



## LEGACY DRIVE VILLAGE | 7000-7224 INDEPENDENCE PKWY, PLANO, TX 75025

### Features

Legacy Drive Village is a well-located center on the NE corner of Legacy Dr and Independence Pkwy. Anchored by Kroger Signature featuring a lineup of popular tenants. Ideal for child-oriented retail and medical as the center is surrounded by densely populated neighborhoods.  
[legacydrivevillage.com](http://legacydrivevillage.com)

### FOR LEASE

**TOTAL SF:** 138,266  
**AVAILABLE SF:** 7,480  
**MIN CONTIGUOUS SF:** 1,500  
**MAX CONTIGUOUS SF:** 3,600  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$11.10 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Legacy Drive	36,702 VPD	Total Population		16,632	145,702	340,006
Independence Parkway	23,749 VPD	Total Households		6,141	53,232	131,090
		Average Household Income		\$183,549	\$167,782	\$159,019
		Total Daytime Population		12,145	115,341	401,373

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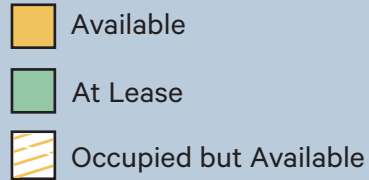
### Area Retailers & Businesses



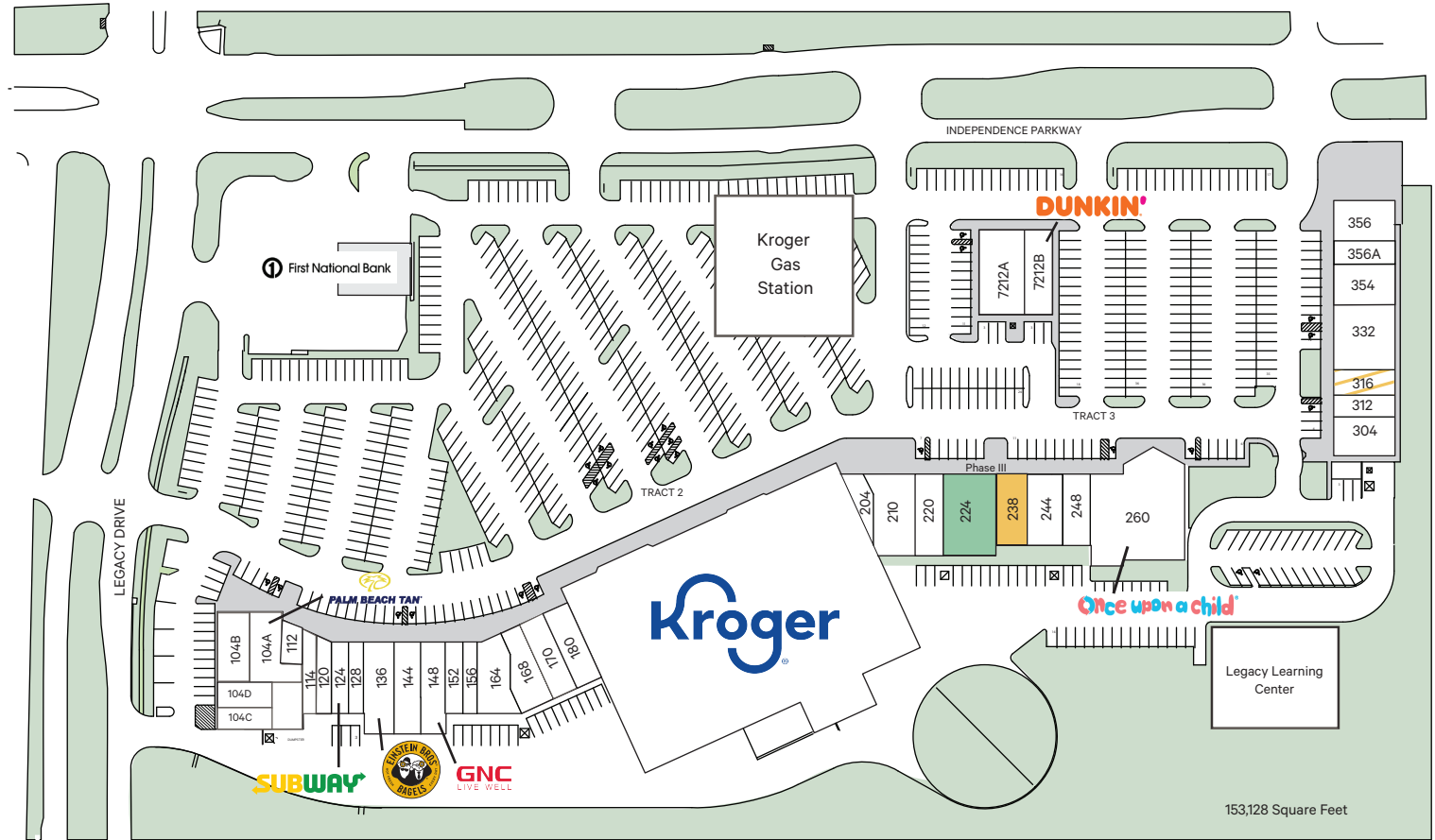
The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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# LEGACY DRIVE VILLAGE | 7000-7224 Independence Pkwy, Plano, TX 75025



NOT TO SCALE



153,128 Square Feet

## Current Tenants

### 7000 Independence

104A	Palm Beach Tan	3,008 sf
104B	Scrambler Cafe	2,569 sf
104C	Crumb! Cookies	1,092 sf
104D	Milky Treats	1,400 sf
112	Everbowl	702 sf
114	Pet Palace	1,163 sf
120	Foot Care	1,118 sf
124	Subway	1,200 sf
128	CC's Tailor	1,050 sf
136	Einstein Bros. Bagels	2,340 sf
144	Angelo & Vito's	3,035 sf
148	GNC	1,800 sf
152	Fantastic Sams	1,260 sf
156	PostalAnnex	1,000 sf

### 7000 Independence

164	Skyline Nail Spa	2,400 sf
168	T-Mobile	2,400 sf
170	Club Pilates	2,000 sf
180	Wingstop	2,000 sf

### 7100 Independence

7100	Kroger Signature	59,016 sf
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### 7200 Independence

204	Chiro-Care	786 sf
210	iCODE	3,325 sf
220	Southern Images Photography	2,295 sf
224	At Lease	3,600 sf
238	Available	2,380 sf

### 7200 Independence

244	Pinch A Penny	2,488 sf
248	Tasty Egg Roll Restaurant	2,200 sf
260	Once Upon A Child	8,985 sf

### 7212 Independence

7212A	Urgent Care for Kids	4,000 sf
7212B	Dunkin' Donuts	2,000 sf

### 7224 Independence

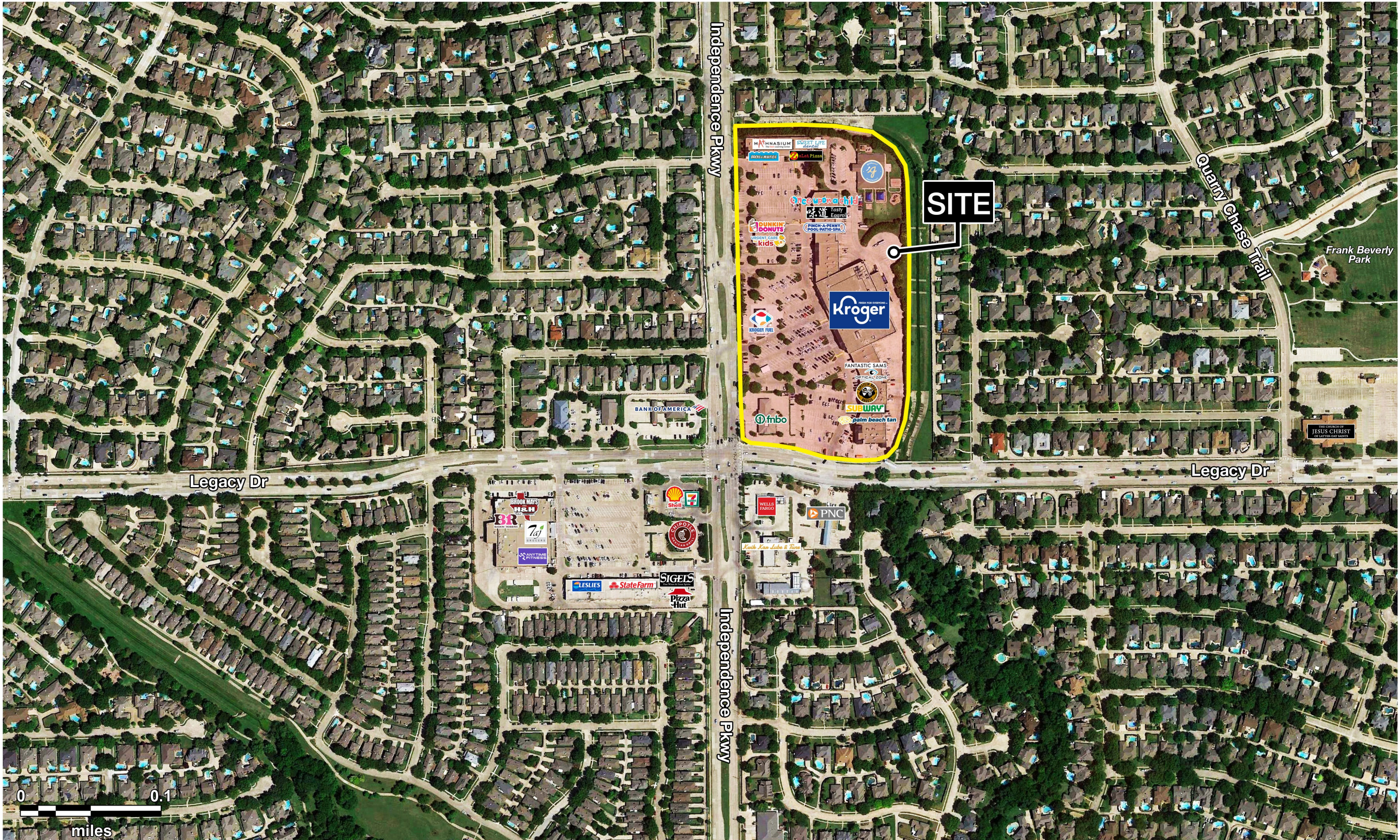
304	Legacy Village Veterinary Clinic	2,300 sf
312	Sweet Life Dental	1,281 sf
316	Zalat Pizza (Available)	1,500 sf
332	Bricks & Minifigs	3,554 sf
354	Mathnasium	2,234 sf
356A	Master Chang's Martial Arts	1,464 sf
356	Lita's La Mexicana Restaurant	2,750 sf

\*Occupied but Available

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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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

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