



LEGACY WEST

A **KITE**® CENTER



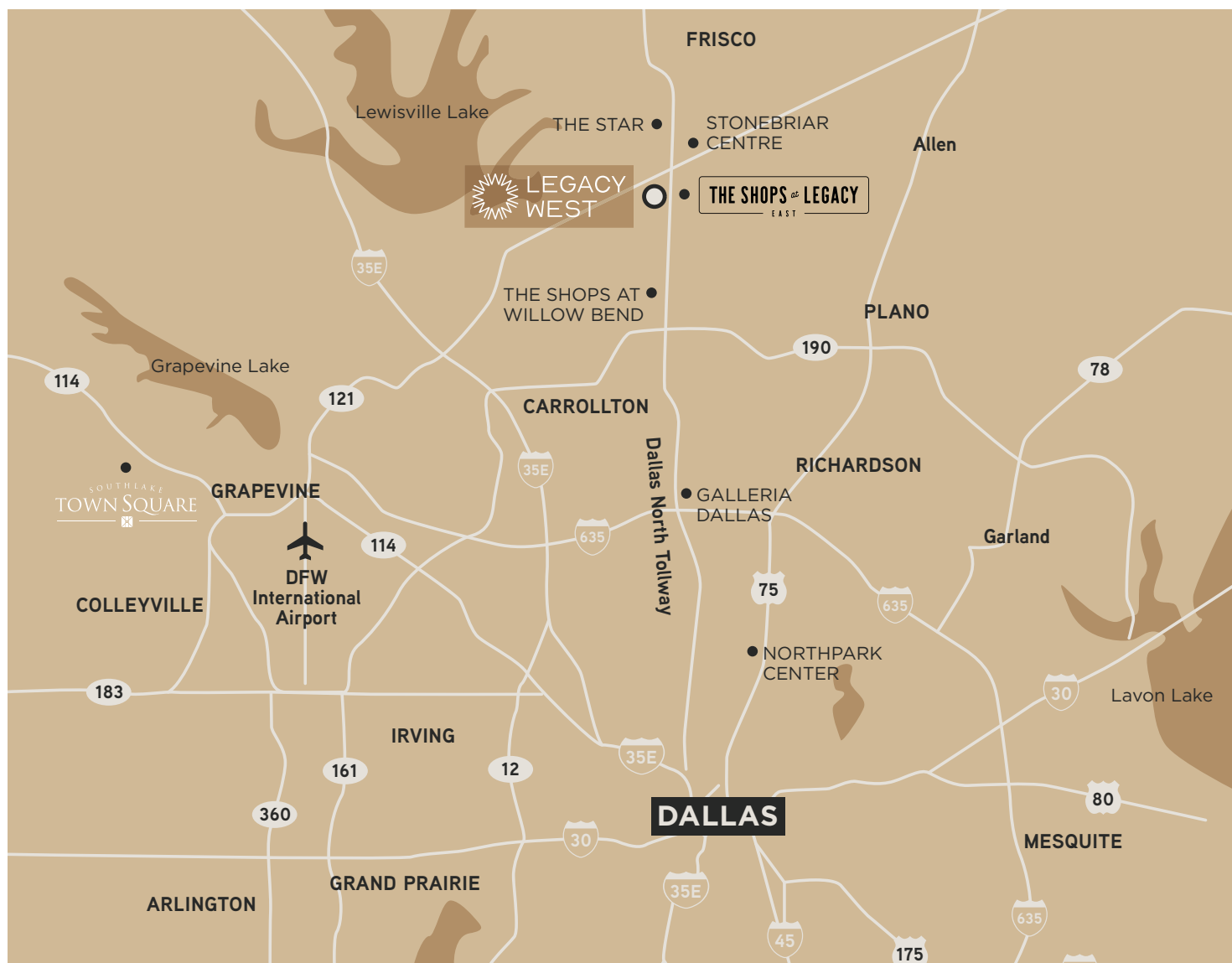
A Legacy of Style



Legacy West is the largest mixed-use retail destination in North Texas, a quarter-mile stretch of luxury brands and upscale eateries that’s been lovingly dubbed “the Rodeo Drive of the South.” The core customer enjoys an average **household income of \$166K with over 2 million people living within a 30-minute drive.**

An elevated shopping destination on par with some of the world’s most beloved retail and restaurants offering residents and visitors a premier experience.

Surroundings



Legacy West is one of the most dominant retail centers in the region, drawing consistent traffic from an expansive trade area across the Dallas-Forth Worth MSA.

4.9M
VISITS IN 2024
Data provided by Placer.ai

Data provided by Placer.ai

782
LUXURY
RESIDENTIAL
UNITS

443.6K SF
OF CLASS AA
OFFICE

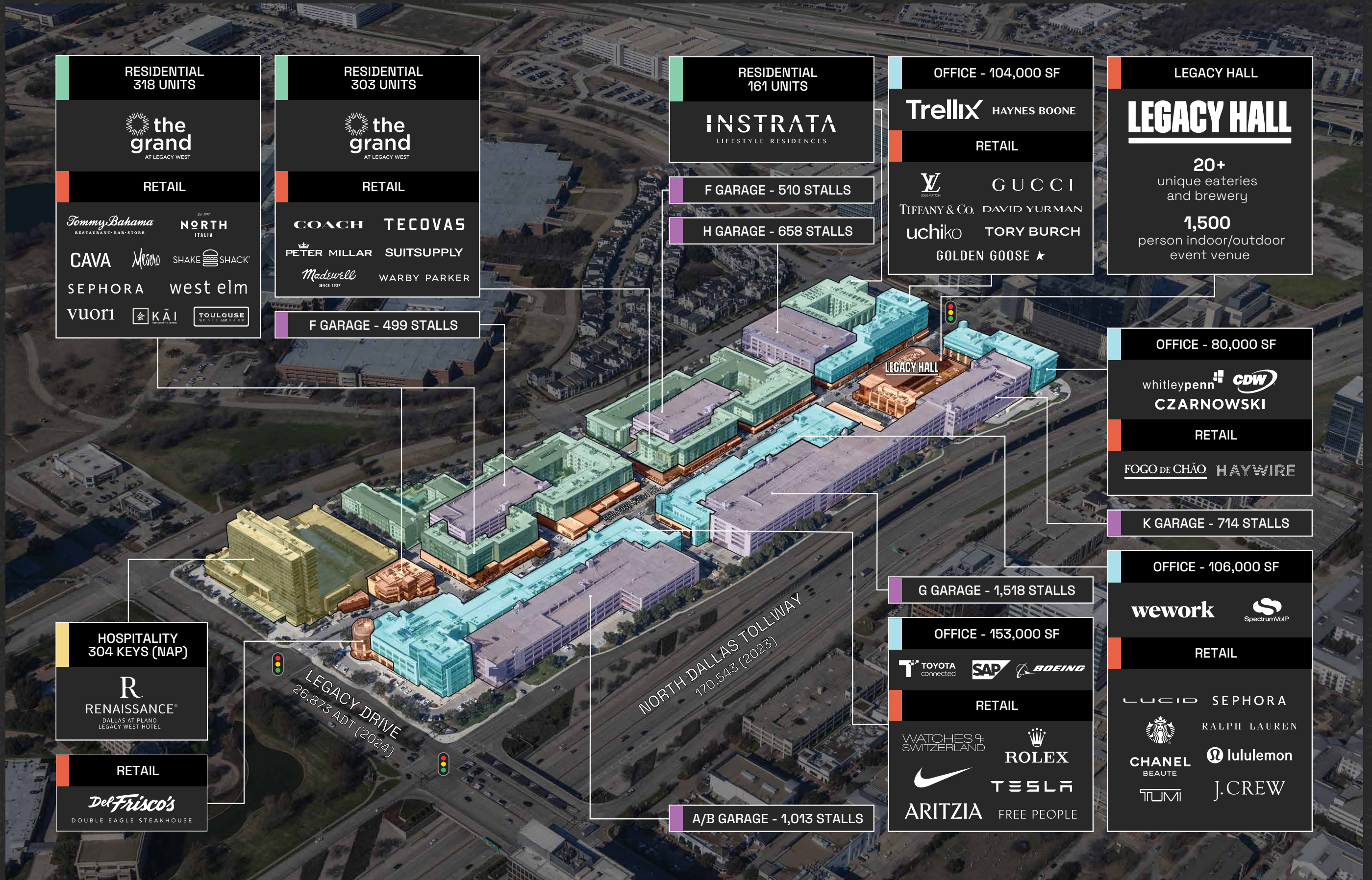
75024

ONE OF THE MOST AFFLUENT
SUPER-ZIP CODES IN THE COUNTRY

344.1K SF
OF PREMIER
RETAIL

\$179.9K
AVERAGE HH
INCOME WITHIN A
3-MILE RADIUS

5,068
PARKING SPACES



A Place for Luxury



LOUIS VUITTON



GUCCI



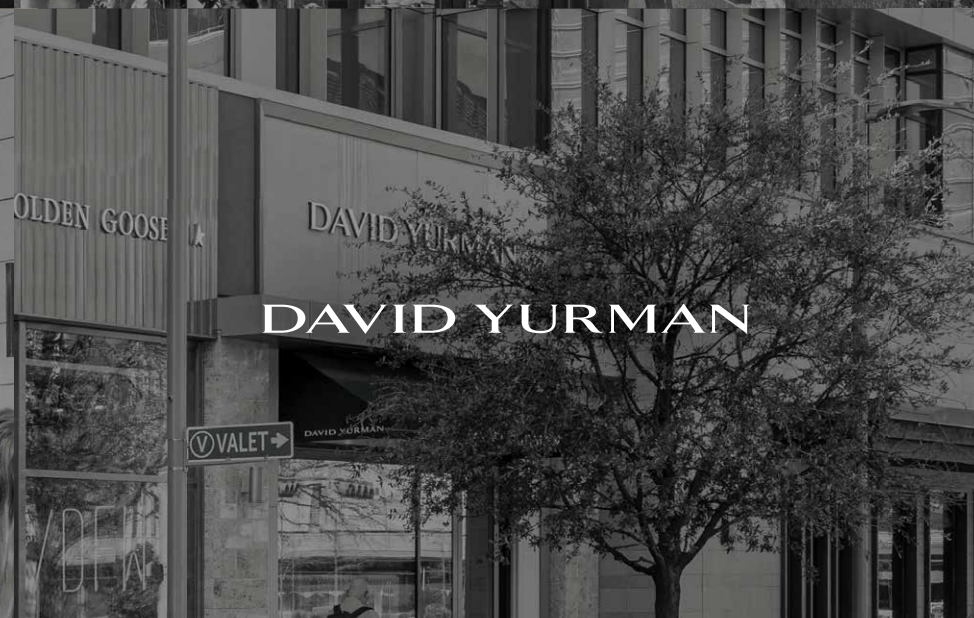
GOLDEN GOOSE



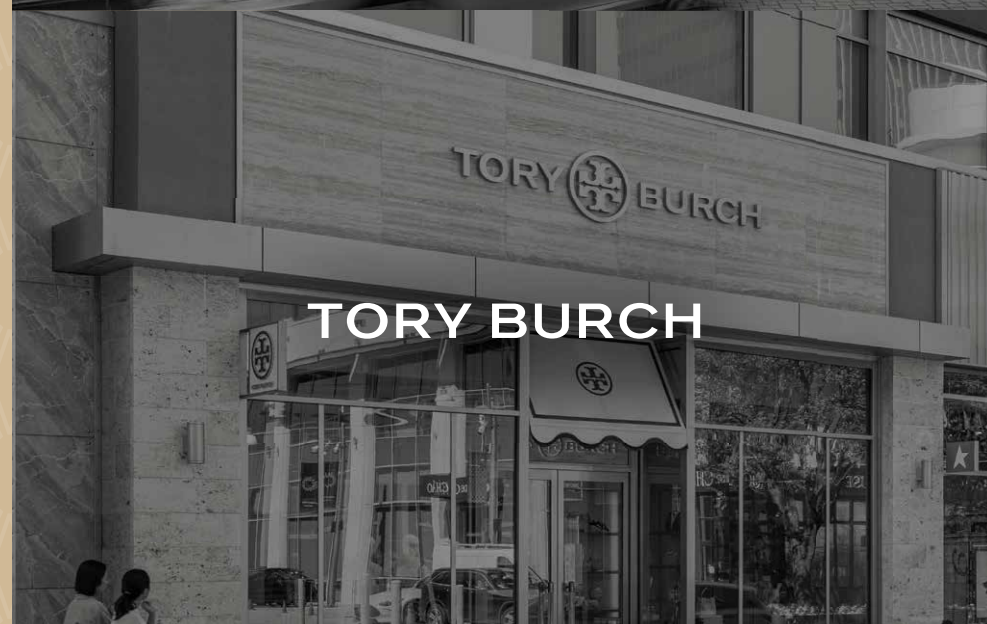
TIFFANY & CO.



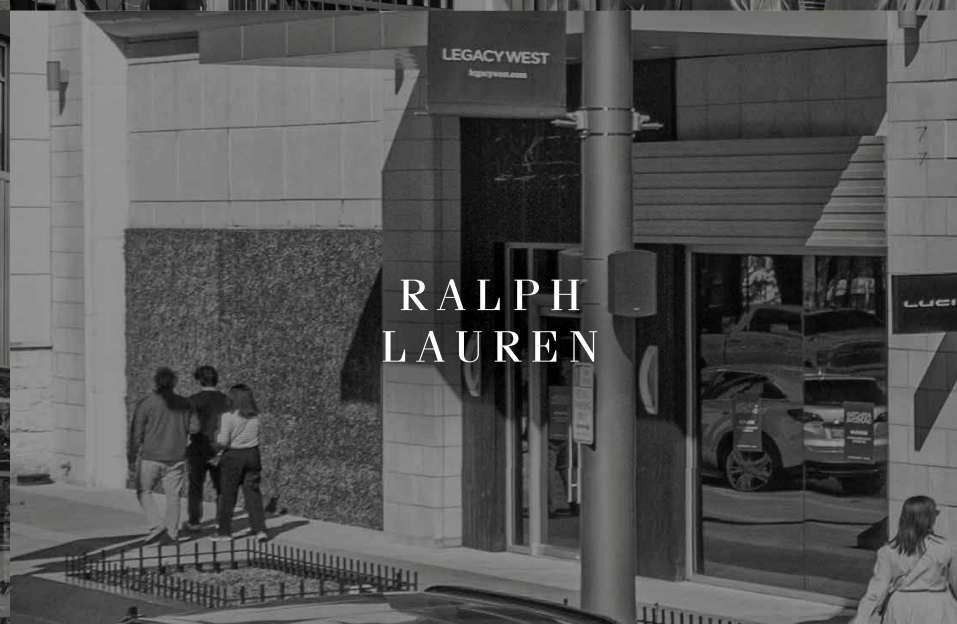
TUMI



DAVID YURMAN



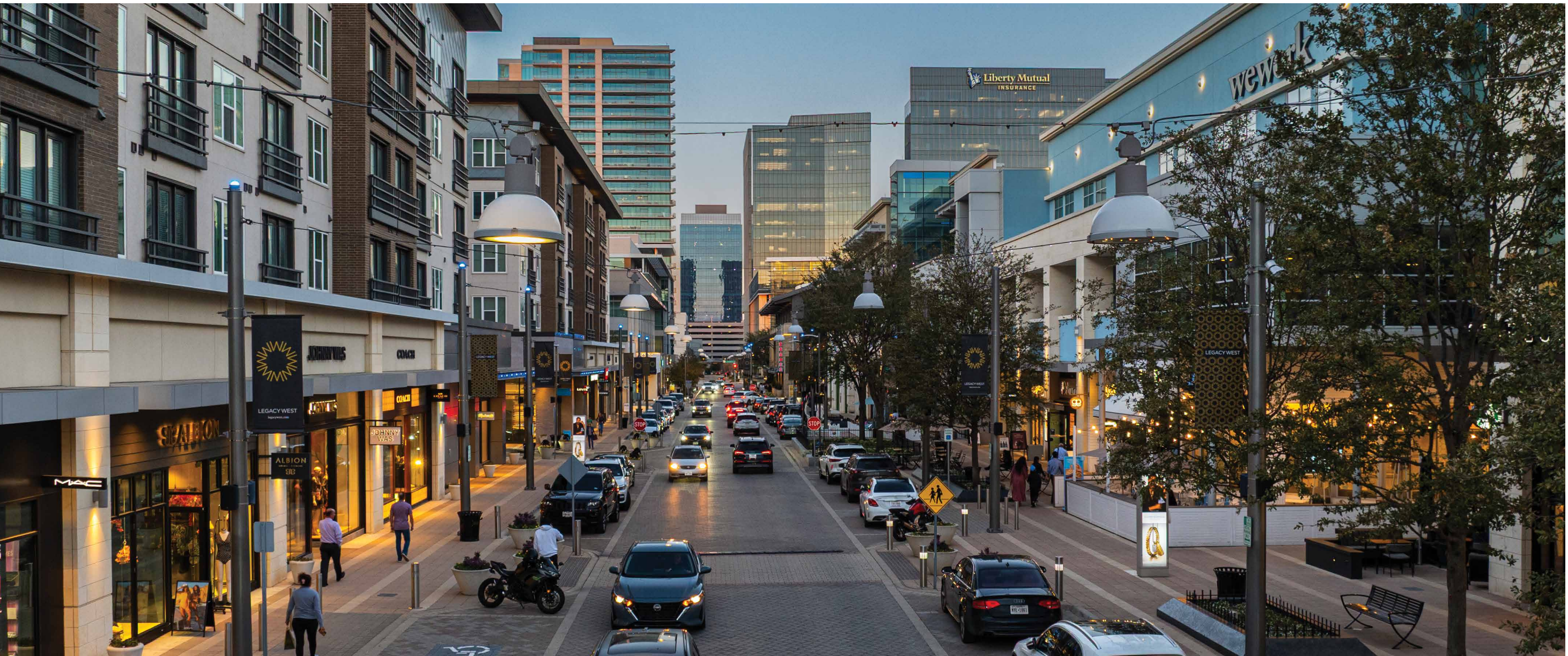
TORY BURCH



RALPH
LAUREN



WATCHES OF
SWITZERLAND



A Premier Mix

FREE PEOPLE  PELOTON  SEPHORA west elm VUORI CHANEL J.CREW

Tommy Bahama
RESTAURANT • BAR • STORE LUCID WARBY PARKER MAC ARITZIA PAIGE®  lululemon

 PETER MILLAR *Madewell*
SINCE 1937  adidas COACH TECOVAS SUITSUPPLY TESLA

Del Frisco's
DOUBLE EAGLE STEAKHOUSE

uchiko

FOGO DE CHÃO

LEGACY HALL

Pizzeria
TAVERNA
Risotteria

True Food
kitchen

Mesero

Est. 2002
NORTH
ITALIA

HAYWIRE

DARNA
MEDITERRANEAN EATERY & BAR

 **Amorino**
GELATO AL NATURALE

 **KAI**
RESTAURANT & LOUNGE

 **Mendocino Farms**

Earls
KITCHEN + BAR

SHAKE  SHACK

CAVA

Sprinkles
CUPCAKES

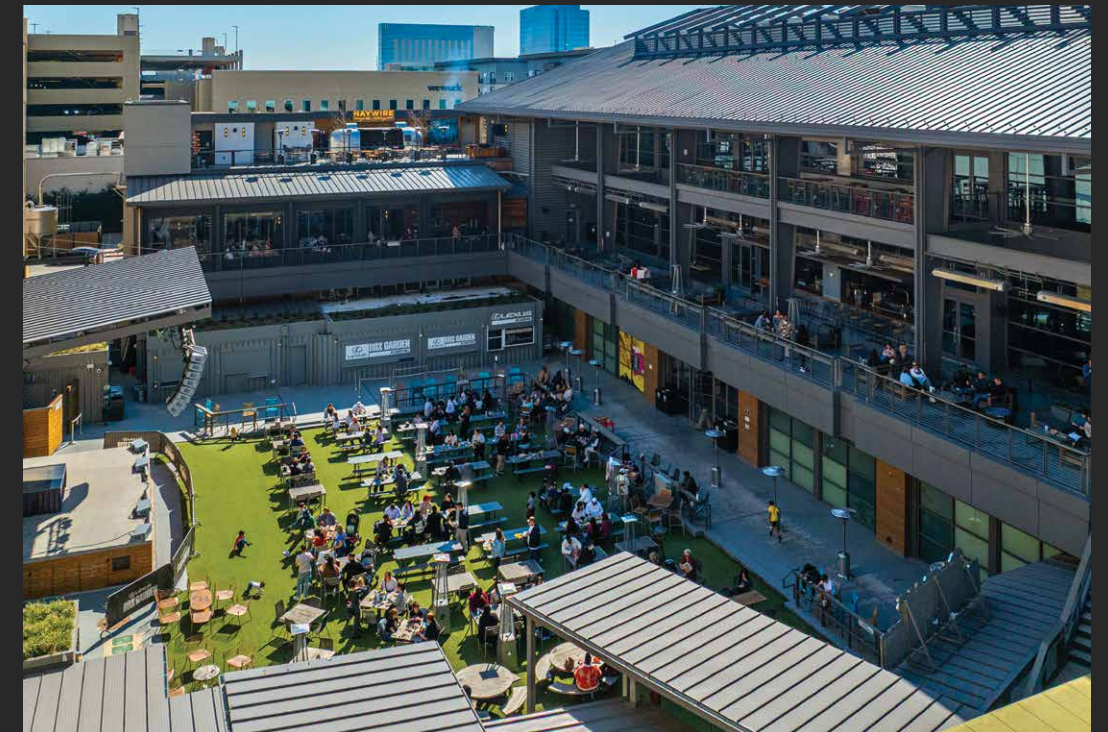


TOULOUSE
CAFE & BAR

A Culinary Destination



A Place to Gather



LEGACY HALL

Legacy Food Hall is an innovative, European-style food destination combining the best elements of a beer garden, craft brewery, and live entertainment venue. It boasts 20+ eateries and the Lexus Box garden indoor/outdoor event venue.

1.3 M VISITS IN 2024*

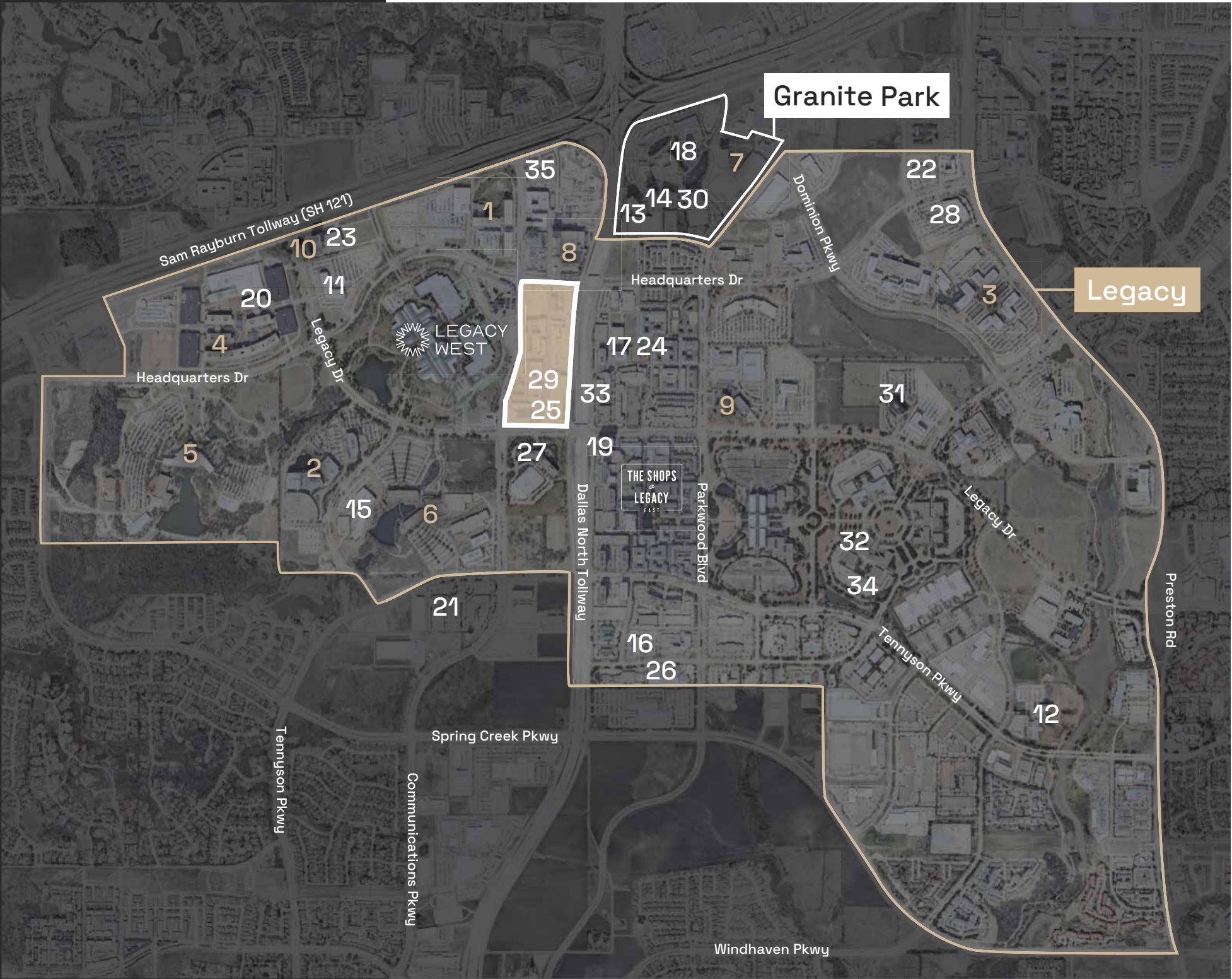
#2 SELLER OF ALCOHOL IN DFW

*Data provided by Placer.ai

Created by Texas visionary Ross Perot in 1979, Legacy Business Park is the premier master-planned business, retail and residential community in North Texas.

Legacy West is located in the heart of this thriving economic center featuring some of the largest most profitable transnational corporations in the world.

- 1. JP Morgan Chase - 12,700
- 2. Bank of America - 6,300
- 3. Capital One Auto Finance - 5,600
- 4. Toyota Motor North America - 4,960
- 5. PepsiCo - 3,759
- 6. Ericsson - 3,346
- 7. Fannie Mae - 2,500
- 8. Liberty Mutual Insurance - 2,200
- 9. USAA - 2,100
- 10. NTT DATA - 2,045
- 11. FedEx Office - 1,407
- 12. Tyler Technologies - 850
- 13. Tech Mahindra - 817
- 14. Integer Holdings - 750
- 15. Pizza Hut, U.S. - 661
- 16. Raising Cane's - 647
- 17. US Renal Care - 530
- 18. Alkami Technology - 504
- 19. Hilti - 496
- 20. Toyota Financial Services - 442
- 21. Carrington Title Services - 433
- 22. Aimbridge Hospitality - 400
- 23. FinThrive - 392
- 24. Denbury Resources - 377
- 25. Boeing Global Services - 329
- 26. Ameriplan USA - 300
- 27. Beal Bank - 300
- 28. Rent-A-Center - 250
- 29. Toyota Connected - 200
- 30. Siemens - 192
- 31. Mitel - 170
- 32. Optimal Blue - 116
- 33. BRP - 105
- 34. Tokio Marine - 48
- 35. Ryan Companies - 500-600 *estimate



125K
EMPLOYEES

2,665
ACRES

33M
SQUARE FEET

Legacy Business Park

Designed with an East-Meets-West aesthetic, the Renaissance honors its Texas roots while cultivating Asian design influences. The hotel includes 288 rooms, 16 suites, 35k SF of event space with an upscale design and panoramic views. The third floor amenity deck includes a swimming pool with cabanas, firepits, an outdoor bar and fitness center.

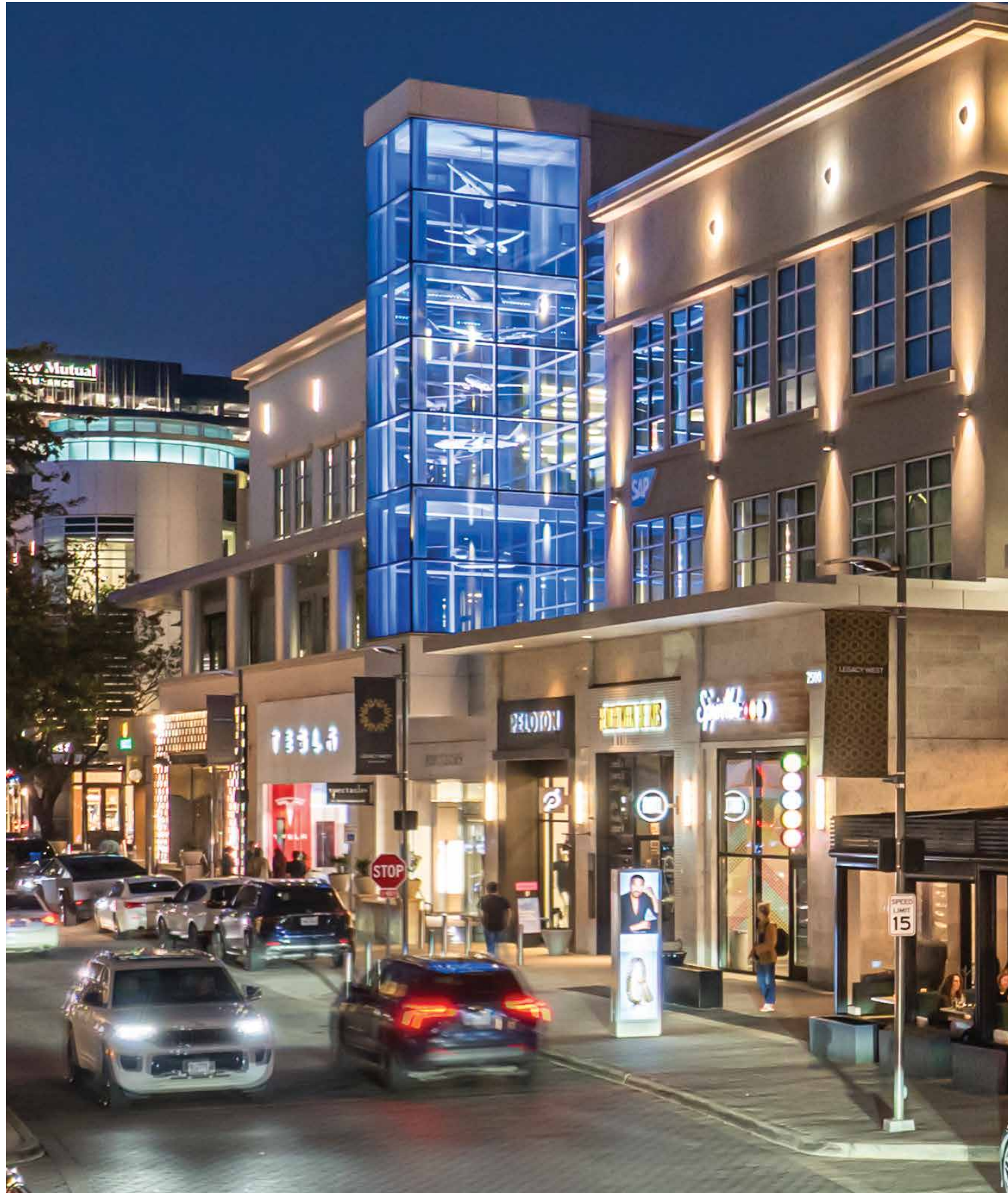
15 STORY
292K SF
288 ROOMS
35K EVENT SPACE
470 SPACE PARKING DECK



A Place to Stay



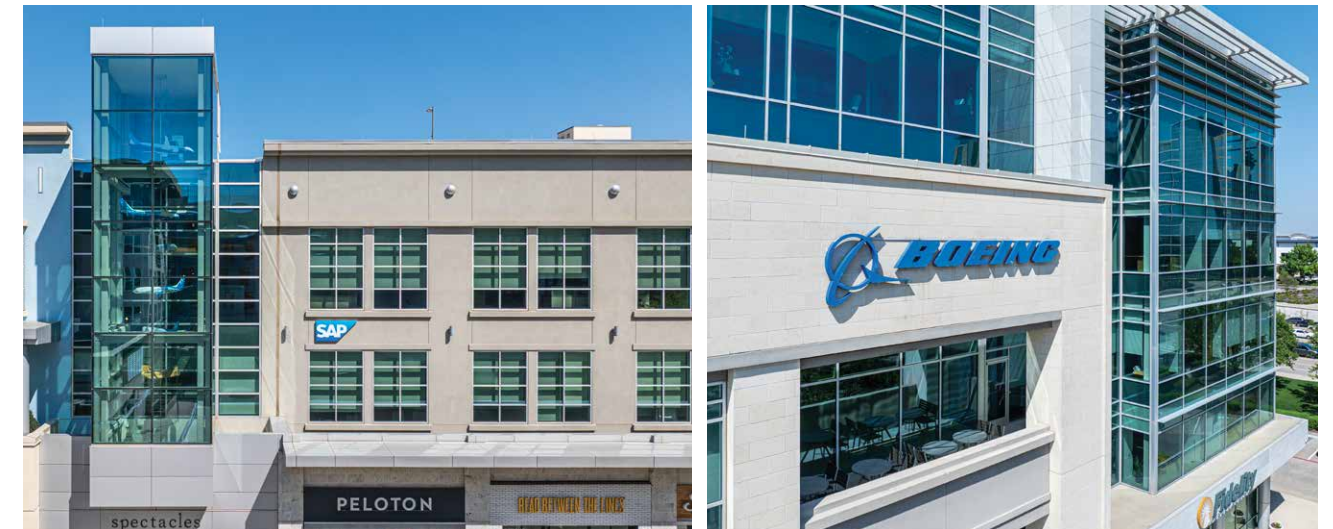
Office



North Dallas' only truly walkable office environment, featuring top-tier office spaces and unmatched connectivity. This exceptional location is designed to foster an ideal live-work-play atmosphere, providing the perfect blend of convenience and productivity.

Office tenants are able to attract and maintain talent, because of the property's boundless amenities.

443,553 SF CLASS AA OFFICE



TOYOTA
connected

BOEING

HAYNES BOONE

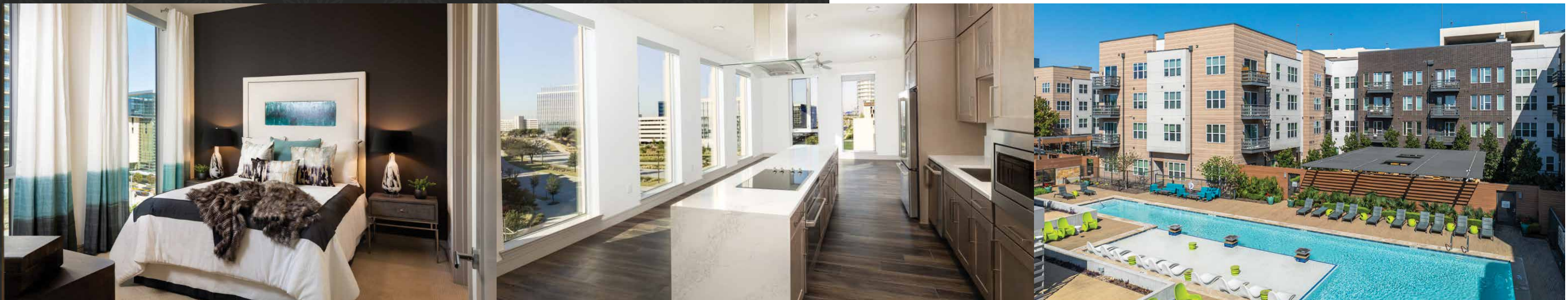
Trellix

Attracting Plano's best demographics to a premium location with 782 luxury residences. The residential component of Legacy West empitimizes the live, work, play modern lifestyle valued by today's modern urban professional. Both developments feature amenities like resort pools and cabanas, instructor-led fitness classes at the on-site private gym, and a resident's only rooftop terrace with a beer garden for entertaining guests. Residents are immersed in everything Legacy West has to offer from an expansive collection of restaurants to worldclass retail.

INSTRATA - 161 UNITS
THE GRAND - 621 UNITS



Residential





Legacy West



Legacy West



Demographics



AVG HH INCOME

\$157,015

1 MILE

\$179,920

3 MILE

\$179,837

5 MILE

BACHELORS DEGREE OR HIGHER

67.53%

1 MILE

67.63%

3 MILE

62.94%

5 MILE

POPULATION

8,540

1 MILE

107,885

3 MILE

326,774

5 MILE

MEDIAN HOME VALUE

\$641,875

1 MILE

\$678,839

3 MILE

\$622,112

5 MILE

HOUSEHOLDS

5,535

1 MILE

47,110

3 MILE

130,189

5 MILE

*Data provided by STI PopStats

The KRG Team

Kite Realty Group (NYSE: KRG), a leading real estate investment trust (REIT), is a premier owner and operator of high-quality, open-air grocery-anchored centers and vibrant mixed-use assets.

PUBLICLY LISTED SINCE 2004

with over 60 years of experience in developing and operating real estate

PREMIER SHOPPING CENTER REIT

\$8.2 billion in total enterprise value as of July 29, 2025

30 MILLION SF

Total Owned Retail GLA

181 OPERATING RETAIL PROPERTIES

in thriving markets across the country

STRATEGIC PRESENCE IN 24 STATES

Arizona, California, Connecticut, Florida, Georgia, Illinois, Indiana, Maryland, Massachusetts, Michigan, Missouri, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Utah, Virginia, and Washington



*Information accurate as of 8/14/2025 unless otherwise noted



888 577 5600
kiterealty.com

30 S Meridian St, Suite 1100
Indianapolis, IN 46204

KRG
LISTED
NYSE

LEASING CONTACT:

JASON KASAL

jkasal@kiterealty.com

972 801 6010

