

DEVELOPMENT OPPORTUNITY IN FRISCO, TX

# 9.4± AC FOR SALE

LEGACY DRIVE & THRONE HALL DRIVE



**FOUNDRY**  
COMMERCIAL



LEGACY DRIVE & THRONE HALL DRIVE

# property highlights

## EXECUTIVE SUMMARY

Foundry Commercial is pleased to present a 9.4-acre suburban infill development opportunity located along Legacy Drive in the highly desirable city of Frisco, Texas. Positioned within an established and rapidly growing corridor, the property benefits from exceptional accessibility, strong surrounding residential density, and immediate proximity to major retail, entertainment, and employment centers.

The site features level topography, dual access from both Legacy Drive and Throne Hall Drive, and is located less than one mile from the Dallas North Tollway, creating an efficient development footprint suitable for a variety of residential product types. With direct proximity to grocery, schools, and regional amenities, the property offers an opportunity to deliver a walkable residential community within one of the most dynamic markets in North Texas.



### SCHOOLS

- A-rated elementary school adjacent to the site
- Within 1 mile from A-rated public middle school and high school



### WALKABLE AMENITIES

- 0.1± miles from H-E-B grocery
- Nearby restaurants, fitness clubs, childcare, and additional amenities



### NEARBY

- 1.6± miles from Medical City Frisco and Frisco Square
- 1± mile from Toyota Stadium
- 5± miles from Future Universal Kids

## PROPERTY SUMMARY

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### ADDRESS

Legacy Drive & Throne Hall Drive  
Frisco, TX 75033

### SITE SIZE

9.4± AC

### UTILITIES

Water and Sewer Available

### FRONTAGE

Legacy Drive - 600'±  
Throne Hall Drive - 770'±

### CURRENT ZONING

AG | Agricultural

### PROPOSED USES

For-Sale Single-Family & Townhomes  
(City of Frisco)

Additional uses include, but are not limited to:

- Single Family Residential (Detached)
- Amenity Center
- Athletic Stadium or Field
- Park or Playground
- Public School
- Private Utility

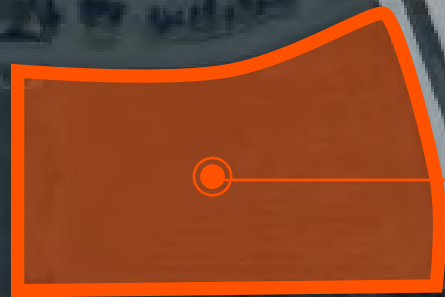
### PRICE

Call for Pricing Details



LEGACY DRIVE & THRONE HALL DRIVE

# area map



**SITE**

CARROLL ELEMENTARY SCHOOL

CREME DE LA CREME SCHOOL OF FRISCO

Orangetheory

Jack in the box

CVS pharmacy

FirstWatch

LEGACY DRIVE

Race Trac

H-E-B

MAIN STREET

BELL FRISCO MARKET CENTER APARTMENTS

LIFETIME FITNESS

COURTYARD BY MARRIOTT

MAIN EVENT

LA FITNESS

Panera BREAD

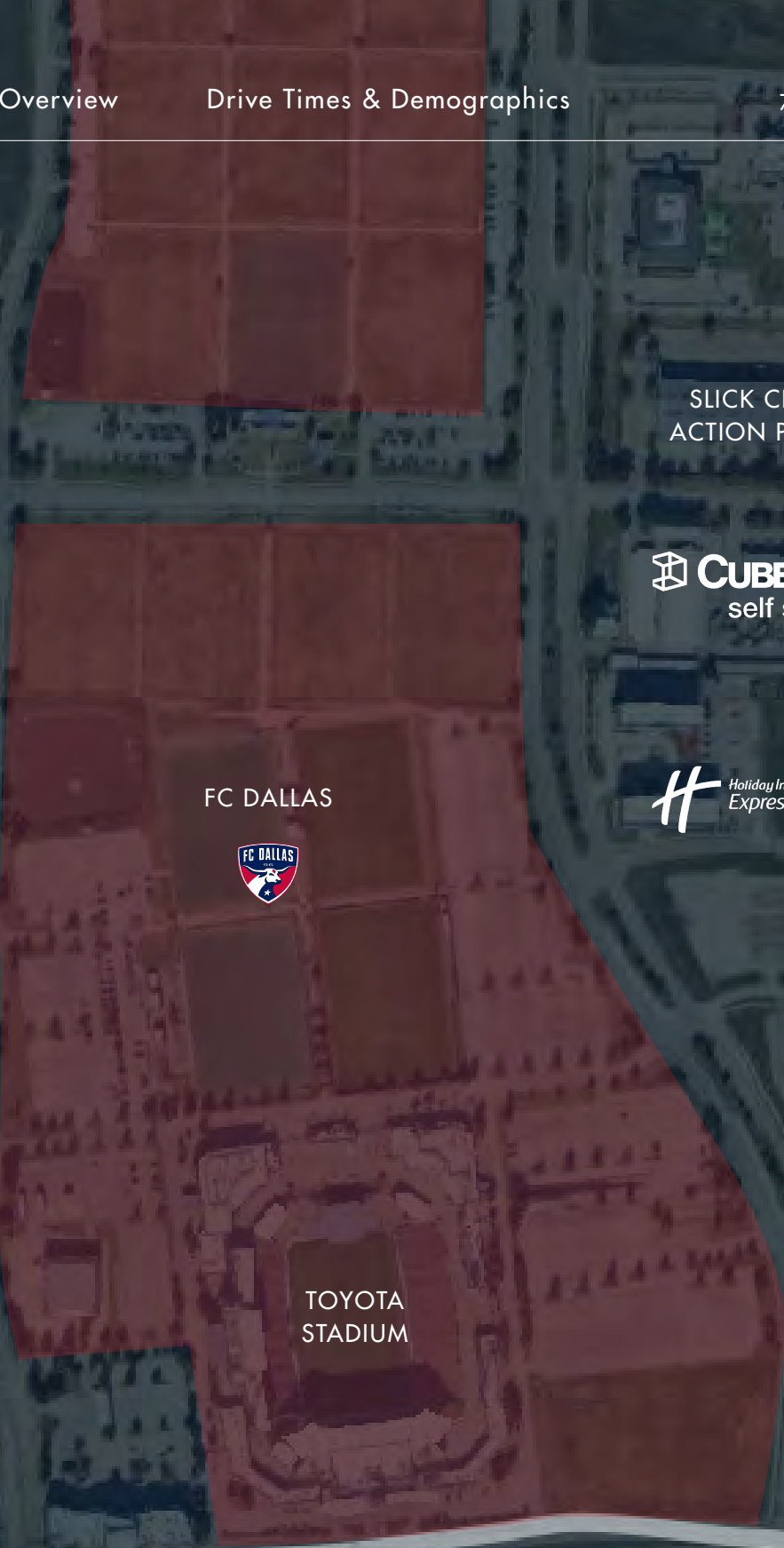
PEI WEI ASIAN KITCHEN

IHOP

CAVA

DALLAS NORTH TOLLWAY

← 25± MILES TO DOWNTOWN DALLAS



SLICK CITY ACTION PARK

CUBESMART self storage

Holiday Inn Express

FC DALLAS



TOYOTA STADIUM

WORLD CUP PLAZA



MEDICAL CITY FRISCO

FRISCO SQUARE



LEGACY DRIVE & THRONE HALL DRIVE

# education, recreation & entertainment

### PUBLIC SCHOOLS

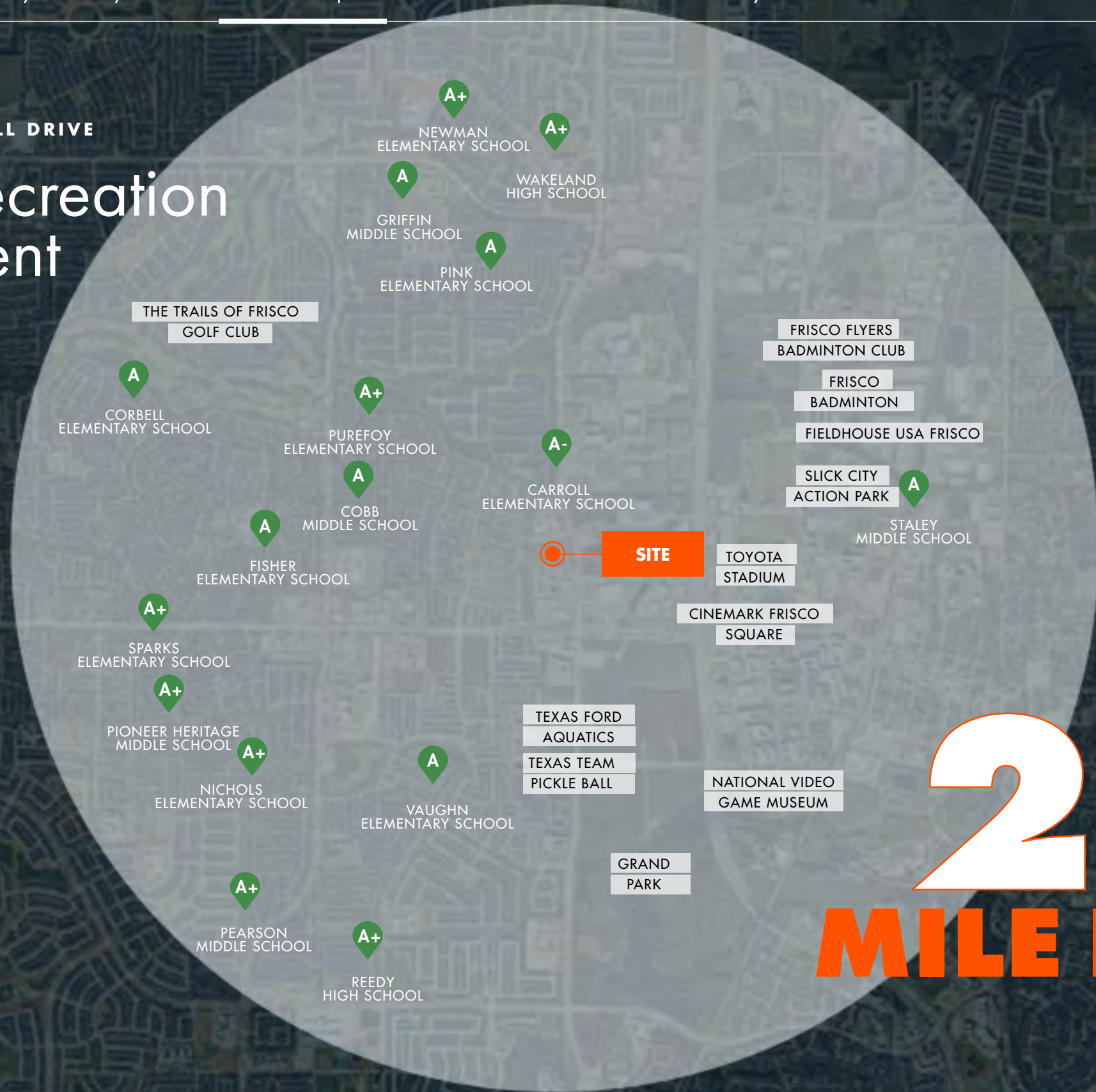
Within a 2-mile radius there are 16± public schools that have A ratings from Niche.com

### RECREATION

In addition to Lifetime Fitness, Orange Theory, and LA Fitness - which are within a mile of the property - there are several options for recreation within the area including golf, pickle ball and swimming.

### ENTERTAINMENT

Toyota Stadium is the home of FC Dallas of Major League Soccer. There are also other attractions in the area including movie theatres, indoor amusements, and museums.



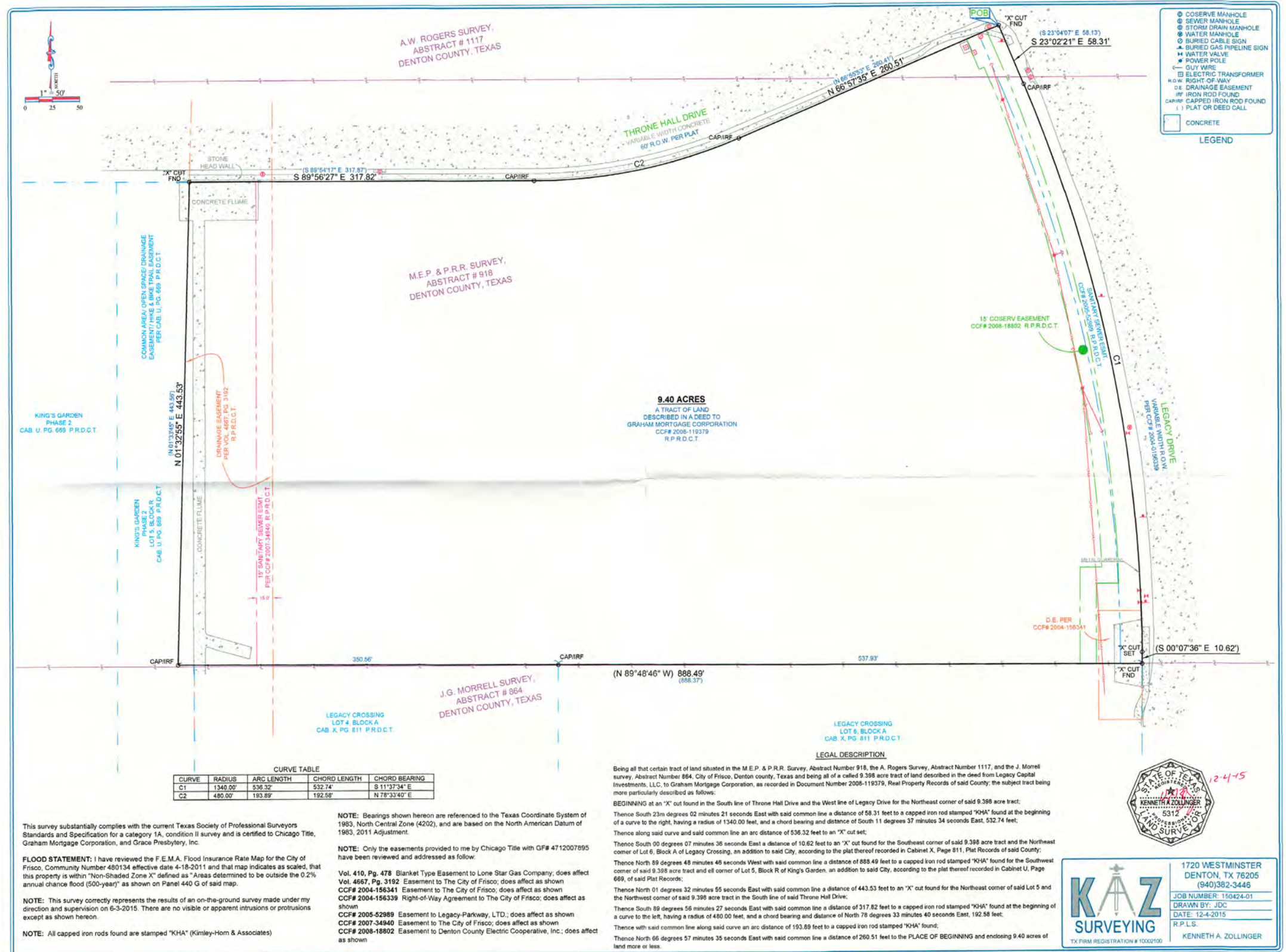
# 2 MILE RADIUS



LEGACY DRIVE & THRONE HALL DRIVE

survey

Please click on the image to the right to be directed to a high resolution image of the survey.



A "BEST" PLACE TO LIVE AND WORK

# frisco overview

Ten years ago Frisco was named the fastest growing city in the United States and as of 2026 it is still in the race for the top spot and considered to be one of the hottest markets in North Texas. Strategically located 25 miles north of downtown Dallas, it is located in both Collin and Denton counties. Due to Frisco's prime location, low tax rates, and no state income taxes, we are seeing corporations migrating to the area. Along with corporations migrating to this area, more and more DFW residents are moving to Frisco due to its proximity to new development, attractive city layout, school ratings, job opportunities and more.

**CHARLOTTE JONES**  
EXECUTIVE VICE PRESIDENT AND  
CHIEF BRAND OFFICER  
**DALLAS COWBOYS**

“A-plus real estate in a high-growth area was one of the catalysts for the final decision to move to Frisco.”

## A FEW OF THE COMPANIES BASED IN FRISCO

- 4WEB Medical
- Accolite Digital Inc.
- Addus HomeCare
- Altair Global
- Amazon Delivery Station
- Boingo Wireless, Inc.
- Brierley+Partners
- Cardtronics
- Careington International Corporation
- Complexity
- Comstock Resources
- Conifer Health Solutions
- Cornerstone Automation Systems, Inc. (CASI)
- Dairy.com
- Dallas Cowboys Merchandising Distribution and Sales Center
- Equinix
- ExteNet Systems
- FA Peinado
- Federal Express
- Fiserv
- FM Global
- GEA Food Solutions
- Gearbox Software
- HCL America
- Healthcare Highways
- Home Depot Inc.
- HRchitect
- JW Logistics
- Keurig Dr Pepper
- KidZania USA
- Level 3 Communications
- Lexipol
- McAfee, LLC
- Magellan Health, Inc.
- Magnus Chemicals
- National Breast Cancer Foundation Inc.
- Northwest Hardwoods
- PGA of America
- Quality Custom Distribution (QCD)
- Ruiz Mexican Foods, Inc.
- Schlumberger Technology Corporation
- Schneider Optical Machines Inc.
- Scoreboard Ventures
- Sentient Energy
- Shield AI
- Social Finance (SoFi)
- SunteckTTS
- Teachers Insurance and Annuity Association of America (TIAA)
- The Hartford
- ThyssenKrupp Elevator Corporation
- Toshiba Global Commerce Solutions USA
- Transplace Texas
- T-Mobile USA
- Valify
- Walgreens Specialty Pharmacy
- WileyX, Inc.
- Wintrust Commercial Finance
- WorldLink

- #1**  
BEST DALLAS SUBURB  
*Livability, 2024*
- #1**  
BEST PLACE TO LIVE FOR FAMILIES IN TEXAS  
*Fortune, 2024*
- #1**  
SAFEST CITY IN THE U.S.  
*SmartAsset, 2023*
- #1**  
FASTEST RISING CITY IN THE U.S..  
*FinanceBuzz.com, 2023*
- #1**  
FASTEST GROWING CITY IN TEXAS  
*Yahoo News, 2024*
- #1**  
BEST PLACE FOR REMOTE WORK IN TEXAS  
*ExpressNews, 2024*

LEGACY DRIVE & THRONE HALL DRIVE

# drive time



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION '25	12,161	104,768	262,314
PROJ. POPULATION '30 (+1.8%)	13,225 (+1.8%)	111,411 (+1.3%)	279,337 (+1.3%)
AVG. HOUSEHOLD INCOME	\$203,852	\$212,562	\$192,436
MEDIAN HOME VALUE	\$679,763	\$658,071	\$577,246
MEDIAN AGE	37.2	37.3	37.1
TOTAL EMPLOYEES	6,282	33,533	87,730
EST. HOUSEHOLDS	4,881	37,926	95,812
TOTAL BUSINESSES	1,010	6,075	13,374

Source: ESRI



# contact

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