

FOR SALE / LEASE

2840 Legacy Drive Ste. 300 Frisco, TX 75034

4,048 SF Stand Alone Building

Move In Ready

EXECUTIVE SUMMARY & DISCLAIMER

Wynmark Commercial Real Estate Group, PLLC is pleased to offer 2840 Legacy Dr. Ste. 300 Frisco, TX 75034 for sale

FRISCO, TEXAS

- **Turn-key, 2nd-Generation Medical Suite:** Move in Ready and fully equipped, allowing a new provider to open doors immediately and avoid the time and cost of a complete build-out.
- **True Hospital-Adjacent Location:** The project sits directly next to **Baylor Scott and White Medical Center Frisco** giving physicians seamless access to hospital services, staff, and a constant stream of referral traffic.
- **Established Healthcare Ecosystem:** The park hosts a complementary roster of specialties—family practice, IVF clinic, imaging, physical therapy, and more—creating built-in referral synergy and steady patient flow.
- **High-Impact Monument Signage on Legacy Drive:** Prominent signage along this major thoroughfare ensures excellent brand visibility and easy way-finding for hospital patients and visitors.
- **Strong, Affluent 3-Mile Demographics:** A dense population base with above-average household incomes supports robust practice growth and long-term tenant stability.

All materials and information received or derived from Wynmark Commercial Real Estate Group, PLLC is directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to the completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

PROPERTY SUMMARY



SUMMARY

Suite Size: 4,048 SF

Year Built: 2008

SUITE 300

Suite Size: 4,048 SF

2nd generation medical office space (Previously OB/GYN)

ECONOMICS

Purchase Price: \$1,821,600 (\$450.00 PSF)

NNN: \$9.50

PROJECT TENANTS

Chiropractor

Gynecology

Family Medicine

Med Spa

Health and Wellness

General Surgery

Rehabilitation (BSW)

Pediatrics

Sleep Medicine

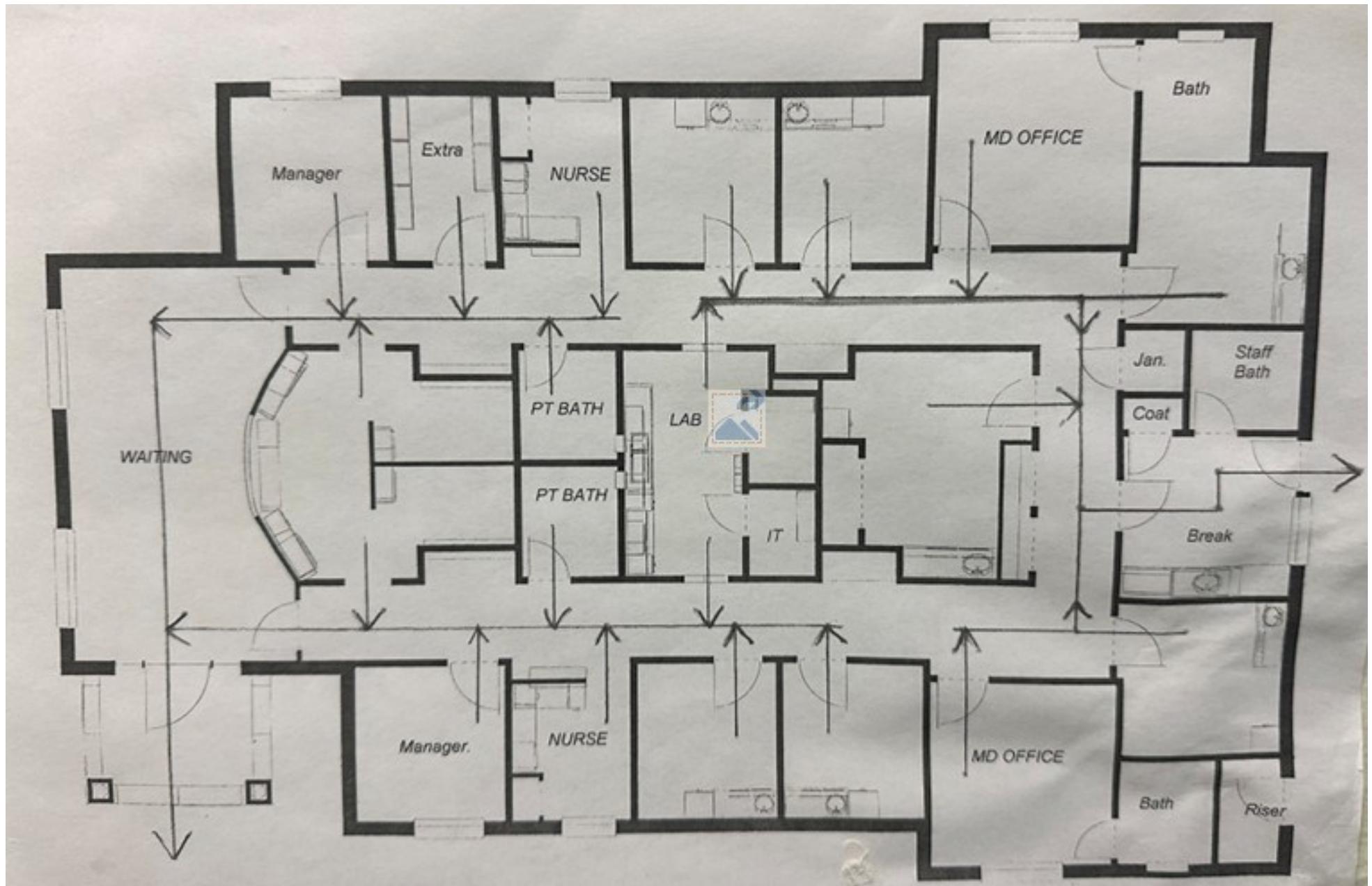
LOCATION



LOCATION



FLOORPLAN



EXAM ROOMS



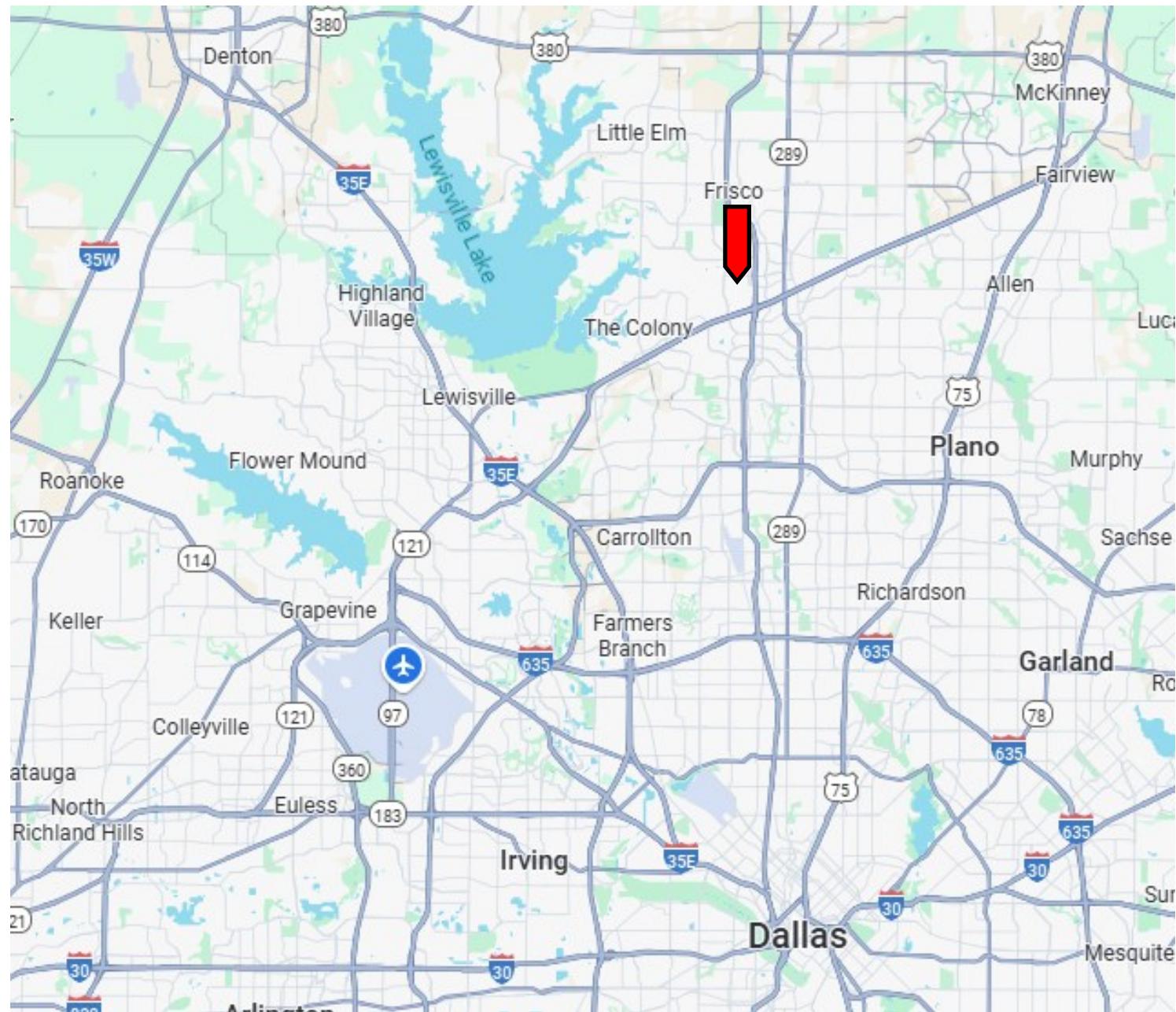
LOBBY



NURSE STATION AND HALLWAYS



LOCATION



DEMOGRAPHICS

Population							
	1 Mile	3 Mile		5 Mile			
2029 Projection	11,568		123,787		376,758		
2024 Estimate	9,476		101,769		309,910		
2020 Census	7,954		88,511		271,960		
Growth 2024 - 2029	22.08%		21.64%		21.57%		
Growth 2020 - 2024	19.14%		14.98%		13.95%		
Radius		1 Mile	3 Mile		5 Mile		
2024 Households by HH Income		4,370	42,296		121,284		
<\$25,000		272	6.22%	3,375	7.98%	8,507	7.01%
\$25,000 - \$50,000		419	9.59%	5,028	11.89%	12,971	10.69%
\$50,000 - \$75,000		986	22.56%	6,004	14.20%	16,774	13.83%
\$75,000 - \$100,000		607	13.89%	6,066	14.34%	15,150	12.49%
\$100,000 - \$125,000		337	7.71%	5,223	12.35%	13,948	11.50%
\$125,000 - \$150,000		227	5.19%	3,108	7.35%	10,112	8.34%
\$150,000 - \$200,000		466	10.66%	5,039	11.91%	16,295	13.44%
\$200,000+		1,056	24.16%	8,453	19.99%	27,527	22.70%



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.

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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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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