





LEGACY NORTH

NEC Legacy & DNT | Plano, Texas



Legacy North at The Shops at Legacy is a signature mixed-use development that brings together over 400,000 SF of best-in-class restaurants and retailers within a walkable urban setting situated in the heart of the 2,600 acre master-planned Legacy Business Park, which boasts over 100,000 daytime employees.

AREA SNAPSHOT [3-Mile Radius]

 Daytime Population +190,000	 Average Home Price \$520,000	 Average Household Income \$160,000	 College Degree 86%
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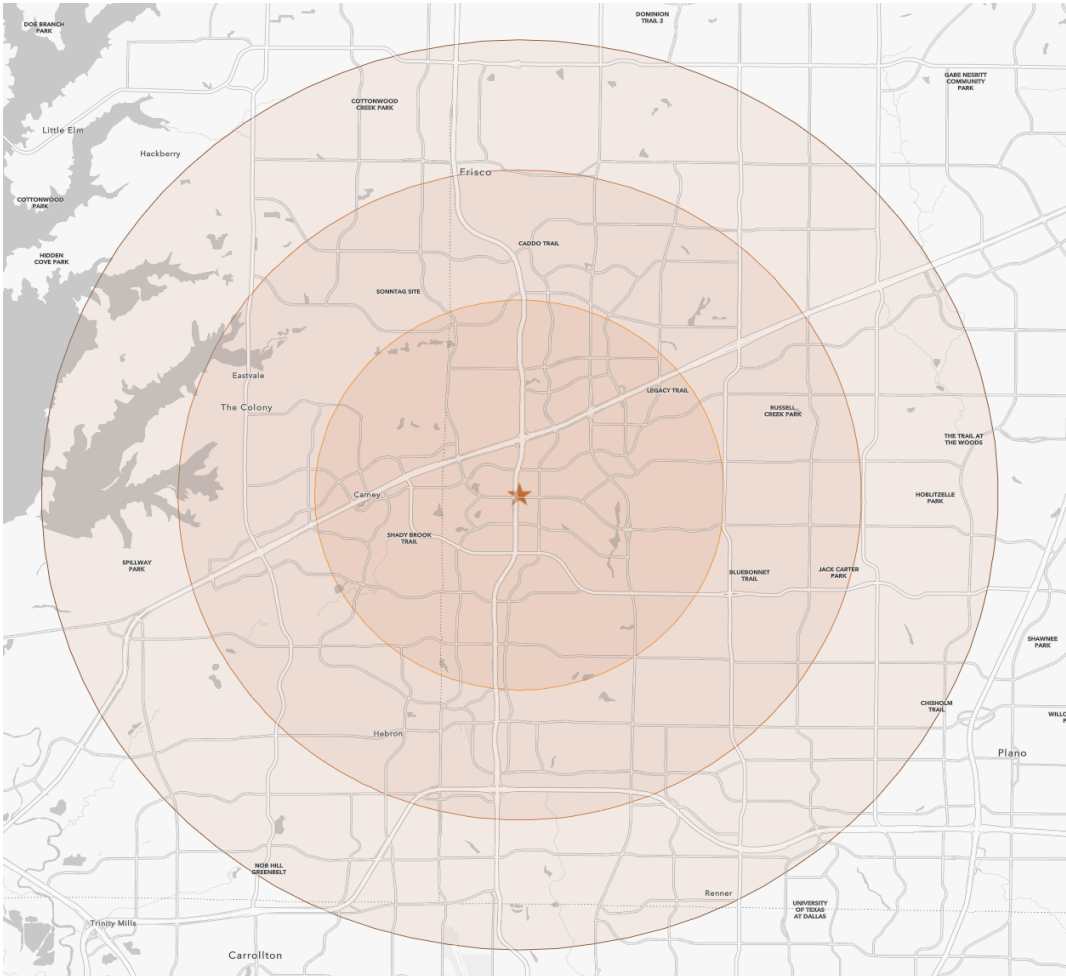


RETAILERS & RESTAURANTS	
The Capital Grille	Drybar
MYX Blend Bar	Ideal Image
MiniLuxe	Benefit Cosmetics
Kendra Scott	Spa Habitat
Mexican Sugar	Sugared + Bronzed
Ella Bleu	Benihana
Angelika Film Center	Kevin Charles Salon

MAJOR EMPLOYERS IN TRADE AREA	
JP Morgan Chase	9,500
Capital One Finance	7,500
Toyota Motor N.A..	4,500
Ericsson	2,500
USAA	2,100
Fannie Mae	2,000

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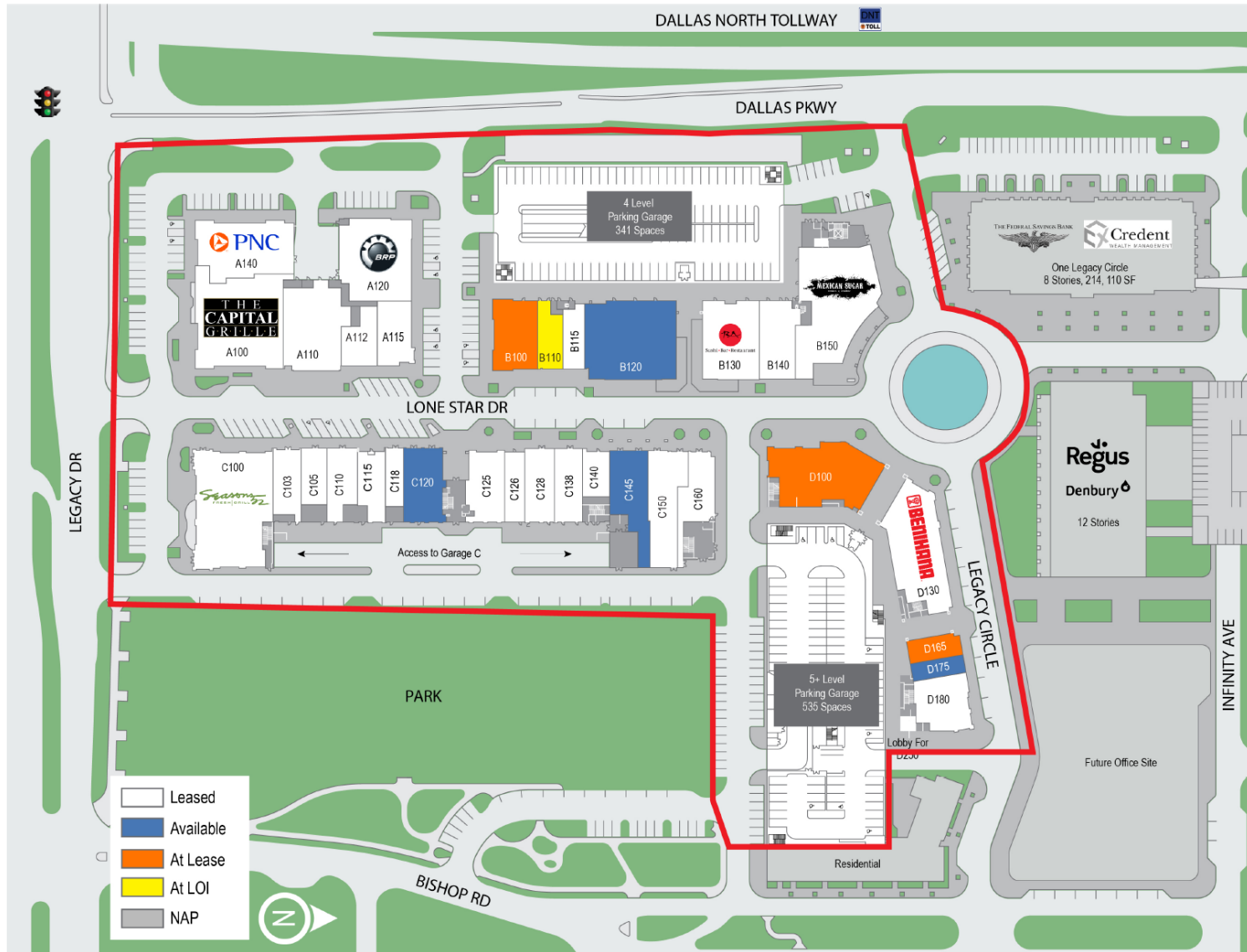


DEMOGRAPHICS			
2023	3 Mile	5 Mile	7 Mile
Total Population	104,298	322,395	625,388
Average HH Income	\$150,193	\$155,817	\$148,233
HH's Income > \$100k	51%	55%	52%

ESTIMATED TRAFFIC COUNTS	
Dallas North Tollway	+100,000
Legacy Drive	+40,000
All traffic count values are based on VPD.	

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LEGACY NORTH Plano, TX (Lower Level)

SUITE	TENANT	SF
A100	The Capital Grille	9,164
A110	House Of Comedy Plano	5,563
A112	Sugar & Bronzed	2,000
A115	Briggs/Freeman Real	2,516
A120	BRP, US Inc	17,141
A140	PNC Bank	5,900
B100	At Lease: Pane Vino	3,731
B110	At LOI: One Lagree	1,583
B115	Ella Bleu Boutique	1,528
B120	AVAILABLE	8,000
B130	RA Sushi	5,000
B140	Ideal Image of Texas	3,259
B150	Mexican Sugar	10,089
C100	Seasons 52	10,108
C103	MYX Blend Bar	2,400
C105	Ozone Bar	1,857
C110	Spa Habitat	2,200
C115	Joni's Boutique	1,900
C118	Organically White	1,200
C120	AVAILABLE	3,384
C125	Ebb & Flow	3,040
C126	Drybar	1,578
C128	Sokhu Thai	2,357
C138	Kevin Charles	2,360
C140	Mini Luxe	1,450
C145	AVAILABLE	3,665
C150	The Ainsworth	4,263
C160	Café Istanbul	2,822
D100	At Lease: JOA Korean BBQ	6,844
D130	Benihana	6,922
D165	At Lease: Body 20	1,426
D175	AVAILABLE (CryoTone)	1,079
D180	Mohsen Ghamsari & Om (Mini Mkt)	3,262
TOTAL		139,072

CONTACT

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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.



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.

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.

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 you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date