



LEGACY UNION ONE



5851 LEGACY CIRCLE PLANO, TX 75024





Up to
320,000 RSF
Available

Building Signage
Available

FULL BUILDING
IN THE HEART OF
LEGACY COMING
SOON!

Legacy's vibrant walkable district—
connecting your team to the city's finest
amenities and opportunities

Make your mark on the Legacy skyline with this
exclusive opportunity at this premier location

Exceptional management operated and
managed by Cousins, ensuring world-class
service and attention to detail.

Ground/Lobby FLOOR - 26,600 SF

2TH FLOOR - 26,600 SF

3TH FLOOR - 26,600 SF

4TH FLOOR - 26,600 SF

5TH FLOOR - 26,600 SF

6TH FLOOR - 26,600 SF

7TH FLOOR - 26,600 SF

8TH FLOOR - 26,600 SF

9TH FLOOR - 26,600 SF

10TH FLOOR - 26,600 SF

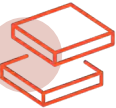
11TH FLOOR - 26,600 SF

12TH FLOOR - 26,600 SF

PANORAMIC VIEWS



Class AA
Office Building



Floor Plate
26,600 SF



Structured Parking
4.0/1,000



Building Size
±320,000 RSF



Year Built
2012



Floors
12

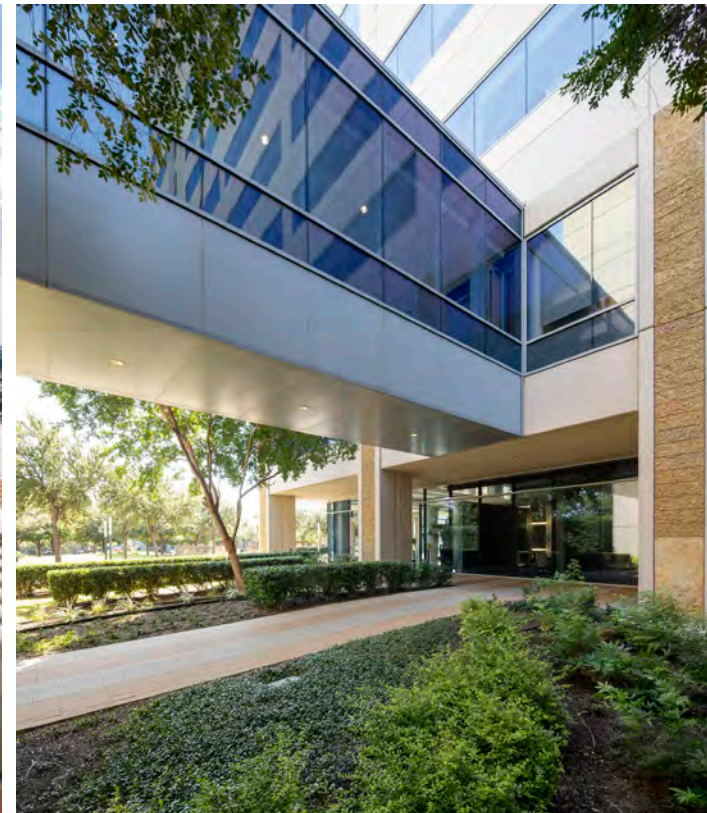
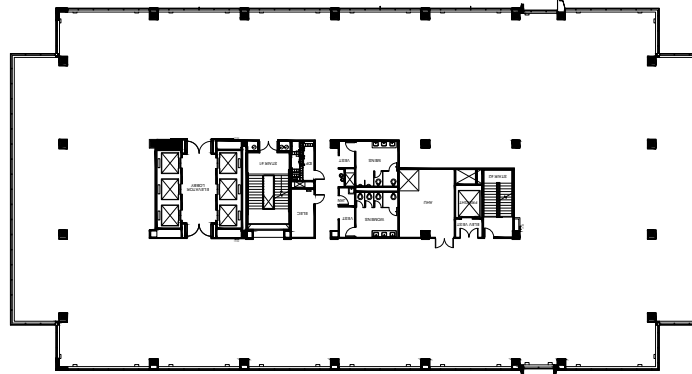


Elevator
6 passengers cab and
1 service elevator



Power
8 watts/SF

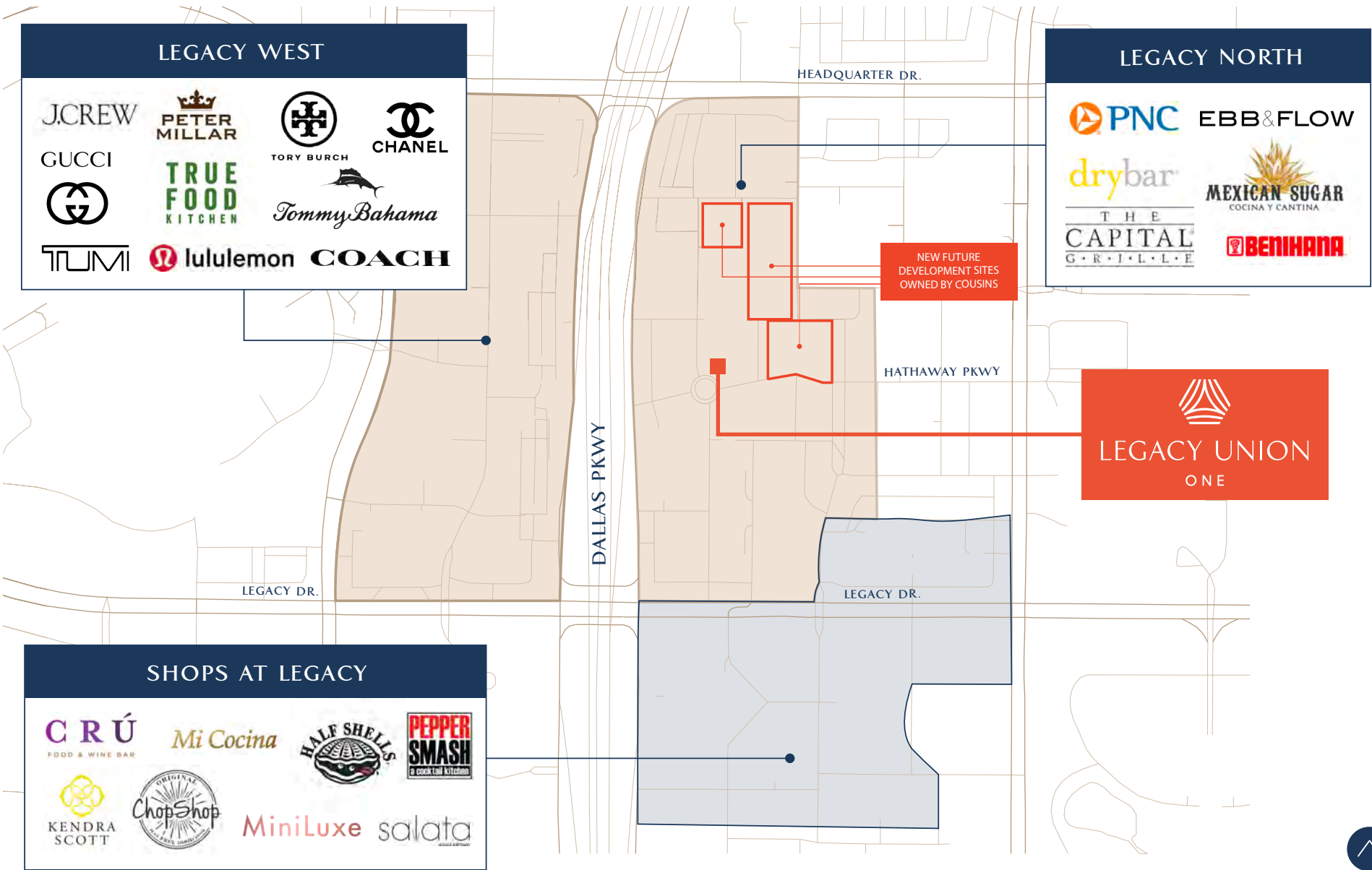
Typical Floorplate





UNMATCHED ACCESS TO AMENITIES

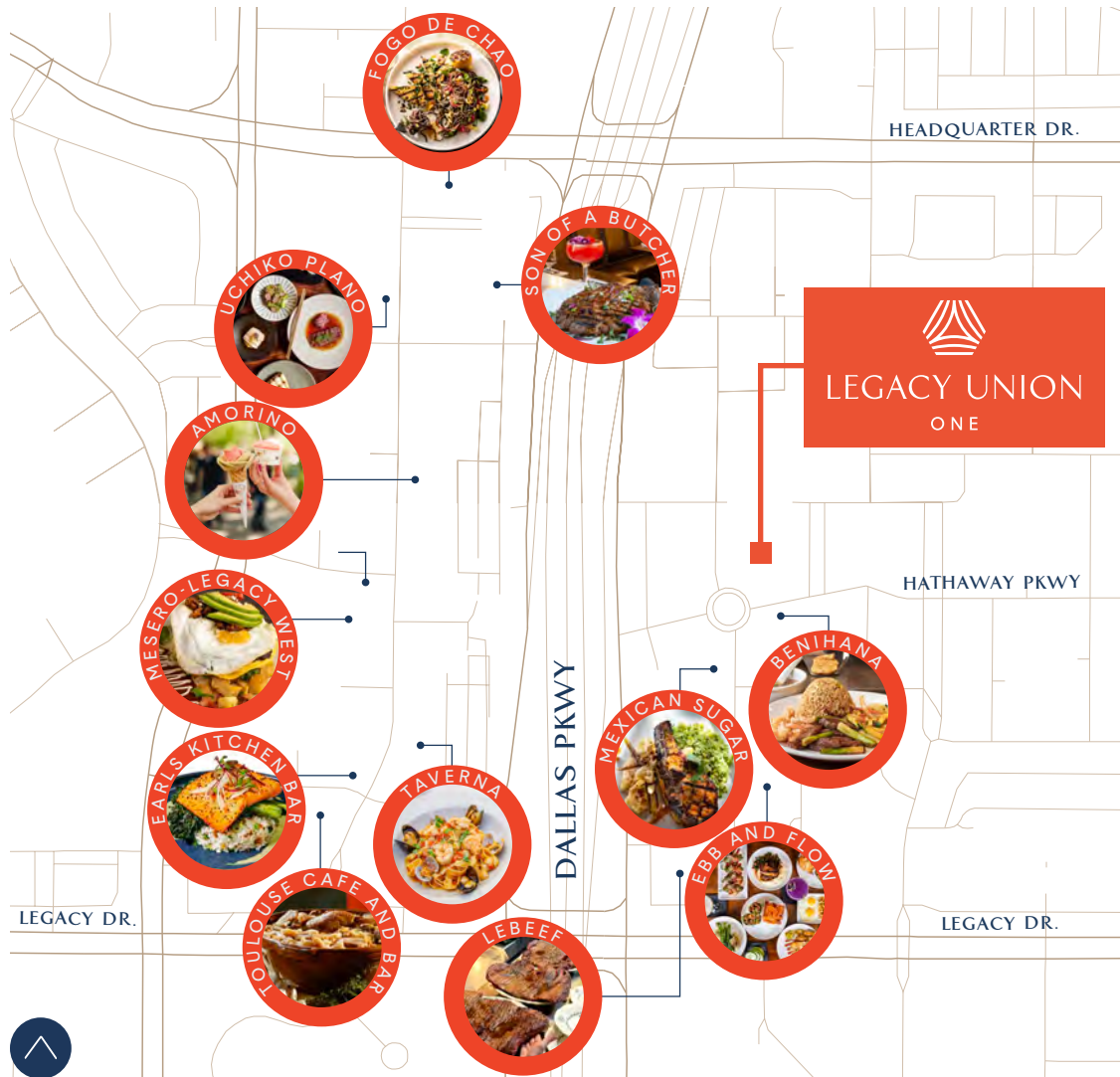
Truly walkable to the best of Legacy



SURROUNDED BY

50+ RESTAURANTS & RETAIL SHOPS

WITHIN WALKING DISTANCE



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50+ RESTAURANTS & RETAIL SHOPS

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RESTAURANT

Fogo de chao
Son of a butcher
Uchiko plano
Amorino
Mesero-legacy west
Earls kitchen bar
Benihana
Mexican sugar
Toulouse cafe and bar
Taverna
Ebb and flow
Lebeef

RETAIL

Millar
Lululemon
Chanel
Gucci
Dry Bar
Tumi
Tory Burch
Coach



ATTRACTIVE DEMOGRAPHICS



Total Population

	1 Mile	5 Miles	10 Miles
2025 Total Population	8,000	304,139	1,147,069
2030 Total Population	9,285	320,469	1,219,544



Workers



Residents

	1 Mile	5 Miles	10 Miles
Workers	33,677	244,678	659,081
Residents	2,940	135,894	525,781



Average Household Income

	1 Mile	5 Miles	10 Miles
2025 Average HH Income	\$119,630	\$180,285	\$162,963



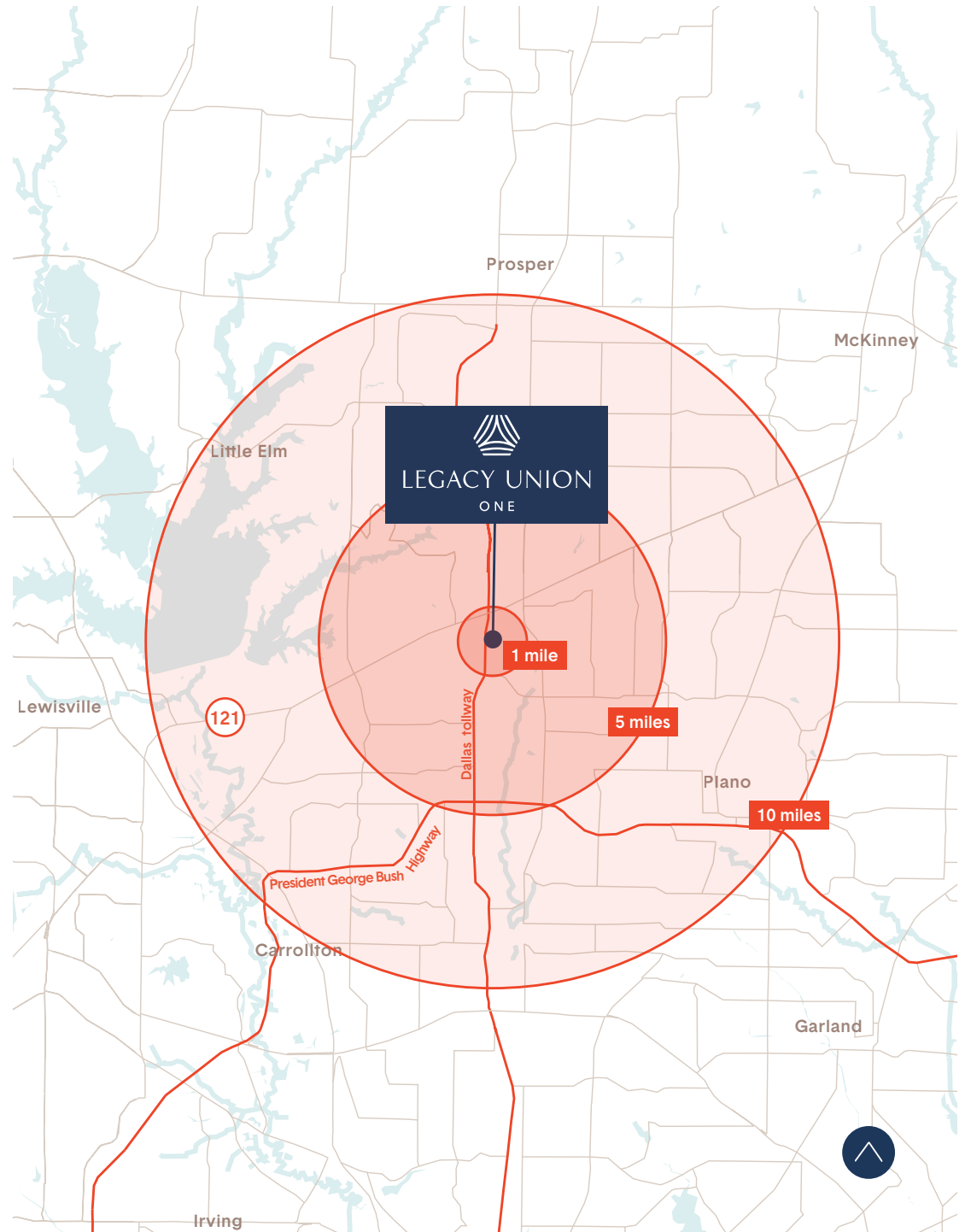
Growth Rate

	1 Mile	5 Miles	10 Miles
2025-2030 Growth Rate	2.4%	1.1%	1.3%



Education Levels

	1 Mile	5 Miles	10 Miles
GED/Alternative Credential	0.6%	1.2%	1.5%
Associate Degree	7.8%	7.2%	8.0%
Bachelor's Degree	37.7%	39.1%	37.1%
Graduate/Professional Degree	29.4%	28.1%	24.0%



FUTURE DEVELOPMENT OPPORTUNITIES

An aerial photograph of a city skyline. In the foreground, a large, multi-story white building with a grid-like window pattern is outlined with a white border. To its right, a large, rectangular green field is also outlined with a white border. In the bottom right corner, another green field with some trees and a small structure is outlined with a white border. The background shows various other city buildings, including a tall glass skyscraper, and a highway with a bridge.

AVAILABLE ADJACENT
DEVELOPMENT SITES
ALSO CONTROLLED
BY COUSINS



LEGACY UNION ONE

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Cousins

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