

103,000

Total SF

2026

Completion

Frisco

Texas



Stonebriar Commons
@
Legacy

Presented by: WWC

Stonebriar Commons

1125 Legacy
Frisco, Texas



WORLDWIDE
COMMERCIAL



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PROPERTY DESCRIPTION

STONEBRIAR COMMONS

Windmill Development, LLC, developers of The Westin Stonebriar Hotel, Sheraton, and Stonebriar Commons @ Legacy in Frisco, TX have a building permit for an approximately 103,000 square foot 9-story office building and structured parking. Located in the northeast quadrant of Stonebriar Commons @ Legacy in Frisco, the class A office building leverages all of the in-place amenities such as Stonebriar Commons, 550 upscale multifamily residential units, retail establishments, and the adjacent Westin and Sheraton hotels. Restaurants include III Forks , Edoko Sushi, Summer Moon Coffee, Kenny's Burgers and more. This office building will be the culmination of Windmill's 15 years of development activities on this dynamic site which has grown and prospered along with Frisco.

Available Space:

103,000 SF of Office

Looking for 50,000 - 103,000 SF Tenant

DRIVE TIMES

5 minutes

Legacy West

8 minutes

The Star

27 minutes

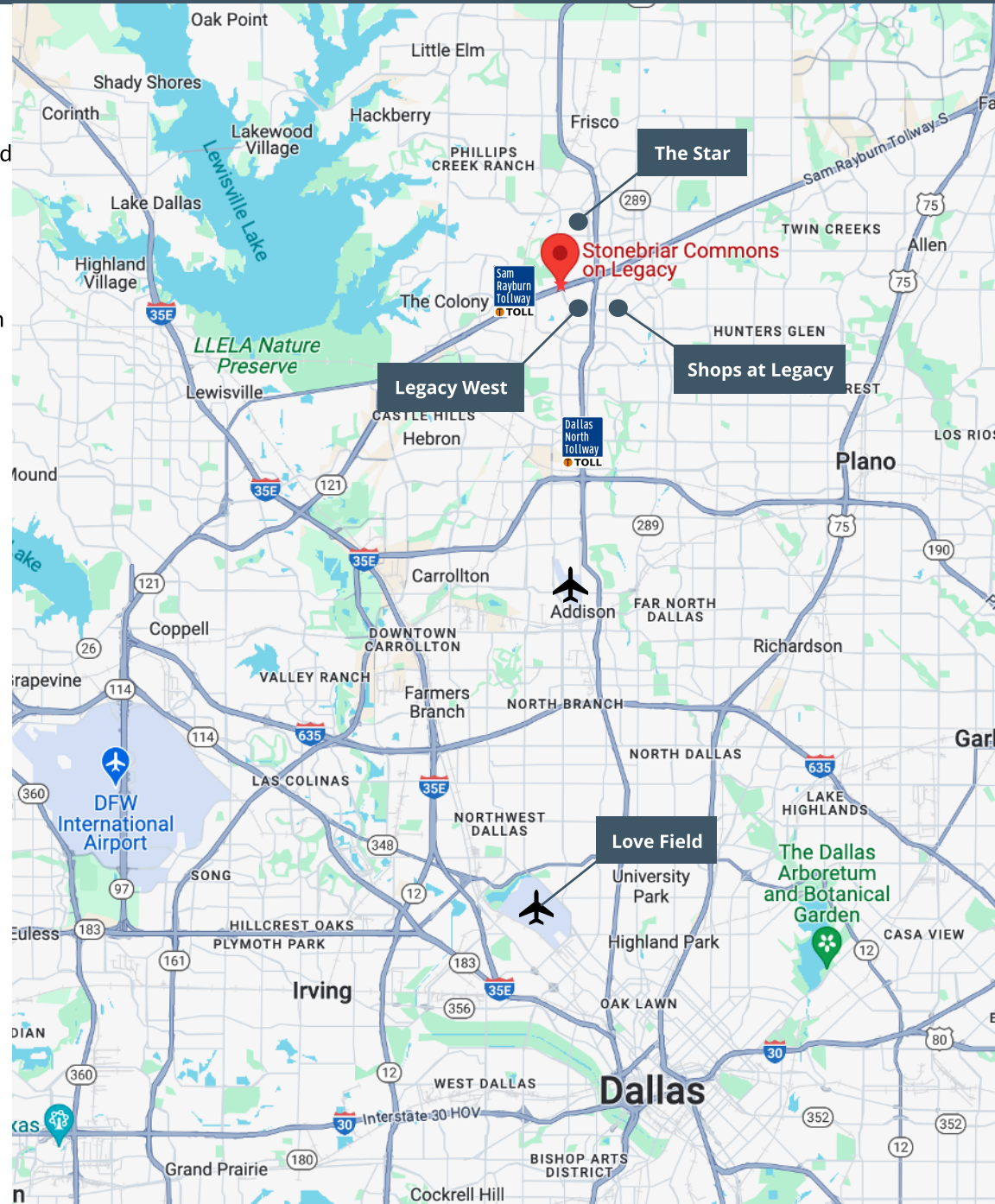
Love Field

17 minutes

DFW Airport

30 minutes

Downtown Dallas



PROPERTY HIGHLIGHTS

Features

- ▶ 9 Stories
- ▶ Average Floor Size 25,200 SF
- ▶ 4 Stories of Parking
- ▶ Prime Location off Legacy and SH-121
- ▶ On-site Management and Maintenance
- ▶ Highly Walkable Area
- ▶ Adjacent to Sheraton Hotel and Conference Center
- ▶ Westin Hotel with 25,000 sf of meeting and conference space





EXTERIORS





Current Retail



FRISCO / PLANO



OVERVIEW

Frisco, Texas is a vibrant city known for its rapid growth, excellent schools, and diverse community. It boasts a strong economy driven by corporate headquarters, technology companies, and a thriving retail sector. With a family-friendly environment, all five major sports franchises being represented here, numerous parks, and cultural attractions, Frisco offers a high quality of life. The city's strategic location and proximity to major highways make it convenient for commuting, contributing to its appeal as a great place to work and live.

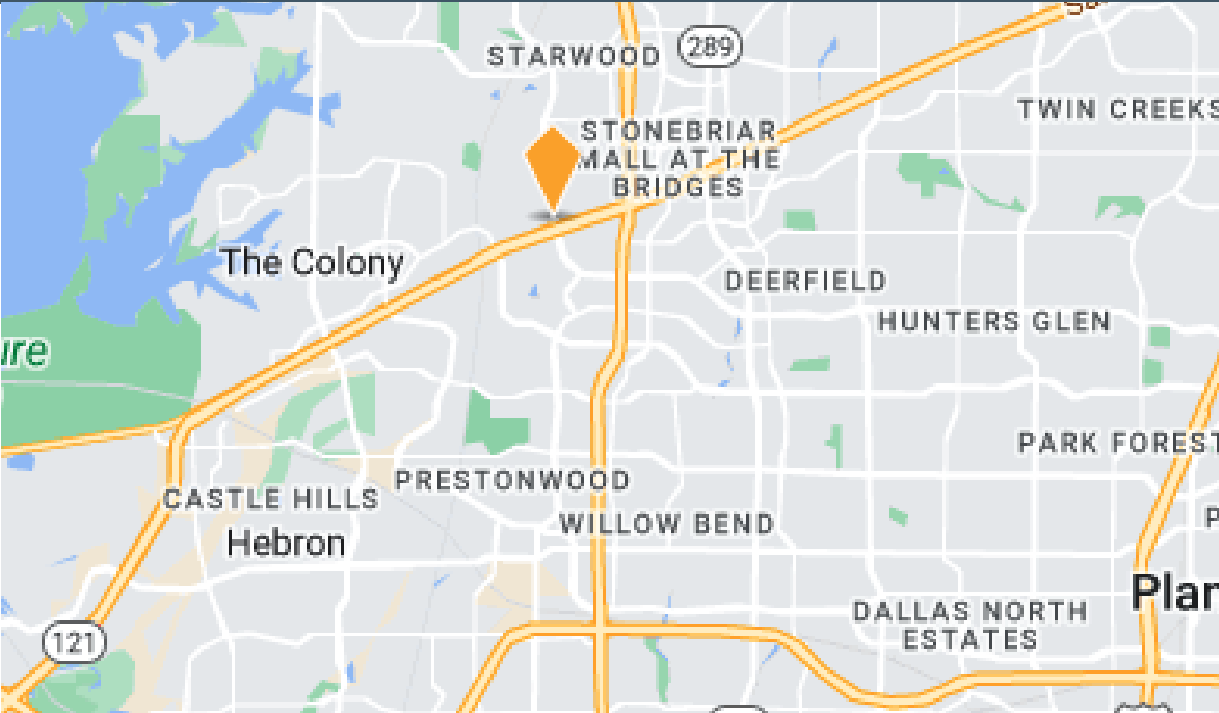
POPULATION & INCOME

As of the most recent census data collected, Plano's population stands at 289,547 (2022) and Frisco is estimated at 236,429. This represents a remarkable growth rate over the past decade, fueled by major corporate relocations to the area. Average household income in Frisco /Plano is around \$134,000

GROWTH AND DEVELOPMENT

A number of major developments received initial approval, began construction, or were completed across the city in 2022 with several others active in 2023. Frisco/Plano are known for the large number of corporate headquarters located here. Multiple attractions to support tourism have been completed or started development including The PGA headquarters, TaylorMade, and Universal Kids Resort.

DEMOGRAPHICS



Population	1 Mile	3 Mile
2023 Population	6,498	107,428
Median Age	42	38.2
Annual Growth 2023-2028	2.3%	1.9%
Income		
Median Household Income	\$77,954	\$102,894
Employment		
Employees	26,290	109,343

ABOUT US

ABOUT WORLDWIDE COMMERCIAL

Worldwide Commercial represents a wide range of qualified clients across a multitude of property types including multifamily, student housing, office, medical office and retail. We strive to maintain the highest standards of excellence in the brokerage, sales, leasing and investments of commercial real estate. Our commitment lies in adept communication, consistently exemplifying top-notch quality and professionalism.

LOCAL MARKET KNOWLEDGE WITH NATIONAL AND INTERNATIONAL REACH

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas with satellite locations in Fort Worth, and Austin Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office and retail transactions.



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