



LEGACY COIT VILLAGE | 3948 LEGACY DRIVE / 6940 COIT RD, PLANO, TX 75023

Features

Legacy Coit Village offers excellent visibility and convenient access at the highly trafficked intersection of Legacy Drive and Coit Road. The center is surrounded by the affluent neighborhoods of Northwest Plano and is home to a strong lineup of national tenants including Sherwin-Williams, Mint Dentistry, and UPS. It is also shadow-anchored by both Tom Thumb and Sprouts, further enhancing its regional draw and consumer traffic.

FOR LEASE

TOTAL SF: 21,654
AVAILABLE SF: 1,150
CONTACT FOR MORE INFORMATION
NNN: \$14.38 PER SF/YR EST.

Traffic Counts

Coit Road	34,900 VPD
Legacy Drive	25,229 VPD

Demographics

YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population	15,687	139,375	325,929
Daytime Population	13,022	159,517	425,953
Average Household Income	\$205,553	\$175,386	\$166,378
5 Year Population Growth	-0.61%	1.43%	2.40%

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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Current Tenants

3948 Legacy Drive

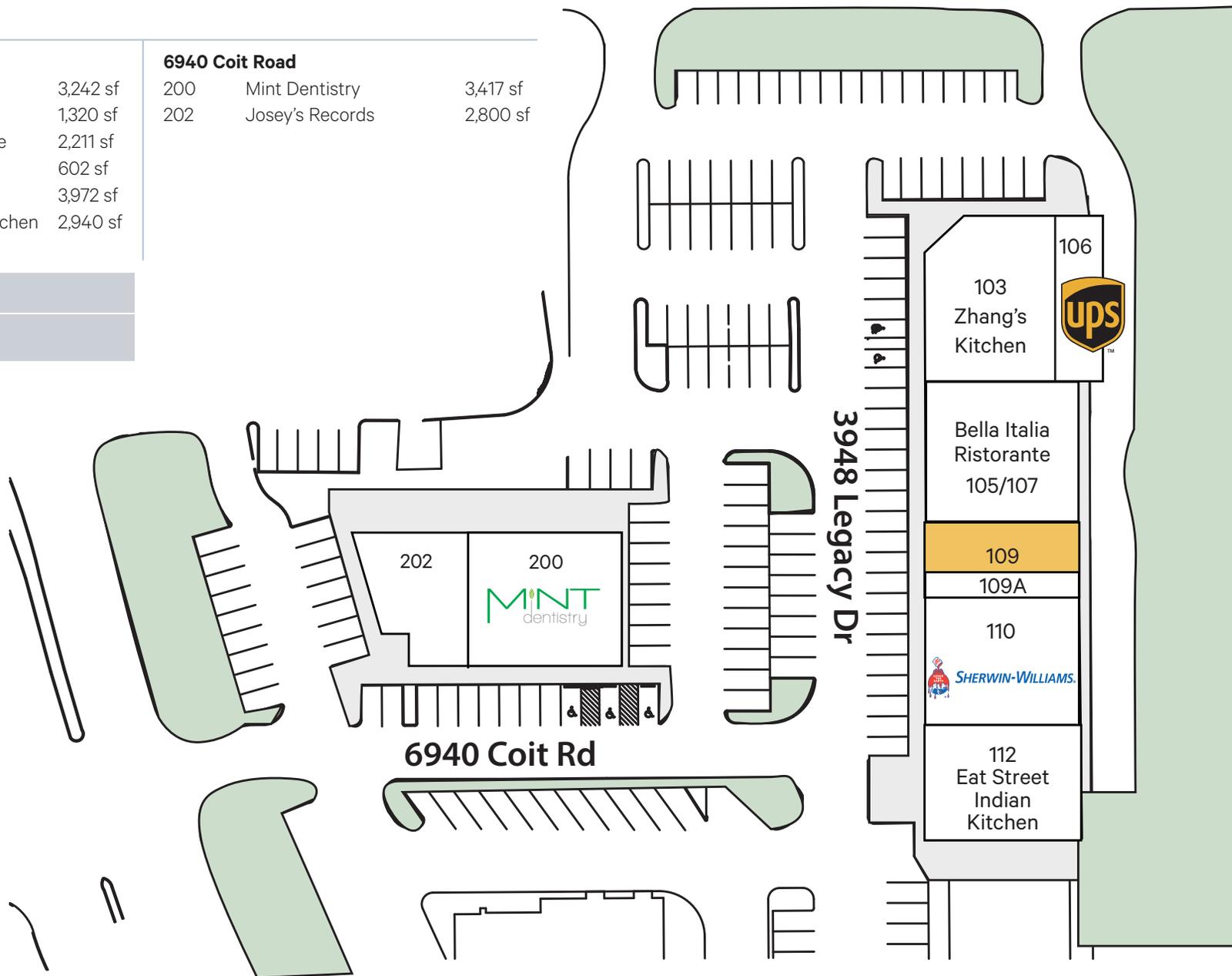
103	Zhang's Kitchen	3,242 sf
106	UPS	1,320 sf
105/107	Bella Italia Ristorante	2,211 sf
109A	K's Tailor	602 sf
110	Sherwin Williams	3,972 sf
112	Eat Street Indian Kitchen	2,940 sf

6940 Coit Road

200	Mint Dentistry	3,417 sf
202	Josey's Records	2,800 sf

Available Space

109	1,150 sf
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NOT TO SCALE

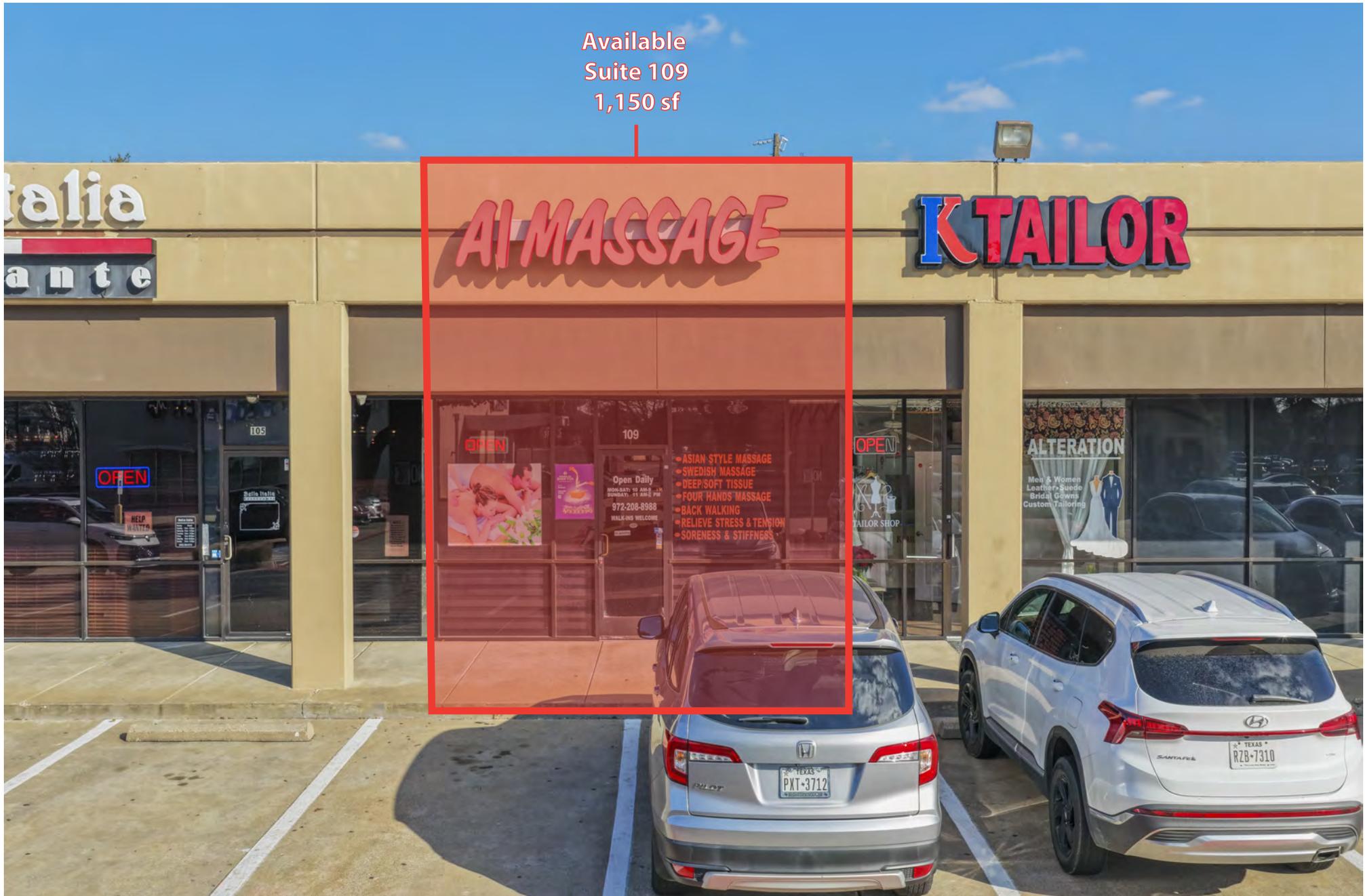
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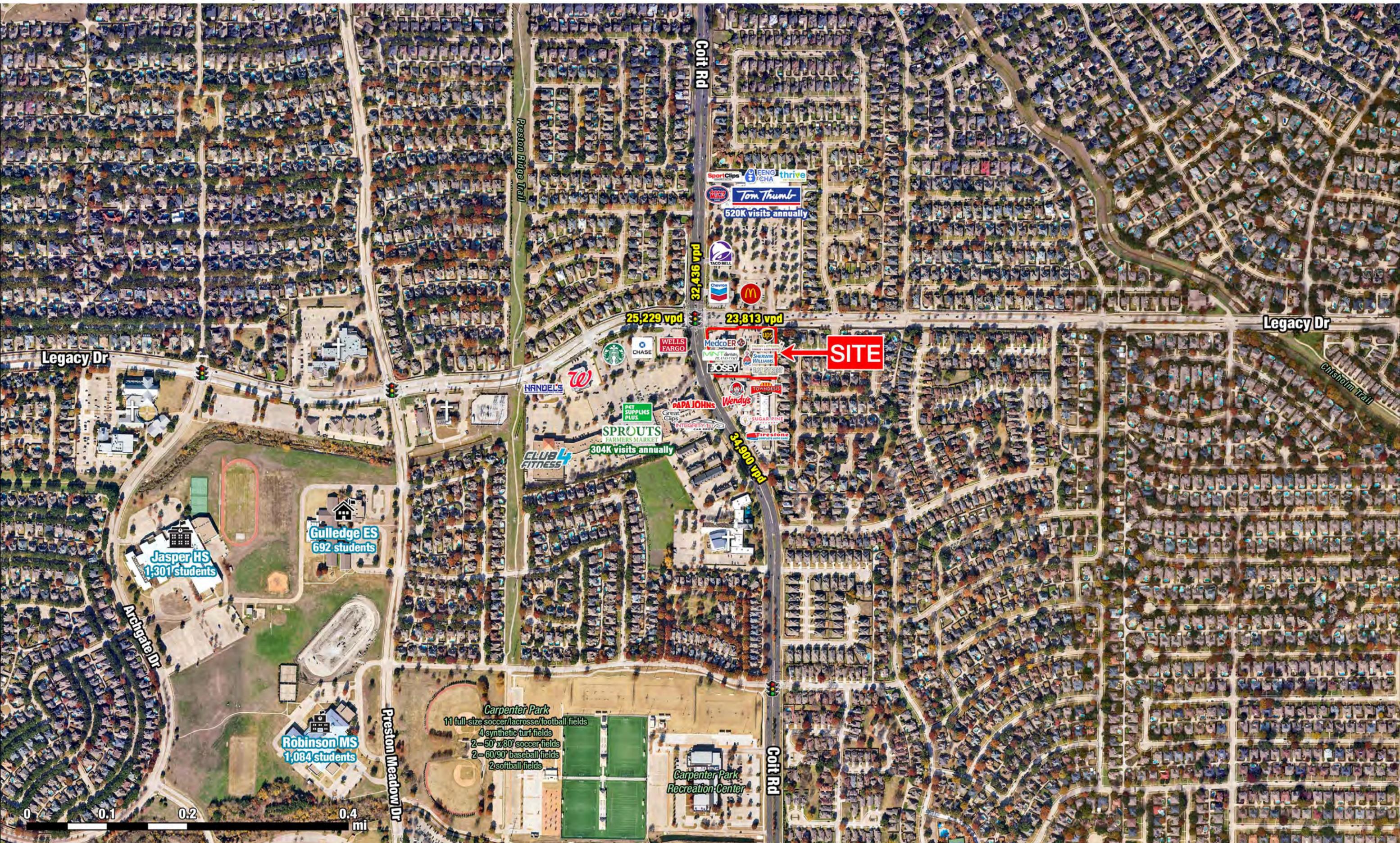


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weitzman[®]

Available
Suite 109
1,150 sf





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman	402795	twgre@weitzmangroup.com	(214) 954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	(214) 720-6688
Designated Broker of Firm	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	(214) 720-6688
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
George Sweda	827320	gsweda@weitzmangroup.com	(214) 720-6674
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jackson Tuthill	792041	jtuthill@weitzmangroup.com	(214) 720-3659
Sales Agent/Associate's Name	License No.	Email	Phone

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