

4.8 acres on Legacy Dr

Legacy and Main F, Frisco, TX 75033



OFFERING MEMORANDUM



4.8 acres on Legacy Dr

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Demographics

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OFFERING SUMMARY

ADDRESS	Legacy and Main F Frisco TX 75033
PRICE	\$7,318,000
LAND ACRES	4.8
ZONING TYPE	Retail & Office

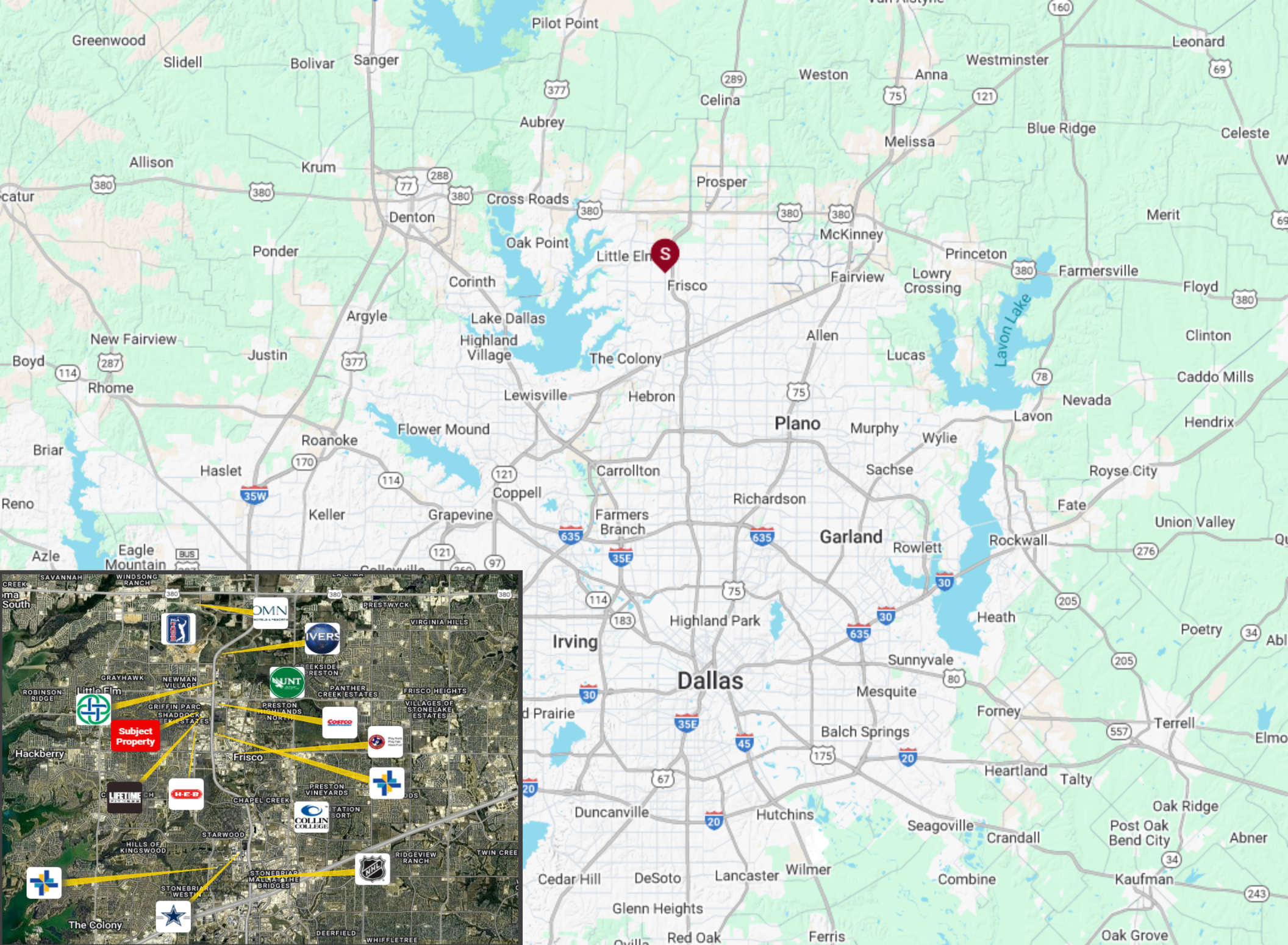
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	12,799	108,987	274,097
2024 Median HH Income	\$107,001	\$138,151	\$131,840
2024 Average HH Income	\$149,218	\$180,498	\$172,295

Affluent and growing area

- Dense residential neighborhood. All utilities to the site Detention pond already exists.

Excellent Location

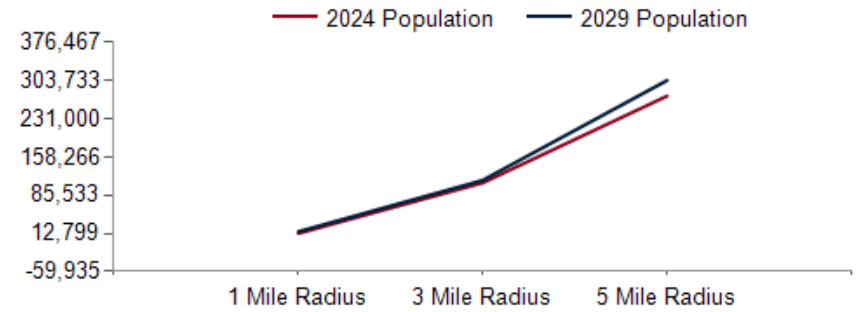
- Excellent access, frontage and visibility on Legacy Drive.
- Direct access to Dallas North Tollway. Next to Railhead mix-use. Lifetime Fitness, and HEB Across the Tollway from Frisco City Hall and multiple attractions.



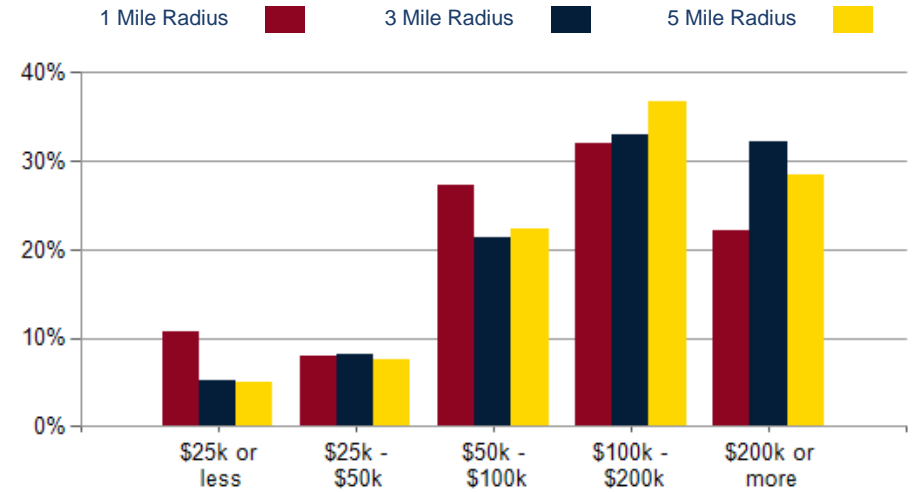
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	153	13,992	52,268
2010 Population	3,708	61,503	152,902
2024 Population	12,799	108,987	274,097
2029 Population	16,131	113,841	303,733
2024-2029: Population: Growth Rate	23.70%	4.40%	10.35%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	240	1,022	2,860
\$15,000-\$24,999	413	1,083	2,006
\$25,000-\$34,999	163	1,268	2,731
\$35,000-\$49,999	317	1,952	4,598
\$50,000-\$74,999	937	4,278	10,882
\$75,000-\$99,999	718	4,238	10,893
\$100,000-\$149,999	1,222	7,338	20,463
\$150,000-\$199,999	718	5,772	15,298
\$200,000 or greater	1,339	12,810	27,790
Median HH Income	\$107,001	\$138,151	\$131,840
Average HH Income	\$149,218	\$180,498	\$172,295

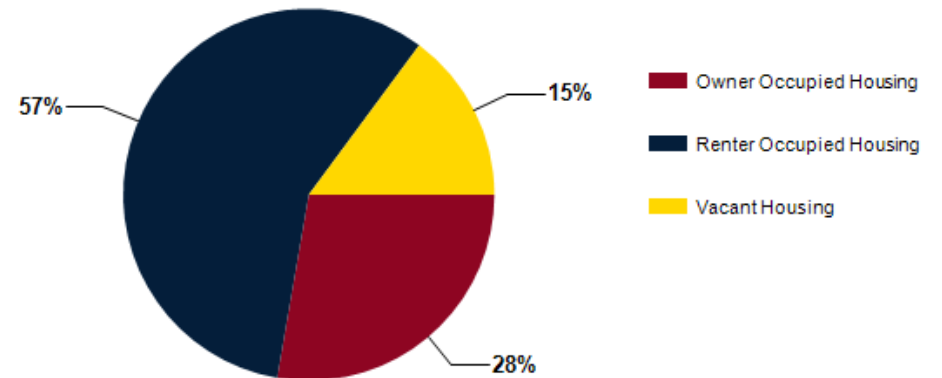
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	62	5,847	20,076
2010 Total Households	1,264	20,332	52,003
2024 Total Households	6,068	39,762	97,529
2029 Total Households	8,019	42,958	108,651
2024 Average Household Size	2.10	2.73	2.80
2024-2029: Households: Growth Rate	28.65%	7.80%	10.90%



2024 Household Income

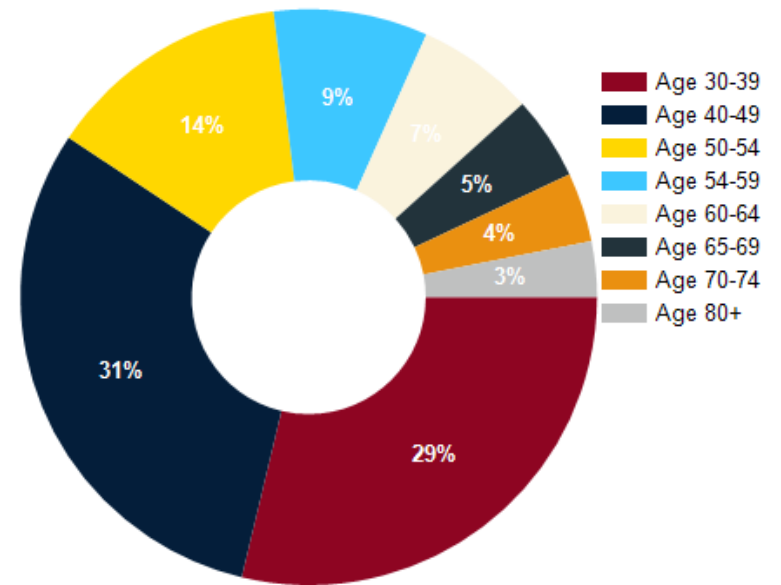


2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,055	6,535	17,229
2024 Population Age 35-39	1,006	7,949	21,564
2024 Population Age 40-44	1,089	10,165	26,090
2024 Population Age 45-49	1,107	10,327	24,125
2024 Population Age 50-54	983	8,647	20,668
2024 Population Age 55-59	620	5,717	14,401
2024 Population Age 60-64	473	4,211	11,262
2024 Population Age 65-69	337	3,150	8,786
2024 Population Age 70-74	279	2,559	7,410
2024 Population Age 75-79	224	1,983	5,614
2024 Population Age 80-84	170	1,133	2,860
2024 Population Age 85+	202	1,034	2,258
2024 Population Age 18+	10,028	79,818	201,237
2024 Median Age	36	37	37
2029 Median Age	37	38	38



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,134	\$101,870	\$108,098
Average Household Income 25-34	\$125,621	\$140,039	\$142,142
Median Household Income 35-44	\$123,367	\$161,102	\$151,983
Average Household Income 35-44	\$171,382	\$200,437	\$188,080
Median Household Income 45-54	\$144,749	\$181,112	\$167,747
Average Household Income 45-54	\$191,020	\$221,012	\$208,320
Median Household Income 55-64	\$119,805	\$156,423	\$147,609
Average Household Income 55-64	\$165,369	\$197,361	\$186,955
Median Household Income 65-74	\$75,000	\$102,541	\$97,116
Average Household Income 65-74	\$118,684	\$140,525	\$130,621
Average Household Income 75+	\$84,687	\$94,567	\$90,811

