

Located at NWC of SH-121 (Sam Rayburn Tollway) & Legacy - Frisco, TX



At a Glance

Available Space	1,025 SF - 2,316 SF
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Demographics

Demographics*	1 mile	3 mile	5 mile
2018 Population	4,607	87,463	264,578
5 Yr Projected Growth	27.1%	15.55%	13.6%
Average HH Income	\$217,554	\$132,543	\$139,225
Daytime Population	19,370	144,751	296,462

*Source: ESRI 2018

Traffic Counts

Sam Rayburn (121) Tollway	103,401 vpd
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*Source: TXDOT 2017

Property Features

- Located at the high-profile intersection of Legacy Drive and State Highway 121 in Frisco Texas just west of the Dallas North Tollway.
- Immediately north of Legacy Business Park, home of JCPenny, Toyota, FedEx, Frito-Lay, Dr Pepper Snapple, Ericsson and more.
- 474 apartment units
- Sheraton Stonebriar Hotel Newly Renovated
- Across from the new Toyota Corporate Headquarters
- New 103,958 SF Boutique Office Building Delivering January 2020



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1 Cantina Laredo
ERA Starcrest Realty
Reform & Ride – Fitness Studio

2 NOT A PART
Sukura Grill & Bar
Stonebriar Spa

3 Trattoria al Giardino
AVAILABLE - 1,025 SF Shell Condition
AVAILABLE - 1,291 SF Florist Space
Modern Luxe Salon

5 Edoko Sushi

6 Silver Fox Steakhouse

7 Kenny's Burger Joint
Zen Luxury Nail Bar
Firefly Gift Boutique
Global Peace Factory Coffee/Buda Juice

8 Ebby Halliday

10 One2One Restaurant

11 Sheraton Hotel

12 Sheraton Conference Center





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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Buyer/Tenant/Seller/Landlord Initials

Date