

# For Lease

**Legacy Village  
9560 Legacy Drive  
Frisco, TX 75033**

Tenant Name

## **Building Information**

- Legacy Village has one (1) remaining Professional Medical & Office space available 2,568 sf
- Tenant controlled HVAC systems
- Monument & Building Signage available
- Completed exterior – ready to accommodate interior build-out.
- Parking provided at a ratio of 5.1 spaces per 1,000 sf leased



**For Lease  
Information Contact:**

**Michael Huge, CCIM**  
[Mike@HugeREA.com](mailto:Mike@HugeREA.com)  
**(469) 759-0212**



**HUGE**  
Real Estate Advisors

# HUGE

Real Estate Advisors

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Frisco, TX 75033



Legacy Village is located north of Main Street on Legacy Drive with easy access to the Dallas North Tollway. The property is easily accessible to a growing hospital network and an abundance of retail, restaurants & business services.

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Legacy Village has great access to the Dallas N. Tollway via a new connector road running from Legacy to the Tollway along the north side of the complex. The property sits adjacent to what will be the largest Life Time Fitness center in North Texas, which will include in addition to their state of the art fitness center a 50,000 sf swimming center, tennis courts and soccer fields.

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The property is designed providing Medical professionals a secondary rear access point to their respective suites. See above expanded offering.



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Legacy Village  
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Legacy Drive



Suite  
220

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# Huge Real Estate Advisors

## NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

*Time has expired all real estate licenses to give the following information about brokerage services to prospective buyers, owners, sellers and landlords.*

### Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a colleague represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a colleague by accepting an offer of collocation from the listing broker. A colleague may work in a different real estate office. A listing broker or colleague can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

#### **This is not a contract.**

*The real estate licensee admits that you acknowledge receipt of this information about brokerage services for the licensee's records.*

**Michael Huge d/b/a/ Huge Real Estate Advisors**

Real Estate Broker/Colleague

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Licensees are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12044, Austin, Texas 78712-0204 or call 787-603-9960.