015



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:
 - 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 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.

Worldwide Commercial, PLLC	9001217	info@wwcpartners.com	214-281-8633
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerad Rector	572749	jrector@wwcpartners.com	214-281-8633
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