

LEGACY RETAIL CENTER | FOR LEASE

10050 LEGACY DR, FRISCO, TX 75034



Aaron Duthie
469.664.5894
aaron@engvest.com



ENGVEST
GROUP

LEGACY RETAIL CENTER | FOR LEASE

10050 LEGACY DR, FRISCO, TX 75034



Legacy Retail Center presents an exceptional medical/retail opportunity positioned in the center of growth and development in Frisco, TX. With direct access and visibility from Legacy Dr, the space offers prominent building signage and strong exposure to daily traffic. The property is surrounded by affluent neighborhoods, the \$3 Billion mixed-use Railhead project, and notable brands including Lifetime Fitness, H-E-B, Toyota Stadium, and Medical City Frisco.

Suite 200 is a 2,975 SF corner suite that offers ample storefront parking, a reception and waiting room, multiple offices, sinks, and restrooms, making it perfectly suited for medical practices and retailers.

PROPERTY DESCRIPTION

Available SF:	2,975 SF
Building Size:	21,391 SF
Parking Ratio:	5/1,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,490	33,128	85,200
Total Population	9,762	98,686	244,204
Average HH Income	\$200,293	\$193,247	\$170,659

TRAFFIC COUNTS

Legacy Dr:	27,209 VPD (City of Frisco, 2026)
Main St:	49,595 VPD (City of Frisco, 2026)
Eldorado Pkwy:	50,877 VPD (City of Frisco, 2026)
Dallas North Tollway:	103,242 AADT (TxDOT, 2025)

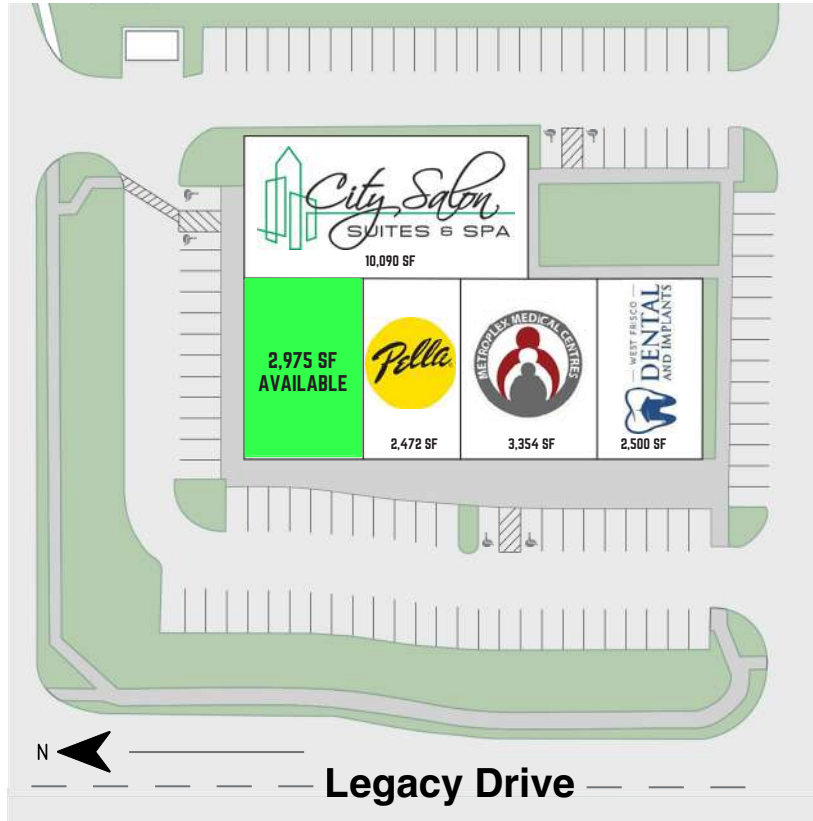
Aaron Duthie
469.664.5894
aaron@engvest.com

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

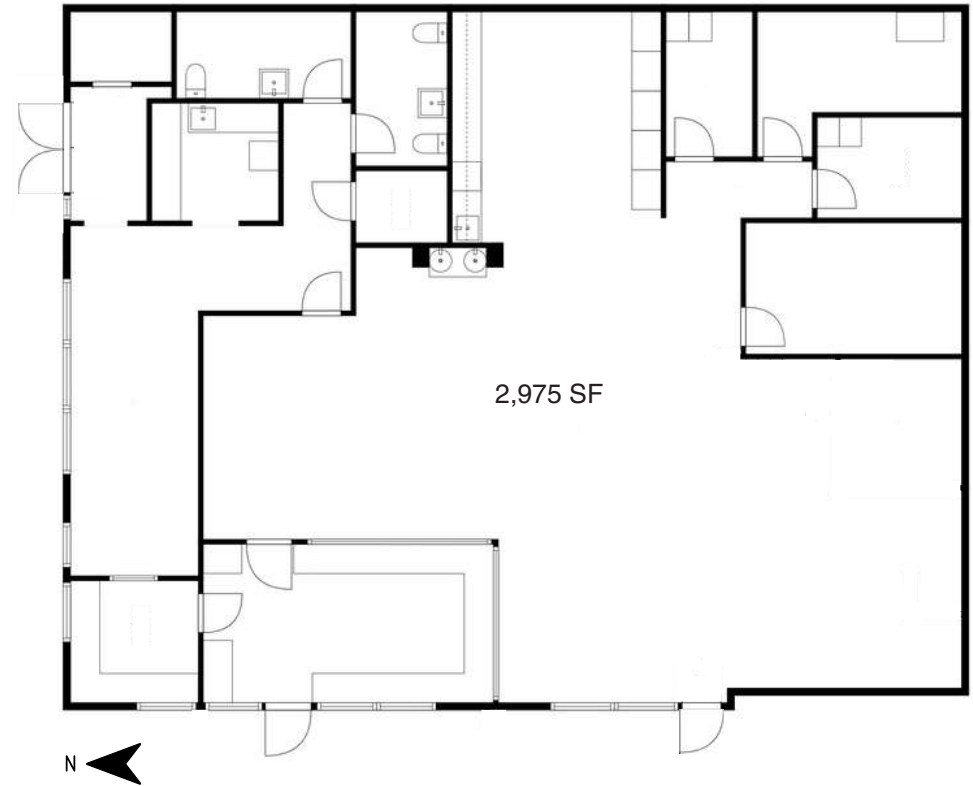


LEGACY RETAIL CENTER | FOR LEASE

10050 LEGACY DR, FRISCO, TX 75034



SITE PLAN



SUITE 200 FLOOR PLAN

Aaron Duthie
469.664.5894
aaron@engvest.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

LEGACY RETAIL CENTER | FOR LEASE

10050 LEGACY DR, FRISCO, TX 75034



Aaron Duthie

469.664.5894

aaron@engvest.com

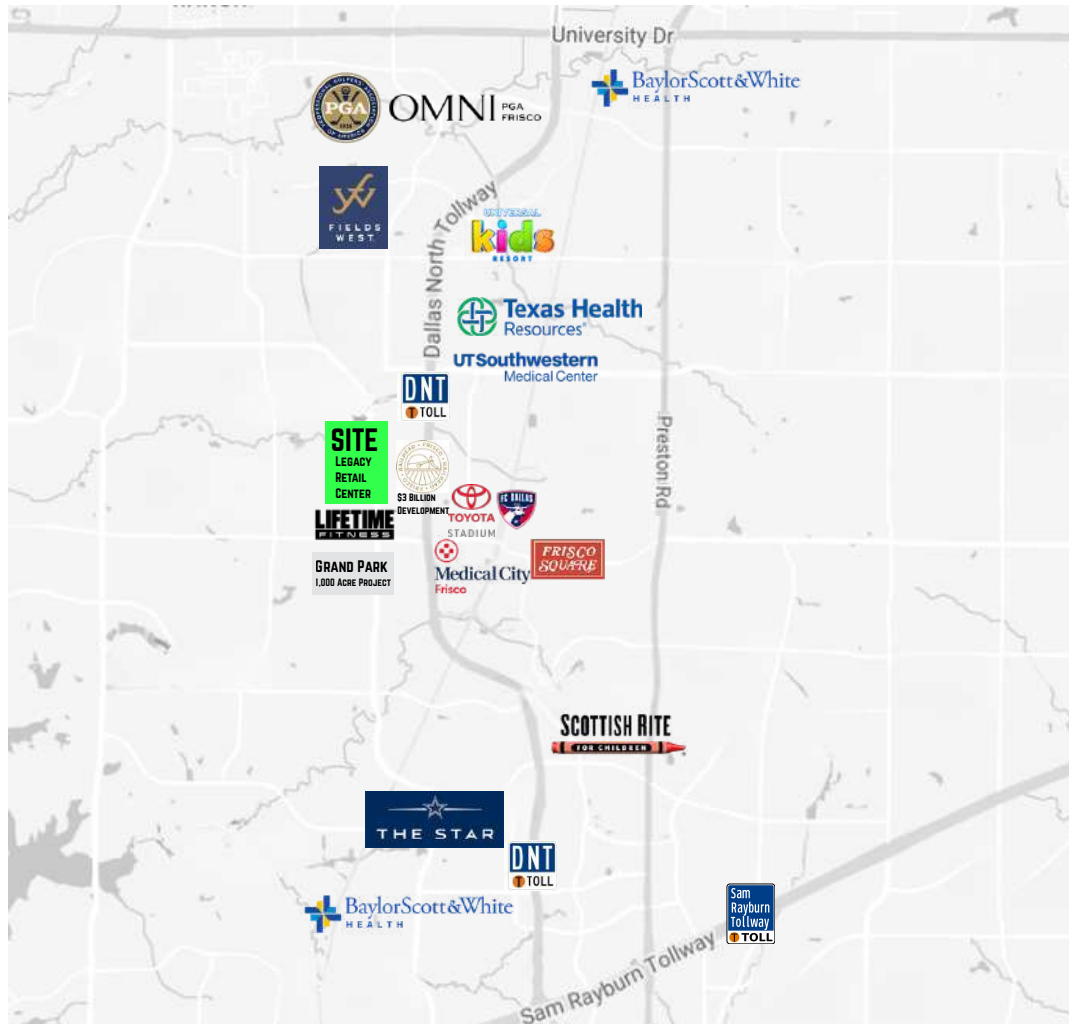


ENGVEST
GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

LEGACY RETAIL CENTER | FOR LEASE

10050 LEGACY DR, FRISCO, TX 75034



FRISCO'S HEALTHCARE CORRIDOR

The case for healthcare in Frisco continues to strengthen with the population more than doubling since 2020, and is one of the fastest-growing cities in Texas and the U.S. Its booming economy has drawn national attention as a major commercial hub with new multi-billion-dollar projects like Universal Kids Resort, PGA, Frisco Railhead, Fields Frisco & Fields West, Grand Park, and The Star.

These destinations continue to increase demand for healthcare access, services, and investments alongside high quality schooling, housing, and employers. As more and more capital is pouring into the area, long-term confidence in Frisco's healthcare real estate market is reinforced.

Legacy Retail Center is well-positioned to take advantage of this major opportunity that runs along Frisco's thriving healthcare corridor, and can be conveniently accessed off DNT/Dallas Pkwy and Wyndham Ln.

Aaron Duthie
469.664.5894
aaron@engvest.com



ENGVEST
GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

LEGACY RETAIL CENTER | FOR LEASE

10050 LEGACY DR, FRISCO, TX 75034



Aaron Duthie
469.664.5894
aaron@engvest.com



ENGVEST
GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

LEGACY RETAIL CENTER | FOR LEASE

10050 LEGACY DR, FRISCO, TX 75034



Aaron Duthie

469.664.5894

aaron@engvest.com



ENGVEST
GROUP



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.

2-10-2025



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. **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.

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

EXP Commercial, LLC	9010212	tx.broker@expcommercial.com	214-704-9862
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Designated Broker of Firm	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Aaron Duthie	834881	aaron.duthie@expcommercial.com	469-664-5894
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date