

PLAZA ON LEGACY

PLANO, TEXAS

OFFERING SUMMARY



THE OPPORTUNITY

Jones Lang LaSalle (“JLL”) is pleased to present the opportunity to acquire Plaza on Legacy (the “Property”), a 99% leased, 176,955 square foot grocery-anchored center located in Plano, TX. The Property is anchored by Sprouts Farmers Market, a high performing grocer that comprises 19% of the total rentable area. Situated at the southwest corner of Coit Road and Legacy Drive, the property caters to a dense neighborhood population of over 139,000 residents within three miles with an average household income of over \$162,000 – 67% above the DFW Average.

Plaza on Legacy presents investors with the opportunity to acquire a grocery-anchored asset with near-term mark-to-market upside surrounded by an affluent consumer base in the thriving DFW metroplex.

THE ASSET

ADDRESS	4100 Legacy Drive, Plano, TX 75204
SQUARE FOOTAGE	176,955
LAND AREA	19 Acres
OCCUPANCY	99%
ANCHOR	Sprouts Farmers Market
WALT	7.4 Years
YEAR BUILT	1999
5-YEAR CAGR	3.56%



INVESTMENT HIGHLIGHTS



SPROUTS GROCERY-ANCHORED



OPPORTUNITY TO SPIN OFF PADS
STARBUCKS, WALGREEN'S & HANDEL'S



BANKABLE CASHFLOW
44% OF REVENUE FROM NATIONAL TENANCY



MARK-TO-MARKET OPPORTUNITIES
WITH IN-PLACE RENTS 23% BELOW MARKET




ROBUST DEMOGRAPHICS
\$162,000 AVG. HH INCOME - 67% ABOVE DFW AVG.



STRONG ACCESS & VISIBILITY
LESS THAN 3.5 MILES FROM THE
DALLAS NORTH TOLLWAY





 **Placer.ai** #1 Sprouts within a 10 mile radius



Over 380 locations throughout 23 states with over 50+ locations in Texas.



\$6.7B in revenue in 2023, a 4.7% increase over 2022 and a 9.84% increase over 2021.



Sprouts continues to expand in North Texas with new stores opening in Rockwall, McKinney, Dallas, and Fort Worth in 2024 & 2025.

TENANT OVERVIEW

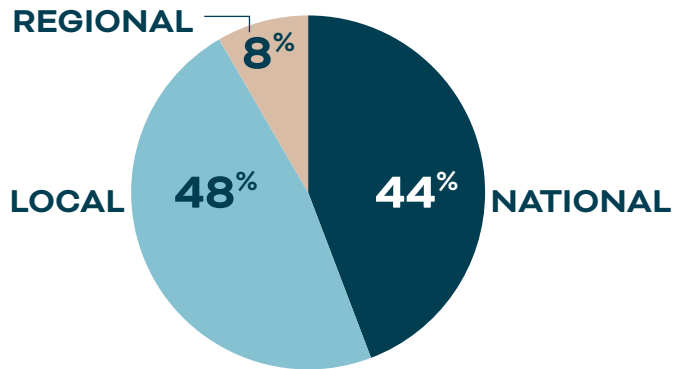
COMPANY	SPROUTS FARMERS MARKET
TYPE	PUBLIC (NASDAQ: SFM)
INDUSTRY	GROCERY
HEADQUARTERS	PHOENIX, AZ
FOUNDED	2002
# OF LOCATIONS	380
# OF EMPLOYEES	35,000
REVENUE	\$6.71B (YE 2023)
MARKET CAP	\$5.07B

BANKABLE CREDIT BACKED INCOME STREAM

With over 44% of the Property's income stream generated from national tenancy and an average tenant tenure of 12+ years, Plaza on Legacy provides investors with a defensive grocery-anchored asset and loyal tenant base.

ROBUST IN-PLACE TENANCY

TENANT MIX BY CREDIT PROFILE



34% OF NOI FROM NATIONAL CREDIT TENANCY



MOODY'S: BA2

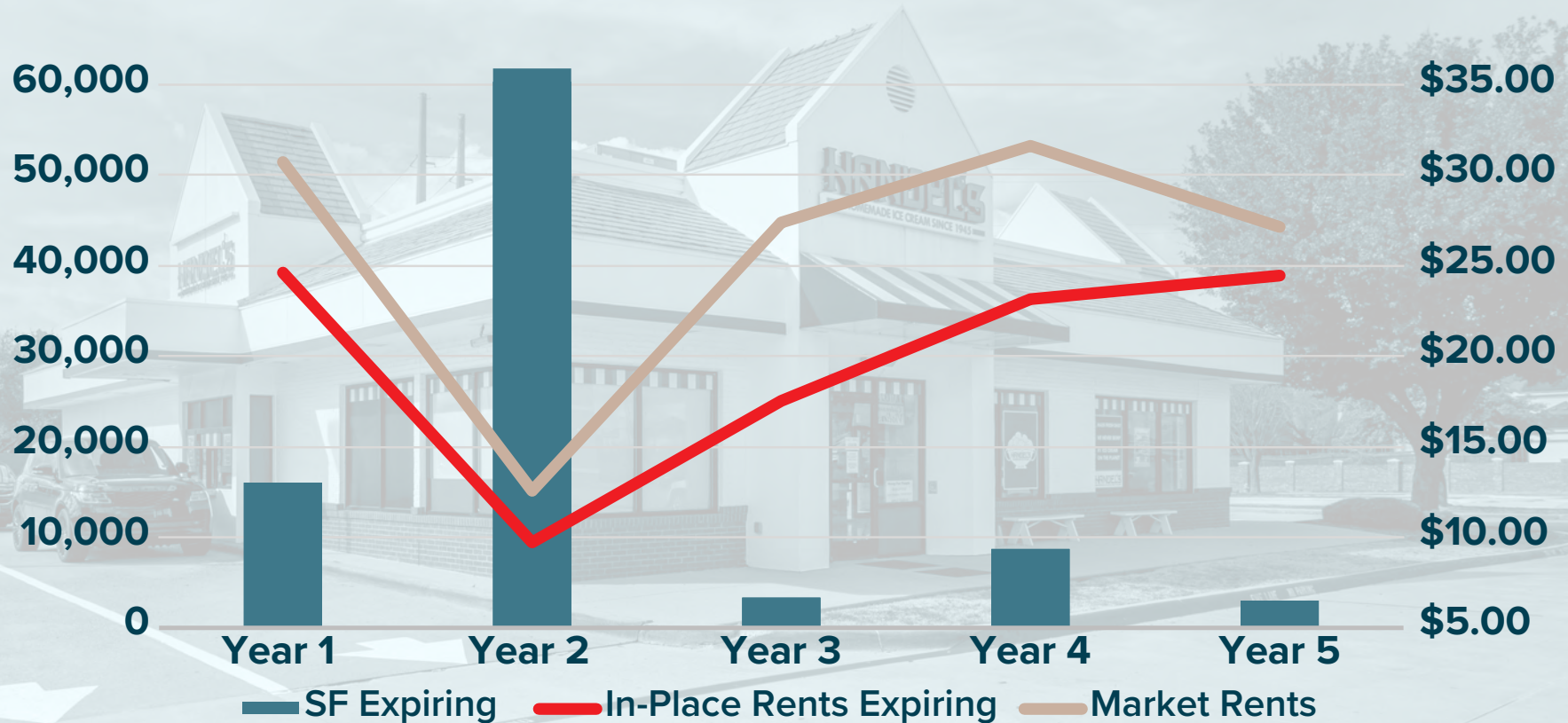


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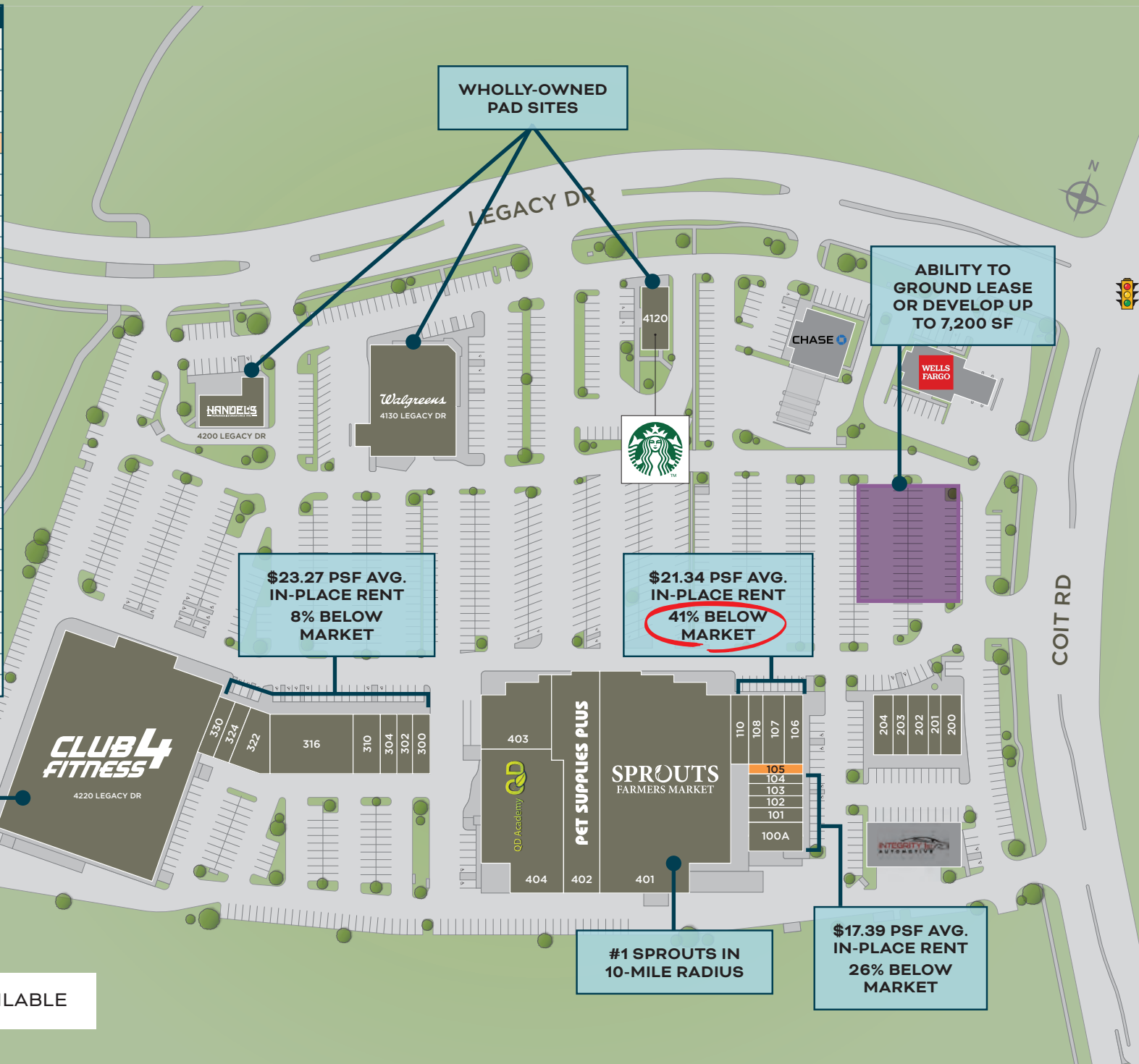
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TREMENDOUS RE-MERCHANDISING AND MARK-TO-MARKET OPPORTUNITY



IN-PLACE RENTS 23% BELOW MARKET

UNIT	TENANT	SF
100A	Cadenza Violins	2,500
101	Farmers Insurance	1,200
102	Great Clips	1,200
103	Tracy's Lashes	975
104	Code Wiz	951
105	Available	767
106	Little Gus Cafe	1,475
107	Le Paws Grooming	924
108	Top Feet	1,434
110	Eye Level	2,039
200	Acuity Eyecare Group	1,352
201	The Gyro Guys	1,350
202	Water 4 U	996
203	Papa John's Pizza	1,319
204	Sushi Go-Sub	1,506
300	Edelweiss School	1,651
302	BME Dental	1,505
304	Legacy Tailor	939
310	3 6 9 BBQ	2,422
316	Salons Of Legacy	6,834
322	Ultima Fitness	2,022
324	Lifestyle Wellness	1,785
330	Srutilaya School of Dance	1,489
401	Sprouts Farmers Market	34,000
402	Pet Supplies Plus	9,750
402A	Pet Supplies Plus	2,504
403	Armed Forces Career Center	6,375
404	QD Academy	15,530
4120	Starbucks	2,340
4130	Walgreen's	13,905
4200	Handel's Ice Cream	2,400
4220	Club 4 Fitness	51,516



LEASED
 AVAILABLE



60,000 VPD

Granite Park

2.3 M SF of Commercial Space
150 companies Employing 6,000 workers



141,000 VPD



Legacy Business District

33M SF of Office Development
60,000 Workers

PRESTON RD.



25,000 VPD

Preston Meadows
Population
Avg. HH Income
Median Home Value



PLAZA ON LEGACY



RUSH HOUR RETAIL

With over 60,000+ employees within 4 miles and surrounding affluent neighborhoods, Plaza on Legacy is perfectly positioned as a “One Stop Shop” for both daily work commuters and local residents alike.



SIGNIFICANT WORKFORCE AND AFFLUENT CONSUMER BASE



WITHIN A 3-MILE RADIUS



139,694
HOUSEHOLDS



19,043
APARTMENT
UNITS



149,959
TOTAL DAYTIME
POPULATION



\$472,967
AVERAGE
HOME VALUE



\$153,418
AVERAGE
HOUSEHOLD
INCOME



\$8.6B
ANNUAL
CONSUMER
SPENDING POWER



42%
HOLD A
BACHELORS
DEGREE OR
HIGHER



27,376 VPD
LEGACY DRIVE



27,603 VPD
COIT ROAD

Shadow
Home Value

DFW OPEN FOR BUSINESS ECONOMIC RESILIENCY

26.2%
POPULATION
GROWTH FROM
2010 - 2023
OUTPACING THE
US AVERAGE OF
9.17%

#1
IN THE NATION IN
POST-COVID
JOB RECOVERY

#6
IN THE U.S.
72% of DFW higher
education graduates stay
and work in the region

#1
IN THE COUNTRY
FOR PERCENT
JOB GROWTH
(140,000 jobs added
from November 2022 to
November 2023)

LOW COST OF
DOING BUSINESS
WITH A SCORE OF

101
(US avg. 100)

TWO
FORTUNE 10
COMPANY HQ'S

Tied with San Jose.
NYC, LA, Chicago host
none.



* Sources: JLL Research, Dallas Regional Chamber, U.S. Bureau of Labor Statistics, kastle, ESRI



WHY DALLAS

#3

**REAL ESTATE
MARKET FOR 2023**

Urban Land
Institute/PWC

#1

**MSA FOR
PROJECTED
POPULATION
GROWTH**

**LEADING PRO-
BUSINESS
ENVIRONMENT**

#1 market for doing
business 19 years in a
row

546,689

**PROJECTED NEW
RESIDENTS BY
2028**

#1 in the U.S. in projected
population growth

#1

**IN 5 YEAR
EMPLOYMENT
GROWTH WITH
NEARLY 600,000
JOBS ADDED
SINCE 2018**

370

**RESIDENTS MOVE
TO DFW DAILY**

One new resident moves
to DFW every four
minutes



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