

WESTIN
HOTELS & RESORTS

SITE

Town and Country Blvd

Headquarters Dr

Legacy Ave

TOYOTA
North American
Headquarters
7,000 Emp.

One Legacy West
327k SF

FedEx
World
Headquarters
1,200 Emp.
265k SF

JPMORGAN CHASE & CO.
Regional Campus
10,000 Emp.

Windrose Tower
90 Condos

Paladium USA
300 Apts

Urban Villas
120 Homes

Shops at Legacy

Legacy West west elm

FritoLay
Headquarters

Bank of America
Headquarters

Pizza Hut
Headquarters

ERICSSON
Headquarters

Beal Bank
Headquarters

trullemoy

FOR SALE - NEW PRICING

Prime Development Site Available

NEC SH 121 & Legacy Drive | Frisco, TX



Prime Development Site Available

NEC SH 121 & Legacy Drive | Frisco, TX



FOR SALE - NEW PRICING

18.448± Acres

Lot Size

\$29M

Price

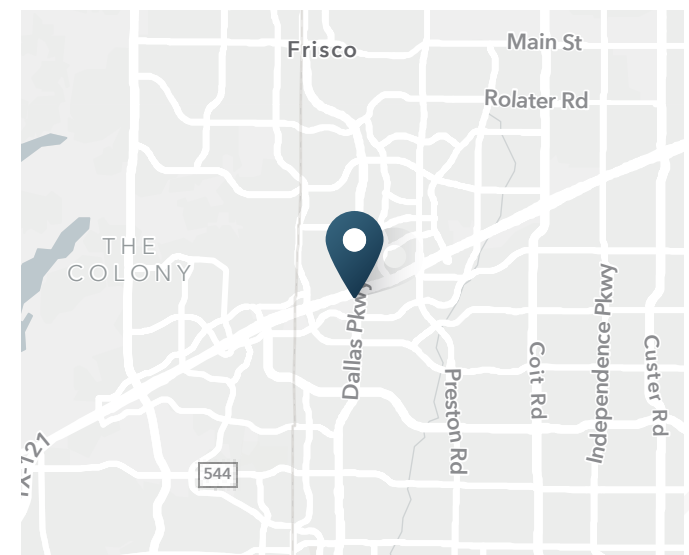
ABOUT THE PROPERTY

- Company HQ's in the immediate area include Toyota North American Headquarters, JPMorgan Chase & Co, FedEx World Headquarters, Liberty Mutual Headquarters, Frito-Lay, Pizza Hut and Ericsson. Nearby retailers at Legacy West include Del Frisco's Double Eagle Steak House, Mesero, Shake Shack, West Elm, Frontgate, Earls, Bonobos, True Food Kitchen, Fogo de Chao, SuitSupply and Tommy Bahama
- Prime mixed-use development land available for sale
- Located directly across from Legacy West
- 18.448± AC with ±1,100 feet of SH 121 frontage

TRAFFIC COUNTS

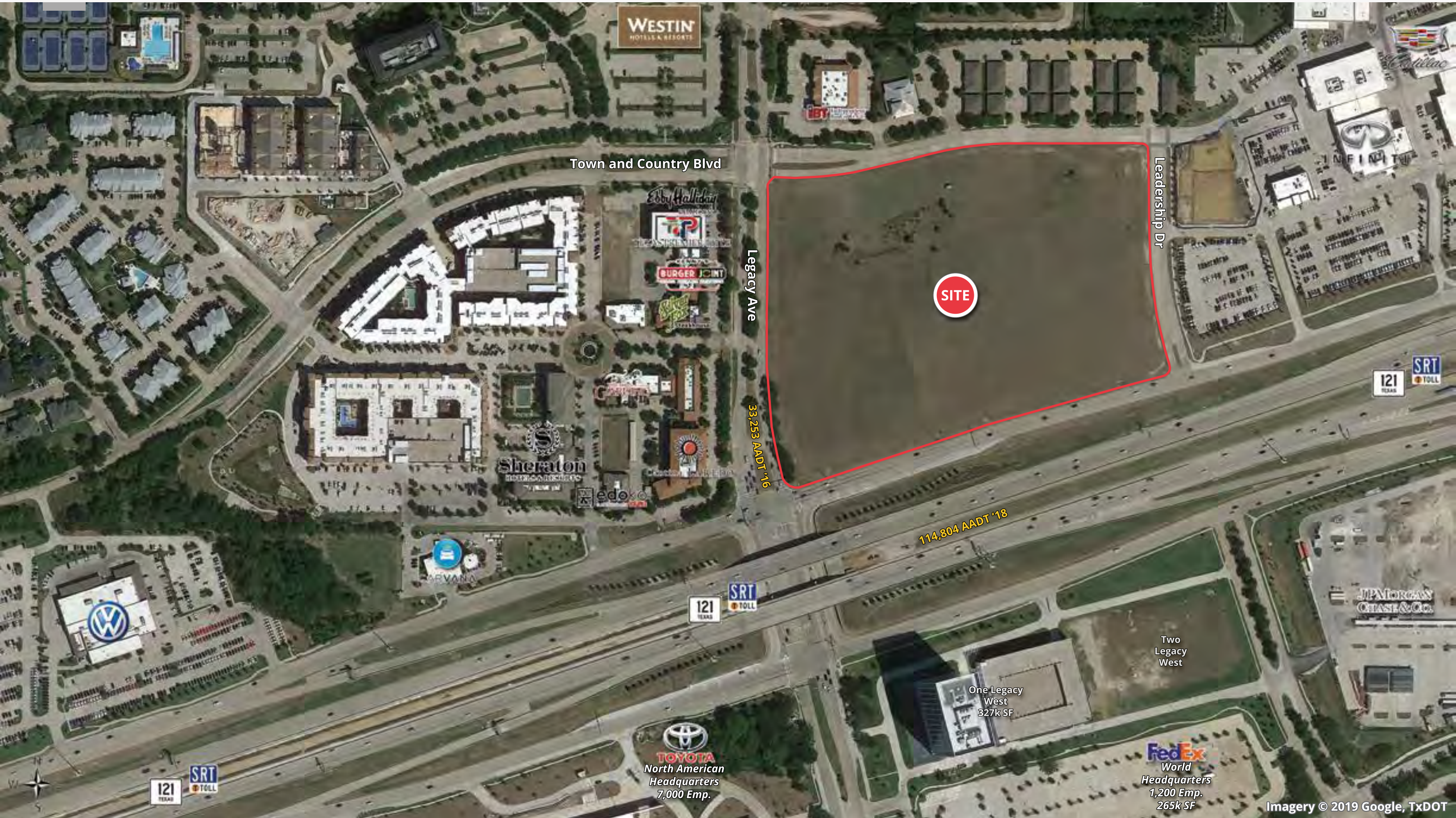
SH 121	160,331 VPD
DNT	159,576 VPD

Year: 2022 | Source: TxDOT



TX-121 & Legacy Ave

Frisco, TX



Town and Country Blvd

Legacy Ave

Leadership Dr

SITE

33,253 AADT '16

114,804 AADT '18

121 TEXAS SRT TOLL

121 TEXAS SRT TOLL

121 TEXAS SRT TOLL

TOYOTA
North American
Headquarters
7,000 Emp.

One Legacy
West
327k SF

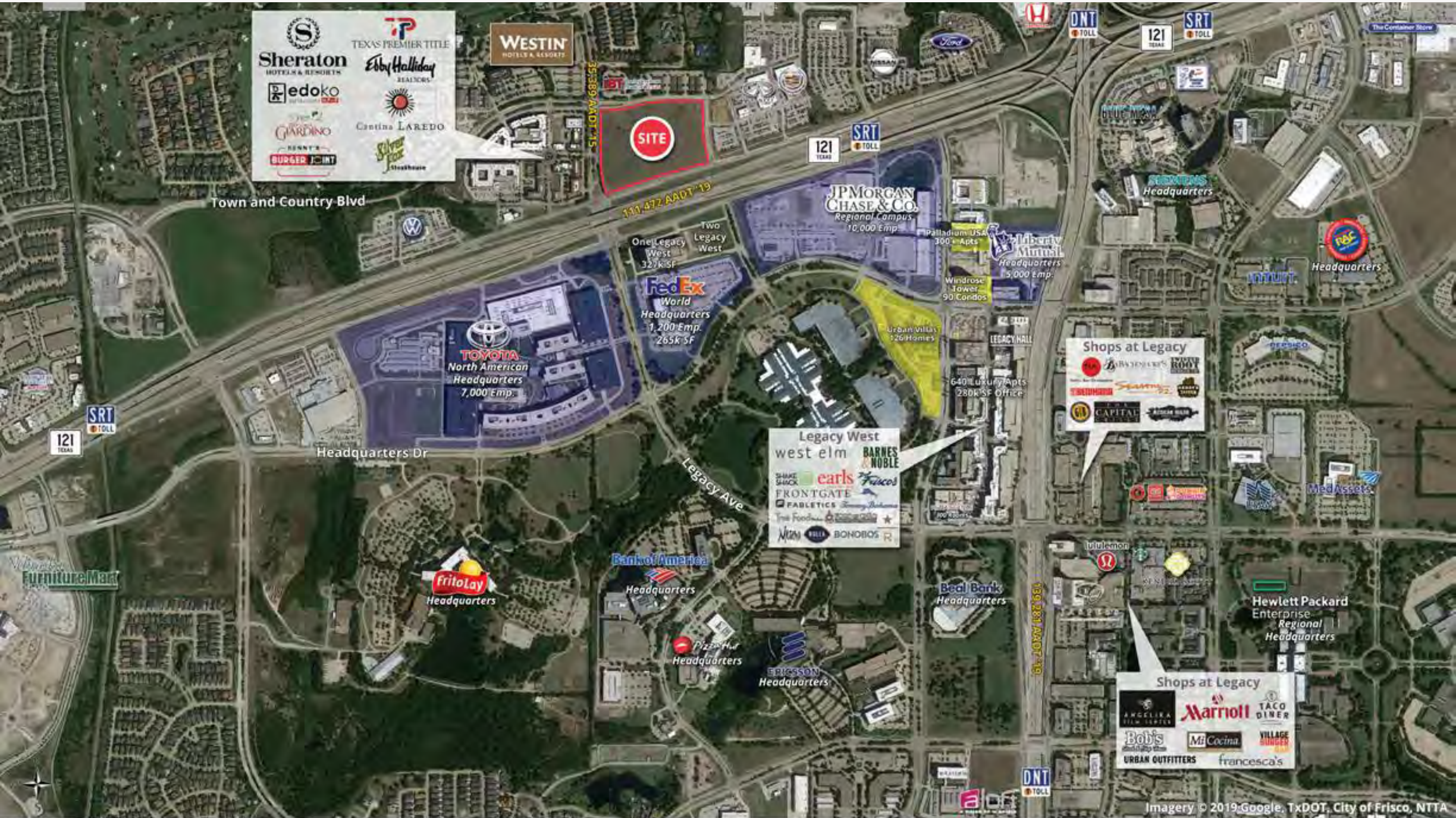
Two
Legacy
West

FedEx
World
Headquarters
1,200 Emp.
265k SF

Imagery © 2019 Google, TxDOT

TX-121 & Legacy Ave

Frisco, TX



Sheraton
HOTELS & RESORTS

edoko
REAL ESTATE

GIARDINO

KENNY'S BURGER JOINT

TEXAS PREMIER TITLE

Eddy Halliday
REALTORS

Cantina LAREDO

Silver Peak
Steakhouse

WESTIN
HOTELS & RESORTS

SITE

TOYOTA
North American
Headquarters
7,000 Emp.

FedEx
World
Headquarters
1,200 Emp.
265k SF

JPMORGAN CHASE & CO.
Regional Campus
10,000 Emp.

Legacy West west elm

BARNES & NOBLE

earls

FRONTGATE

FABLETICS

Tea Foodie

NORM

BELLA

BOHOBIOS

Shops at Legacy

ROOY

CAPITAL

Shops at Legacy

Marriott

TACO DINER

Bob's

Mi Cocina

VILLAGE SUBBER

URBAN OUTFITTERS

francesca's



NEC SH-121 & Legacy Dr

Frisco, TX



SITE

Frisco Station

Stonebriar Mall

Granite Park

Legacy West

The Shops At Legacy

Toyota
North American Headquarters
7,000 Emp.

FedEx
World Headquarters
1,200 Emp.
265k SF

JPMORGAN CHASE & CO.
Headquarters
5,000 Emp.

FritoLay
Headquarters

Bank of America
Headquarters

Verizon
Headquarters

Microsoft
Headquarters

Bank of America
Headquarters

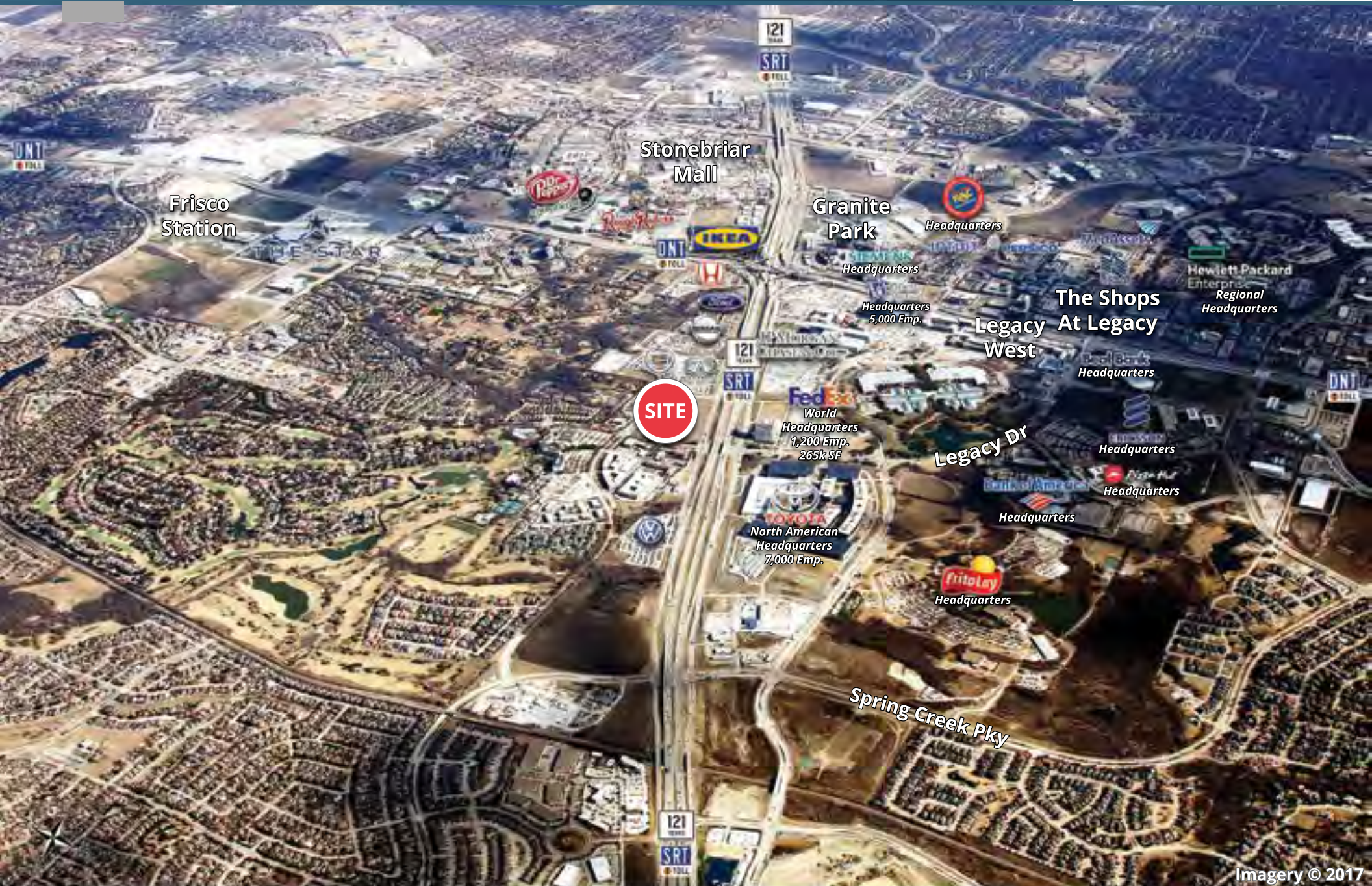
Placeholder text

Spring Creek Pky

Imagery © 2017

NEC SH-121 & Legacy Dr

Frisco, TX



Imagery © 2017

NEC SH-121 & Legacy Dr

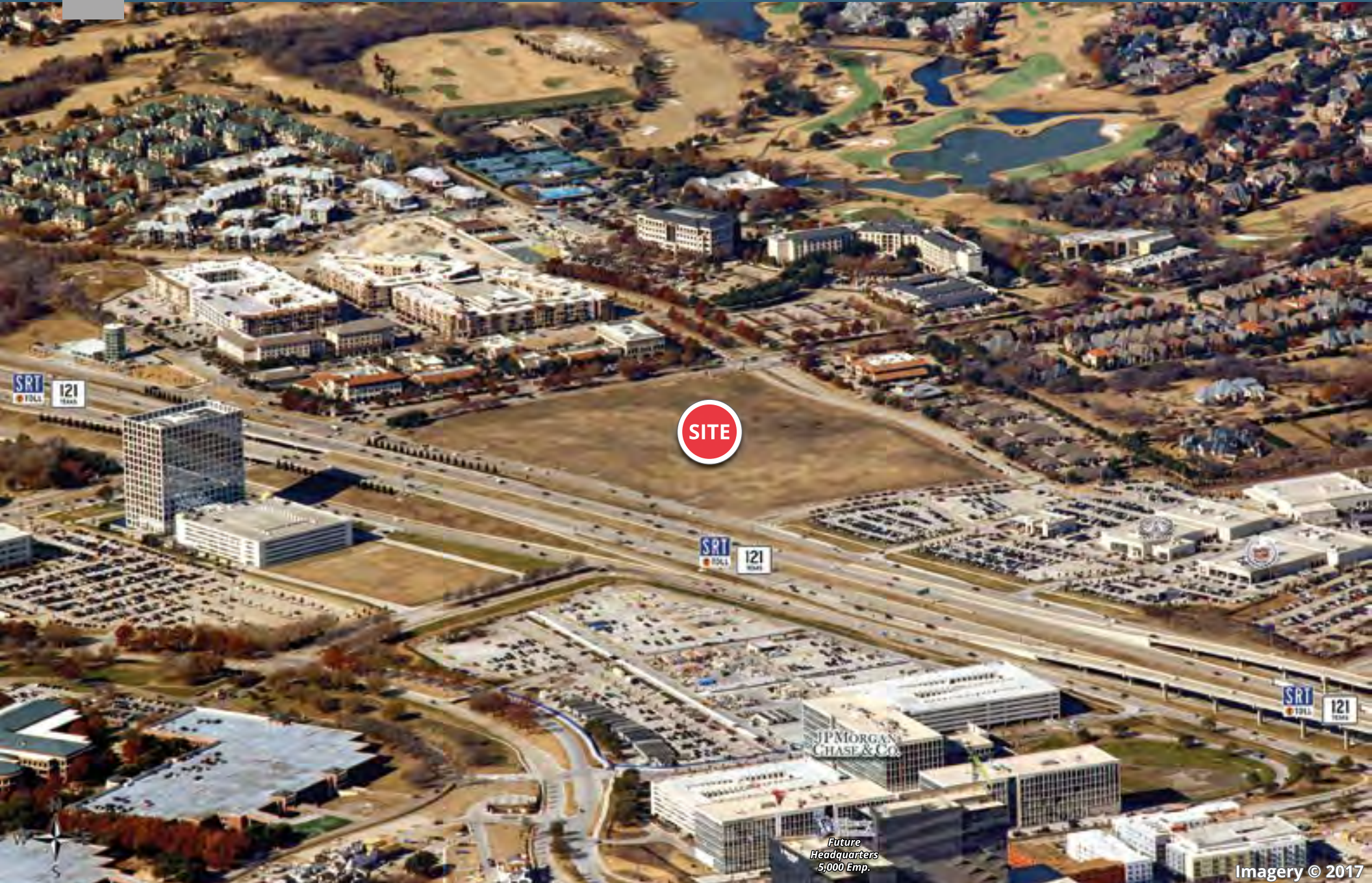
Frisco, TX



Imagery © 2017

NEC SH-121 & Legacy Dr

Frisco, TX



SITE

Future
Headquarters
5,000 Emp.

Imagery © 2017

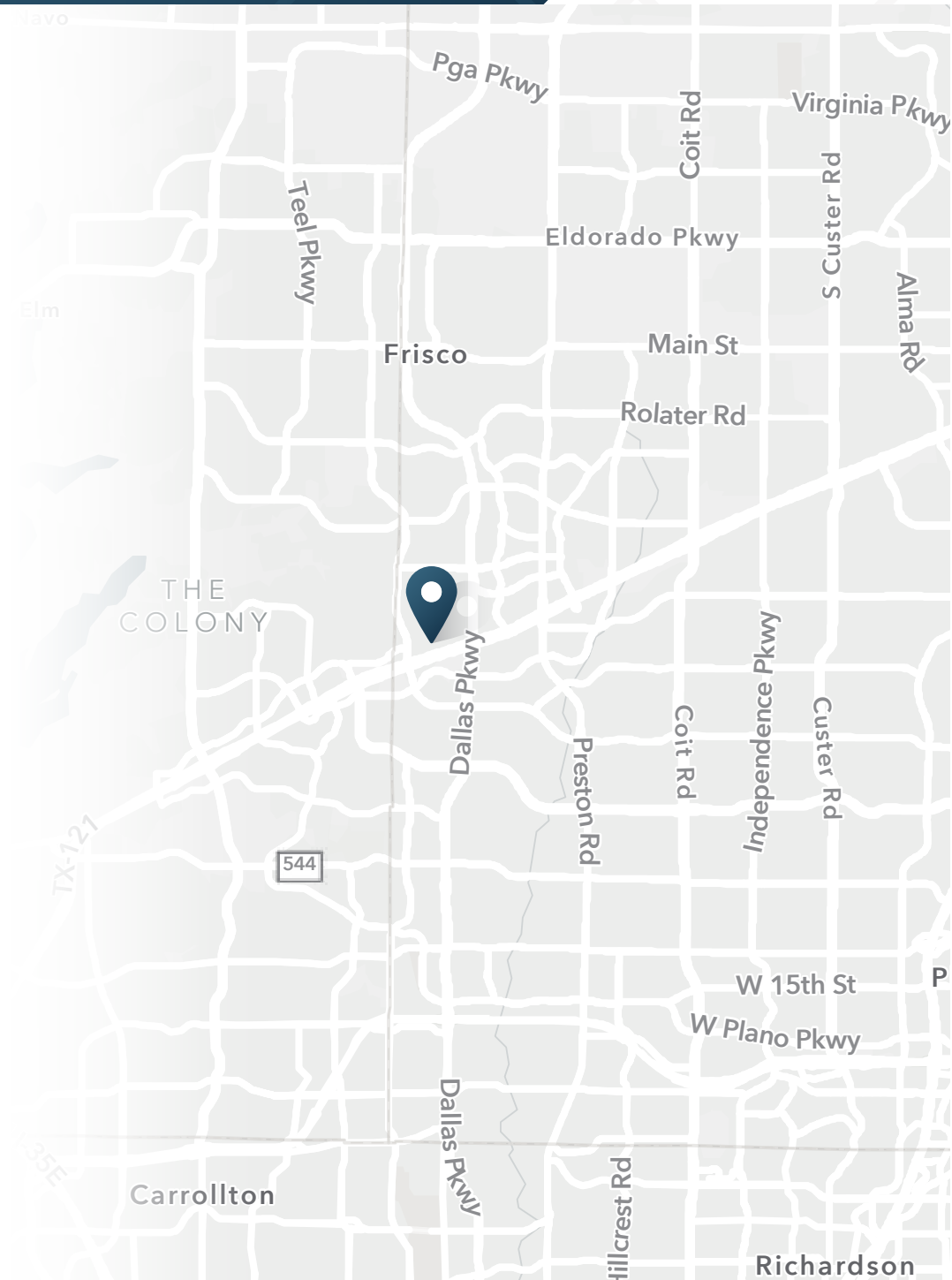
Prime Development Site Available

NEC SH 121 & Legacy Drive | Frisco, TX



DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	6,116	98,667	297,078
2029 Projected Population	7,107	102,866	304,535
Projected Annual Growth 2024 to 2029	3.05%	0.84%	0.50%
Daytime Population			
2024 Daytime Population	32,223	183,318	377,205
Workers	29,535	142,838	246,999
Residents	2,688	40,480	130,206
Income			
2024 Est. Average Household Income	\$162,819	\$149,783	\$167,220
2024 Est. Median Household Income	\$108,027	\$107,316	\$121,798
Households & Growth			
2024 Estimated Households	3,560	44,162	119,593
2029 Estimated Households	4,192	47,212	125,443
Projected Annual Growth 2024 to 2029	3.32%	1.34%	0.96%
Race & Ethnicity			
2024 Est. White	58%	47%	47%
2024 Est. Black or African American	10%	10%	10%
2024 Est. Asian or Pacific Islander	19%	26%	28%
2024 Est. American Indian or Native Alaskan	0%	1%	1%
2024 Est. Other Races	12%	16%	15%
2024 Est. Hispanic (Any Race)	11%	15%	13%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners-Southwest, LLC	600324	mark.reeder@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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 or 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.

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Ryan Johnson

214.560.3285

ryan.johnson@srsre.com

Mark Reeder

214.560.3251

mark.reeder@srsre.com

Ellen Grisette

678.420.1392

ellen.grisette@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.