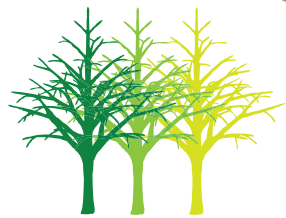


PARKSIDE III in LEGACY

PLANO, TEXAS

BUILD-TO-SUIT SITE
Office/Medical



Parkside
on Legacy



PARKSIDE III in LEGACY

PROPERTY FEATURES

Parkside III on Legacy Drive delivers a fantastic 16 acre build-to-suit development site for Office and Medical Development Projects. Located in the heart of the 2,600 acre Legacy Business Park in Plano, Texas, this site delivers the most sought-after master-planned community in North Texas with a mix of residential, retail and corporate uses all in beautifully tree-lined boulevards in this deed-restricted park. Legacy is home to such corporate citizens as Toyota, Capital One, FedEx Office, JP Morgan Chase and AT&T, just to name a few.

OPPORTUNITY

The site provides a range of options and building sizes from 200,000 to 500,000 square feet of office. Perfectly located for office or medical office uses with proximity to Children's Medical Center as well as other medical users.

ACCESS

The site delivers prominent profile on Legacy Drive at the corner of Windcrest Drive with Preston Road just to the east and Dallas North Tollroad to the west.

AMENITIES

Legacy Business Park delivers world-class retail and dining with a wide range of food service options. The park delivers over 1,000 hotel rooms and multiple apartment, townhome and proximity to single-family residential options.

- Premier Legacy Business Park Address
- Office and Medical Opportunity
- Build-to-Suit Turn-Key Services Provided by KDC Real Estate and Investments



PARKSIDE III







121
TEXAS

Sam Rayburn Tollway

LEGACY
WEST

DNT
TOLL

Dallas North Tollway

LEGACY
TOWN
CENTER

Headquarters Dr

Legacy Dr

Tennyson Pkwy

Dominion Pkwy

Preston Rd

Legacy Dr

Windcrest Dr


Parkside
on Legacy

 KDC



121
TEXAS

Sam Rayburn Tollway

JPMORGAN
CHASE & CO.



TOYOTA

JCPenney

LEGACY
WEST

Headquarters Dr

intuit



PEPSICO

encana



Legacy Dr

Bank of America

THE CAMPUS
AT LEGACY

Parkside
on Legacy

LEGACY PROJECTS

- 1) PepsiCo - 250,000 SF
- 2) Intuit - 167,000 SF
- 3) AT&T - 253,000 SF
- 4) Rent A Center - 175,000 SF
- 5) Denbury Resources - 102,000 SF
- 6) St. Jude Medical - 174,000 SF
- 7) Countrywide/Bank of America - 225,000 SF
- 8) TCAL - 1,100,000 SF
- 9) EnCana - 320,000 SF
- 10) Tyler Technologies - 135,000 SF
- 11) FedEx Office - 265,000 SF
- 12) Toyota - 2,100,000 SF
- 13) Liberty Mutual - 1,100,000 SF
- 14) JPMorgan Chase - 1,150,000 SF

Legacy Total Square Feet - 7,866,000 SF

Dallas North Tollway

Tennyson Pkwy

Windcrest Dr

tyler
technologies

Denbury

ST. JUDE MEDICAL
HEALTHCARE SYSTEM

KDC

LEGACY AREA AMENITIES



WELLNESS

- 1 Alpha Fitness Center
- 2 Ceres Health Club
- 3 D'Pilates
- 4 North Plano Crossfit
- 5 Champion Fitness
- 6 Legacy Trail
- 7 Orange Theory Fitness
- 8 Lifetime Fitness

OUTDOOR ACTIVITY CENTERS

- 9 PGA Certified Golf Instruction
- 10 DA's Spring Creek Golf

HOTELS

- 11 Renaissance Legacy West
- 12 Marriot at Legacy
- 13 Courtyard at Legacy Park
- 14 Aloft Plano
- 15 NYLO Plano
- 16 Hilton Granite Park
- 17 Candlewood Suites
- 18 Sandman Signature Hotel
- 19 Staybridge Suites

CHILDCARE

- 20 Childcare at Legacy
- 21 The Children's Courtyard
- 22 TLC Child Development Center
- 23 Parker - Chase Preschool

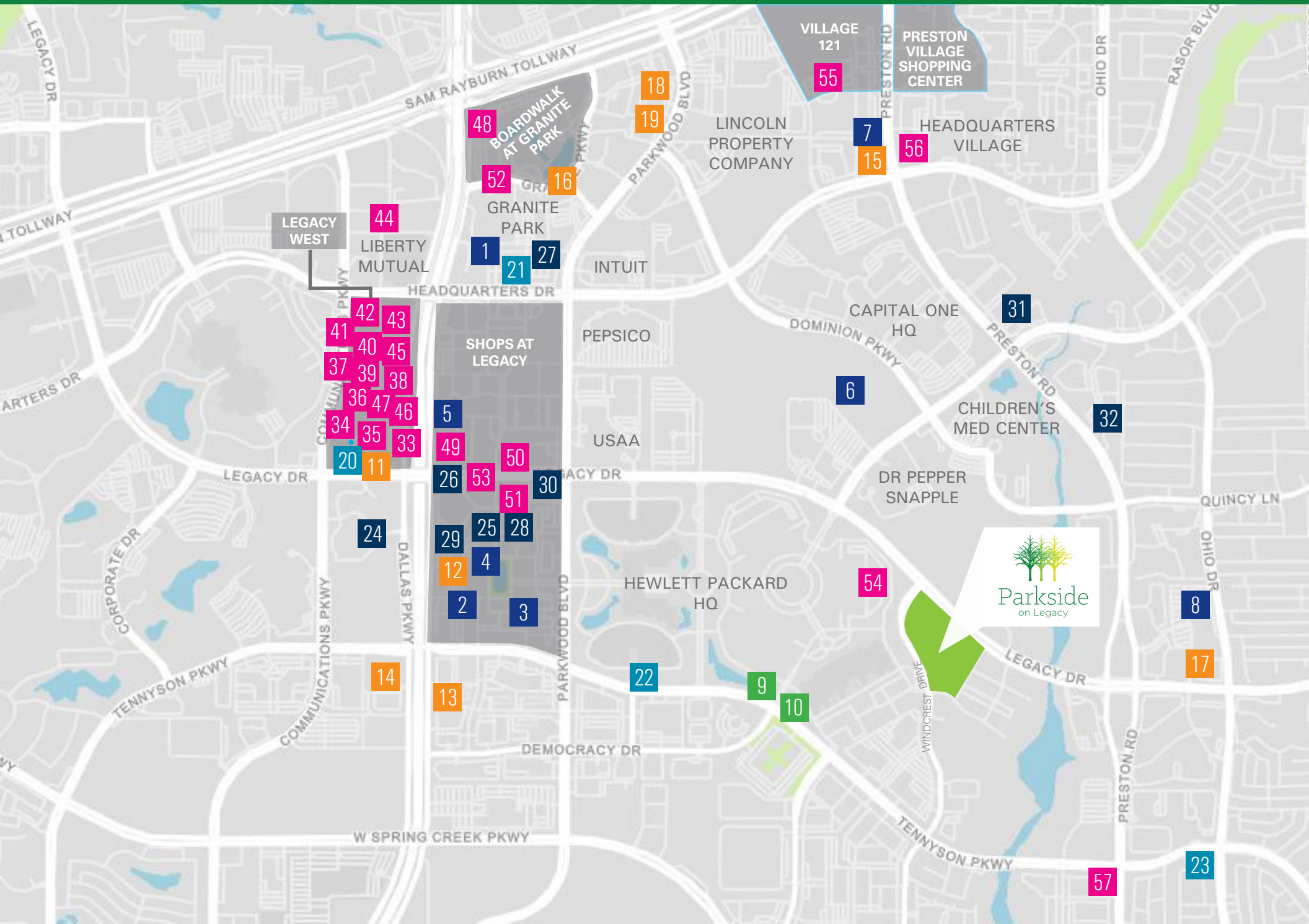
FINANCIAL INSTUTIONS

- 24 Beal Bank
- 25 Bank of America
- 26 Legacy Capital Bank
- 27 Texas Capital Bank
- 28 Benchmark Bank
- 29 Chase Bank
- 30 Altour American Express
- 31 BB&T Bank
- 32 Prosperity Bank

DINE

- 33 Del Frisco's
- 34 Bistro 31
- 35 Earl's Kitchen
- 36 Toulouse
- 37 Shake Shack
- 38 Sprinkles
- 39 Mesero
- 40 North Italia
- 41 True Food Kitchen
- 42 Haywire
- 43 Legacy Hall
- 44 Fogo de Chao
- 45 Barnes & Noble Kitchen
- 46 Taverna
- 47 Tommy Bahama Kitchen
- 48 Blue Mesa
- 49 Mexican Sugar
- 50 Fireside Pies
- 51 Nicola's
- 52 Campisi's
- 53 Blue Martini Lounge
- 54 Denbury Cafe
- 55 Lazy Dog Restaurant
- 56 Five Guys
- 57 Malgudi Garden

LEGACY AREA AMENITY MAP



SITE PLAN | OPTION 1

CORGAN



Parkside on Legacy | Phase 3

Option 1



SITE PLAN | OPTION 2

CORGAN



Parkside on Legacy | Phase 3

Option 2





KDC is a leading national real estate development and investment company focused on office build-to-suit facilities for companies looking to attract and retain top talent around the country. KDC goes beyond what is expected of a developer, operating with transparency and collaboration to deliver the best results on every project.



Myers Commercial, Inc. was formed in 1983 by Robert, L. Myers, Bob, out of a desire to serve the Texas commercial real estate market with a client-first, comprehensive approach to property development. Bob built his foundation in Commercial Real Estate at a local commercial brokerage & development firm. After a few years in the business, he was approached by a developer that wanted a partner who knew the industry and could deliver the type of insight and dedication that Bob was known for. This partnership led to the creation of Myers Commercial.



CONTACT

Aarica Mims
Senior Vice President /
Director of Leasing
214.696.7847
aarica.mims@kdc.com

Bill Guthrey
Senior Vice President /
Land Development
214.696.7820
bill.guthrey@kdc.com