

Commercial/Retail/Office – 2.386 acres

Frisco, Texas – Intersection of Legacy Drive and Warren Parkway



Location Overview

- 2.386 acres located just east of Legacy Drive on the north side of Warren Parkway (Lot 7, Block A of the Warren/Legacy Addition)
- Located less than one mile west of the Dallas North Tollway and just over one mile north of S.H. 121
- Frisco, Texas has a population of over 100,000 and is located 25 miles from the DFW Airport and downtown Dallas
- Located across the street from the Baylor Medical Center at Frisco
- The Warren/Legacy Addition presently contains a Colonial Bank, a retail building, a medical office building, Legacy Self Storage, and Carpe Diem Private School.

Property Highlights

- Zoned PD-33-Business Center (Ord. No. 89-09-01) for commercial, retail, and office uses
- Zoning allows building heights up to eight (8) stories
- Water and sanitary sewer service has been extended to the property
- Direct access to a median opening in Warren Parkway and cross access to a median opening in Legacy Drive



LandPlan Development Corp.

5400 Dallas Parkway, Frisco, Texas 75034

(214) 618-3800

www.landplan.net

For more information, please contact:

Reed Williams

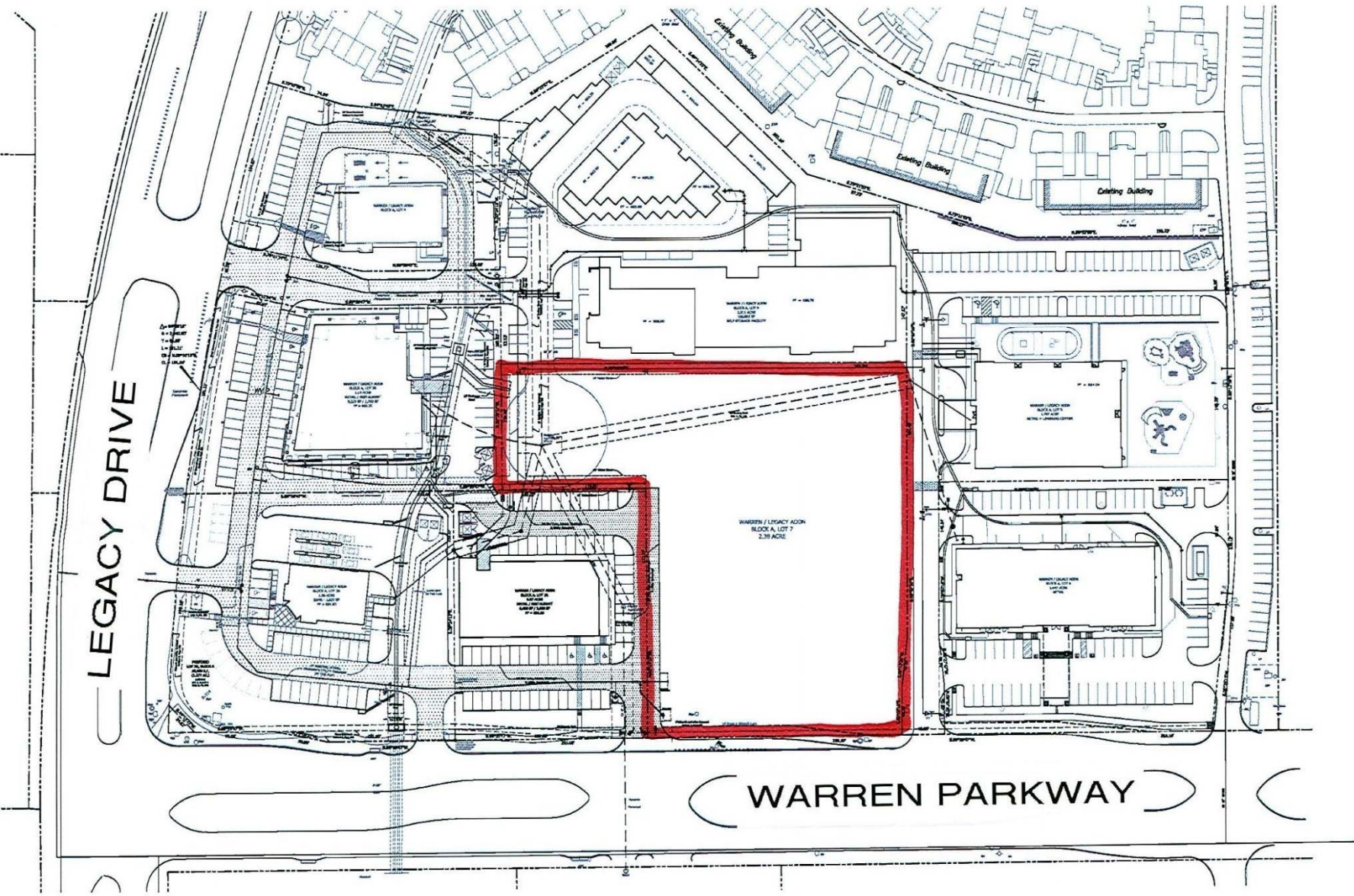
(214) 618-3804

reed@landplan.net

LEGACY DRIVE

WARREN PARKWAY

WARREN / LEGACY ADDN
BLOCK A, LOT 7
2.38 ACRES



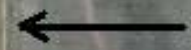


Site

Warren Parkway

Baylor Medical Center
at Frisco

Legacy
Drive



TREE LINE DR

HAMPSHIRE

SAVANNAH DR

SAVANNAH

ARMSTRONG DR