



LEGACY UNION ONE



5851 LEGACY CIRCLE PLANO, TX 75024



Floors Available

FULL BUILDING IN THE HEART OF LEGACY COMING SOON!

Building Signage
Available

12TH FLOOR - 26,600 SF

11TH FLOOR - 26,600 SF

10TH FLOOR - 26,600 SF

9TH FLOOR - 26,600 SF

8TH FLOOR - LEASED

7TH FLOOR - LEASED

6TH FLOOR - 26,600 SF

5TH FLOOR - 26,600 SF

4TH FLOOR - 26,600 SF

3TH FLOOR - 26,600 SF

2TH FLOOR - 26,600 SF

Ground/Lobby

Legacy's vibrant walkable district—
connecting your team to the city's finest
amenities and opportunities

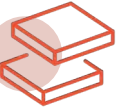
Make your mark on the Legacy skyline with this
exclusive opportunity at this premier location

Exceptional management operated and
managed by Cousins, ensuring world-class
service and attention to detail.

PANORAMIC VIEWS



Class AA
Office Building



Floor Plate
26,600 SF



Structured Parking
4.0/1,000



Building Size
±320,000 RSF



Year Built
2012



Floors
12

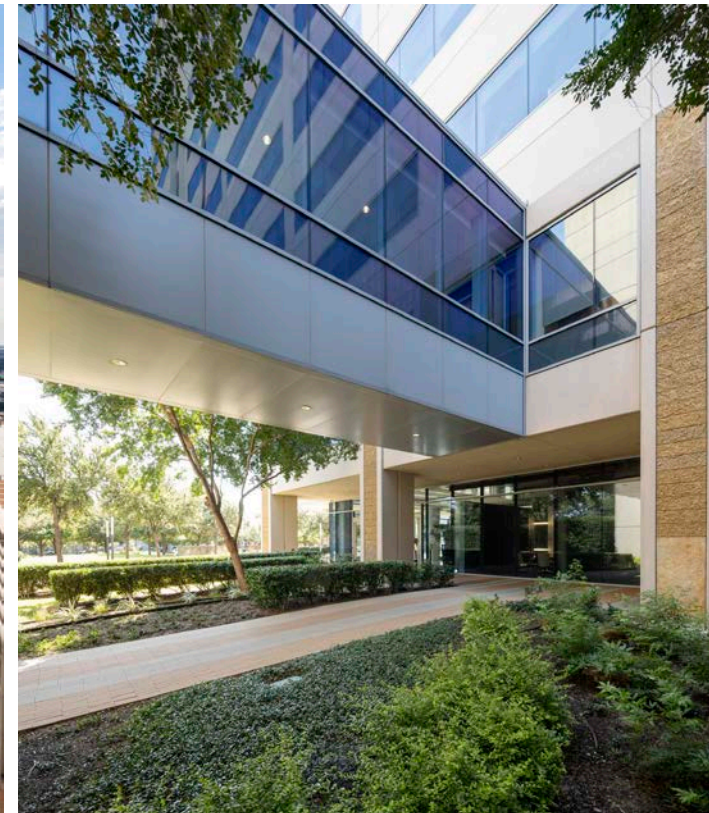
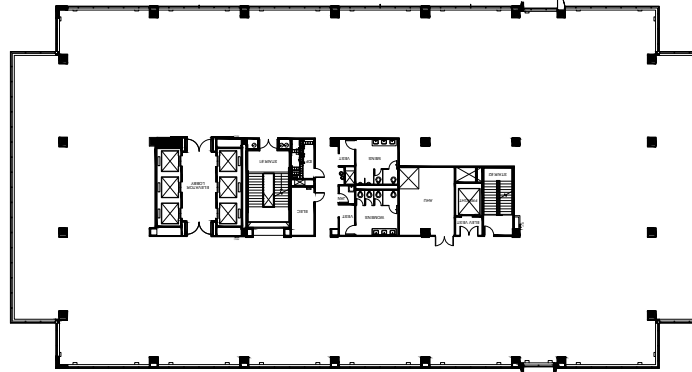


Elevator
6 passengers cab and
1 service elevator



Power
8 watts/SF

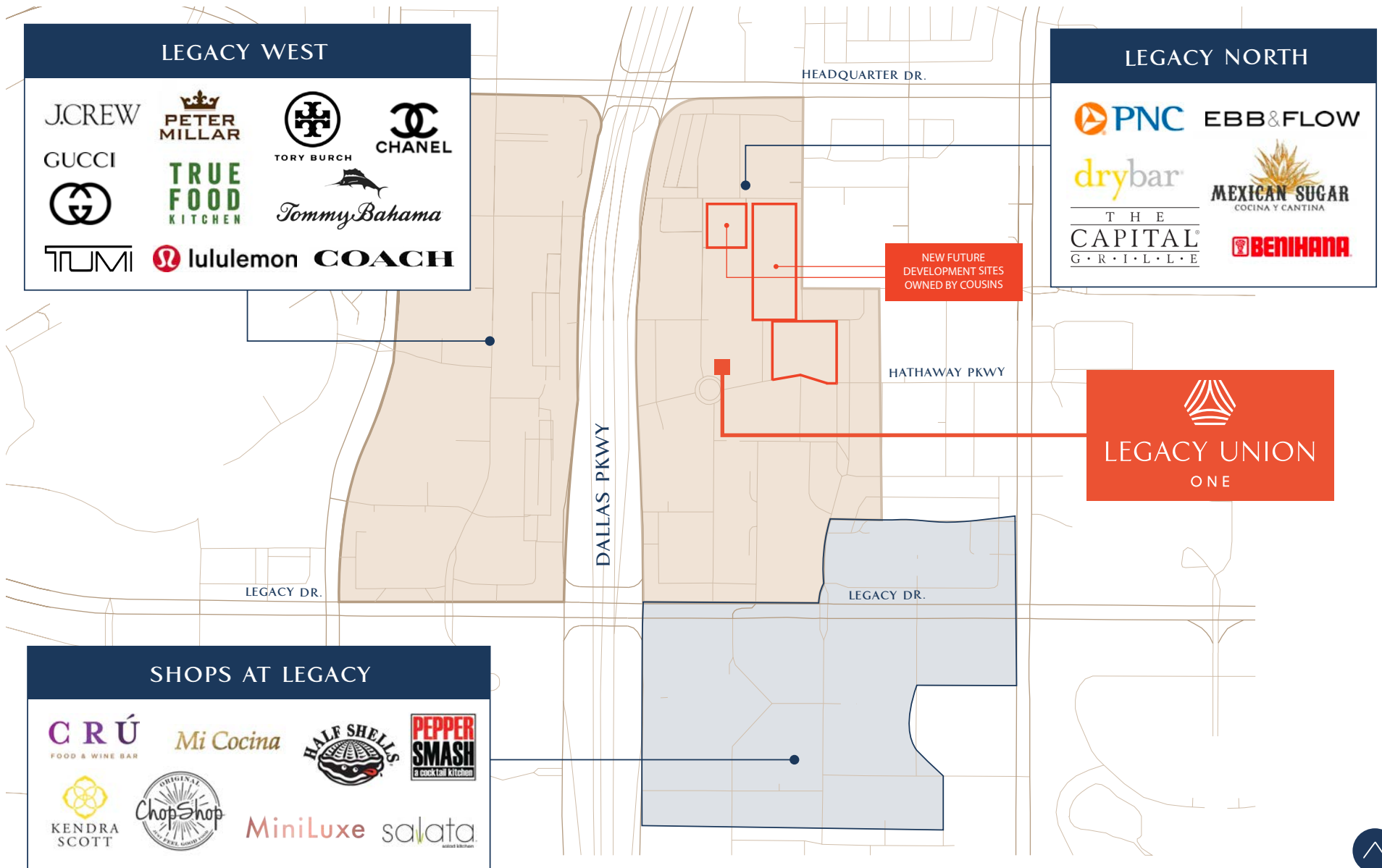
Typical Floorplate





UNMATCHED ACCESS TO AMENITIES

Truly walkable to the best of Legacy



ATTRACTIVE DEMOGRAPHICS



Total Population

	1 Mile	5 Miles	10 Miles
2025 Total Population	8,000	304,139	1,147,069
2030 Total Population	9,285	320,469	1,219,544



Workers

	1 Mile	5 Miles	10 Miles
Workers	33,677	244,678	659,081
Residents	2,940	135,894	525,781



Residents



Average Household Income

	1 Mile	5 Miles	10 Miles
2025 Average HH Income	\$119,630	\$180,285	\$162,963



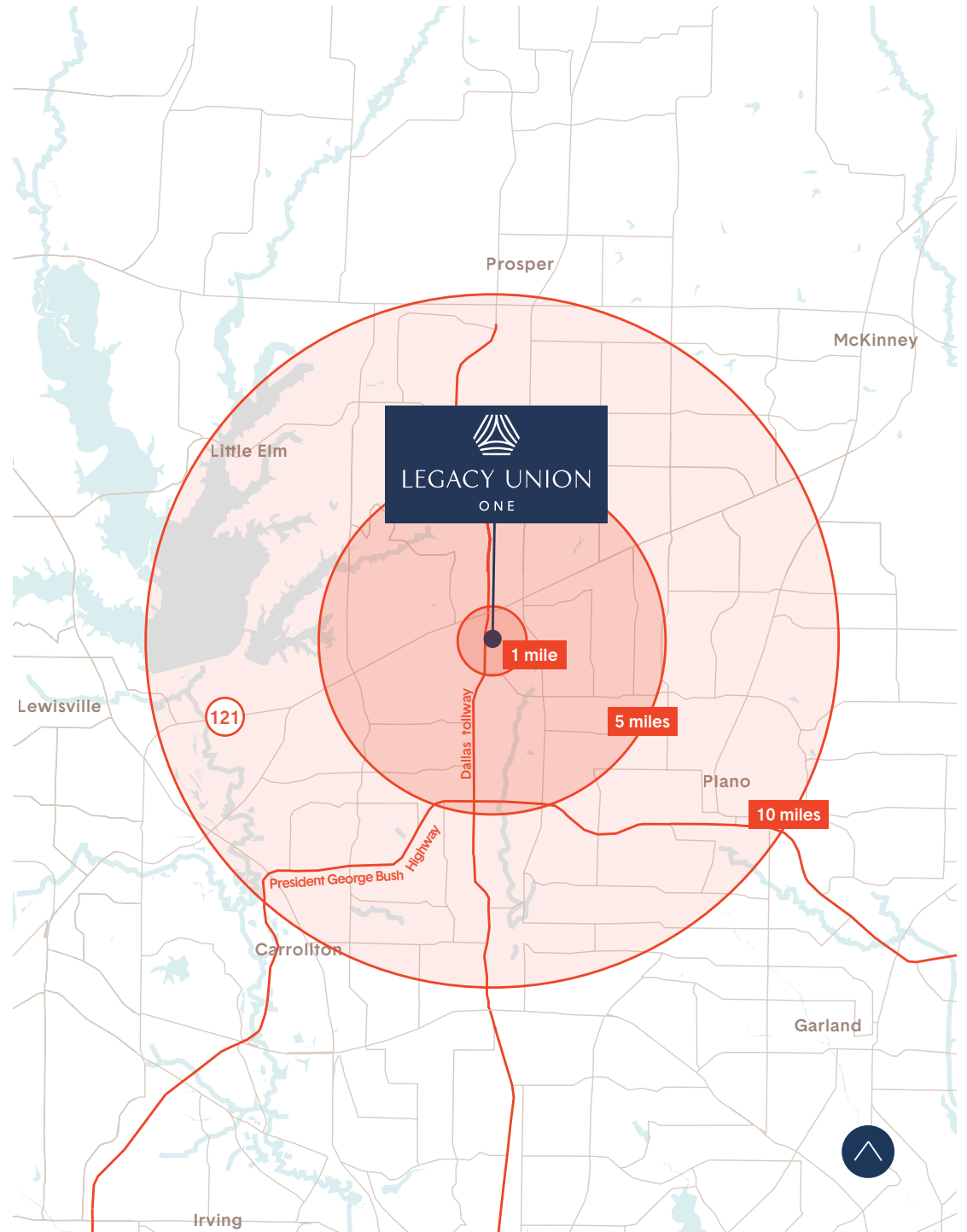
Growth Rate

	1 Mile	5 Miles	10 Miles
2025-2030 Growth Rate	2.4%	1.1%	1.3%



Education Levels

	1 Mile	5 Miles	10 Miles
GED/Alternative Credential	0.6%	1.2%	1.5%
Associate Degree	7.8%	7.2%	8.0%
Bachelor's Degree	37.7%	39.1%	37.1%
Graduate/Professional Degree	29.4%	28.1%	24.0%



FUTURE DEVELOPMENT OPPORTUNITIES

An aerial photograph of a city skyline. In the foreground, a large, multi-story white building with a grid of windows is outlined in white. To its right, a large, rectangular green field is also outlined in white. The background shows various other buildings, including a tall glass skyscraper, and a highway with a bridge. The overall scene is a mix of urban development and open space.

AVAILABLE ADJACENT
DEVELOPMENT SITES
ALSO CONTROLLED
BY COUSINS



LEGACY UNION ONE

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