

Office

# 5465 Legacy Dr Plano, TX 75024

📍 Plano/Allen

🏠 Dallas



Office

Plano/Allen Dallas

# 5465 Legacy Dr

Plano, TX 75024

Parcel R-5061-00A-0010-1 | Multi-Tenant

The Plaza at Legacy is located in the Plano/Allen submarket of the Dallas metropolitan area. Built in 2001, the building is one of one hundred and sixty-one properties constructed since 1990 that account for 79.1% of the submarket's total inventory of office space. At 215,499 square feet, The Plaza at Legacy is 62.0% larger than the average office property size in the Plano/Allen submarket.



## Property Report

### PROPERTY ATTRIBUTES & STRUCTURALS

Property Name	County	Year Built	Building Class
The Plaza at Legacy	Collin County	2001	A
Zoning	Buildings	Floors	Building Size (SF)
CE	1	7	215,499
Lot Size (SF)	Lot Size (Acres)	Opportunity Zone	Census Tract
522,241	11.99	No	031657
Latitude	Longitude		
33.07809	-96.81104		

### 2020 TAXES

Assessed Value	Assessed Value Change
\$55,500,000	0.0%

### 2019 TAXES

Tax Amount	Tax Amount Change
\$1,133,613	-2.0%

### PROPERTY CONTACTS

**Owner**

MCP PLAZA AT LEGACY LLC,  
DBA THE PLAZA AT LEGACY

**Phone**

(214) 267-0442

**CERTIFICATIONS**

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**LEED Certified Date**

12/09/2016

**Certification Level**

Silver

**Version**

LEED-EB:OM v2009

**MOST RECENT SALE**

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**Sale Date**

08/29/2014

Tenants

TENANT DATA (as reported on June 2021)

Tenant
Ca Montessori Childrens Center

## Location



Commercial Location Score (CLS) is a scoring system developed by Moody's Analytics to help CRE professionals gain a quick understanding of the major factors that affect the value of a location. CLS consistently evaluates a location's suitability/desirability for a particular use based on six key components.

## Performance

### CURRENT PERFORMANCE (June 2021)

#### Asking Rent (per SF)

5465 Legacy Dr

**\$37.16**

#### Effective Rent (per SF)

5465 Legacy Dr

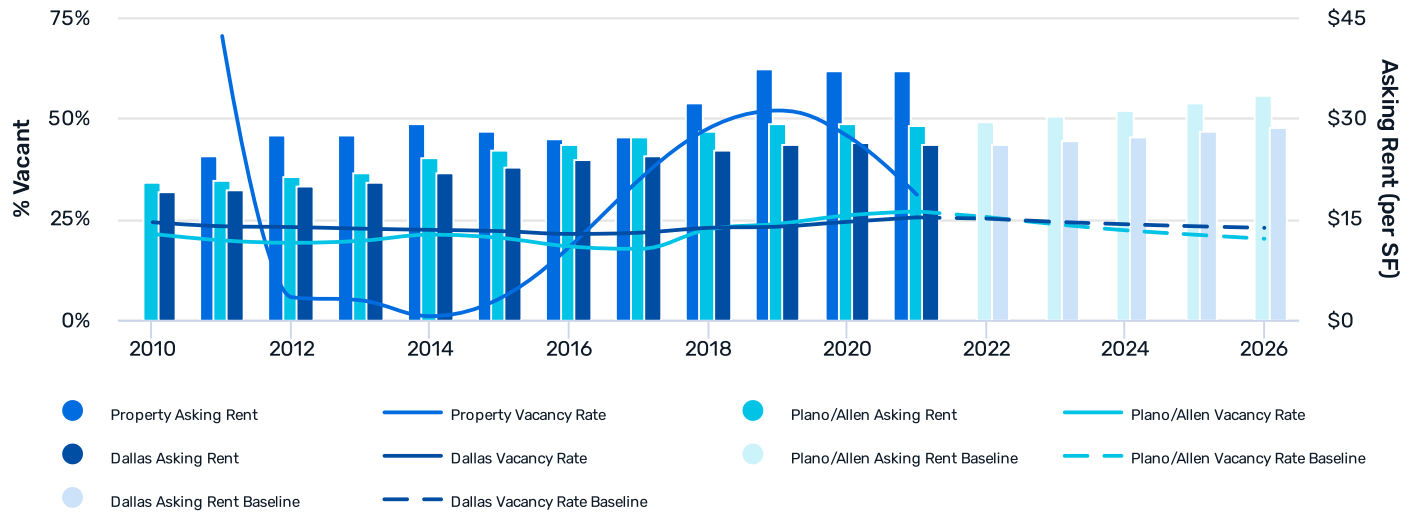
**\$26.48**

#### Vacancy Rate

5465 Legacy Dr

**31.0%**

## Asking Rent and Vacancy Trends By Year (per SF)



Year	Property Asking Rent per SF	Property % Vacant	Plano/Allen Asking Rent per SF	Plano/Allen % Vacant	Dallas Asking Rent per SF	Dallas % Vacant
2010	-	-	\$20.42	21.3%	\$19.20	24.2%
2011	\$24.47	70.4%	\$20.78	19.7%	\$19.45	23.2%
2012	\$27.49	5.6%	\$21.45	19.1%	\$19.94	23.0%
2013	\$27.50	4.8%	\$21.99	19.6%	\$20.54	22.6%
2014	\$29.13	0.9%	\$24.11	21.1%	\$21.83	22.3%
2015	\$27.99	0.0%	\$25.42	20.3%	\$22.73	22.0%
2016	\$26.94	0.0%	\$26.08	18.2%	\$23.79	21.3%
2017	\$27.19	0.0%	\$27.20	17.6%	\$24.58	21.6%
2018	\$32.27	0.0%	\$28.19	22.4%	\$25.35	22.8%
2019	\$37.45	51.9%	\$29.16	23.8%	\$26.18	23.1%
2020	\$37.00	45.6%	\$29.15	25.9%	\$26.31	24.3%
Jun 2021	\$37.16	31.0%	\$28.98	26.9%	\$26.26	25.4%
2022	-	-	\$29.41	25.5%	\$26.16	25.1%
2023	-	-	\$30.37	23.7%	\$26.80	24.3%
2024	-	-	\$31.32	22.2%	\$27.38	23.7%
2025	-	-	\$32.36	21.1%	\$28.02	23.2%
2026	-	-	\$33.48	20.1%	\$28.72	22.8%

Sale - 08/29/2014

SALE OVERVIEW

Transaction Type

Arm's Length

CONTACTS

**Sale - 02/18/2014****\$54,335,400**  
(\$238)

Sale Price

(Sale Price Per Sqft)

**6.6%**  
(Q1 2014)

Metro Cap Rate

(12-Month Rolling)

**Legacy**  
Hedgcoxe Office Partners  
LP

Buyer

**HSSPF**  
Plaza At Legacy Drive  
Investors LLC

Seller

**Market Conditions Prior to Sale**

A look at market conditions during 1Q 2014 – the quarter prior to the sale – shows that the vacancy rate in the Plano submarket was 23.2%. The average asking rent was \$22.99 per square foot, while effective rents were 35.5% below that level, at \$16.97 per square foot. Net absorption of space in the submarket during the four full quarters prior to the trade totaled positive 220,000 square feet, compared to the annual average of 310,200 square feet during the five years prior to the transaction. During the twelve months leading up to the transaction, the average cap rate in the Dallas metropolitan area averaged 7.3%.

**SALE OVERVIEW**

Sale Price/SF	Deed Reference	Transaction Type	12-Month Rolling Metro Cap Rate
\$238	000151550	Arm's Length	6.6%

**CONTACTS**

Buyer	Buyer	Seller	Seller
Legacy Hedgcoxe Office Partners LP	Legacy Hedgcoxe Office Partners LP	HSSPF Plaza At Legacy Drive Investors LLC 811 Main St, Ste 4100, Houston, TX 77002	HSSPF Plaza At Legacy Drive Investors LLC 811 Main St, Ste 4100, Houston, TX 77002



**Sale - 01/13/2012****8.8%**

Metro Cap Rate

**HSSPF**

Plaza At Legacy Drive Investors LLC

Buyer

**Ing**

Uoc Plano LP

Seller

**SALE OVERVIEW****Deed Reference**

7000051500

**Transaction Type**

Arm's Length

**12-Month Rolling Metro Cap Rate**

8.8%

**CONTACTS****Buyer**

HSSPF Plaza At Legacy  
Drive Investors LLC  
811 Main St, Ste 4100,  
Houston, TX 77002

**Seller**

Ing Uoc Plano LP