

For Lease



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Shops at Three Eighty

NWC of SH 380 & Coit Rd.
Prosper, Texas 75078

For Lease



SHOPS AT THREE EIGHT Y NWC of SH 380 & Coit Rd., Prosper, TX 75078

Property Information	Bldg A	Bldg B	Bldg C
Space For Lease	0 SF	1,870 SF	0 SF
Rental Rate	Call for Pricing	Call for Pricing	Call for Pricing
NNN	\$8.31 PSF	\$8.31 PSF	\$8.31 PSF
Total Sq. Ft.	13,720 SF	13,340 SF	13,863 SF

Property Highlights

- Multi-Tenant strip center available with opportunity for drive-thru end-caps
- Prosper is a high growth area on the north edge of DFW, expanding by more than 12% per year.
- Prosper offers easy access to major points in North Texas via Highway 380, the Dallas North Tollway and Preston Road and is in close proximity to many corporate headquarters (Toyota, JC Penney, JP Morgan Chase, Liberty Mutual, FedEx, Frito Lay, Beal Bank, Bank of America, Ericsson, and Pizza Hut)

Demographics

Population (2021)	1 mi. - 8,510
	3 mi. - 49,622
	5 mi. - 136,124
Average Household Income	1 mi. \$151,221
	3 mi. \$122,303
	5 mi. \$135,437

Traffic Counts	US Hwy 380 (E of Site): 33,522 vpd
	US Hwy 380 (W of Site): 29,549 vpd

Contact Information

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For Lease



RICHLAND BLD

GOIT RD

U. S. HIGHWAY 380 (UNIVERSITY DRIVE)

Public Storage

State Farm
SUBWAY
PAPA JOHN'S
Mesa's MEXICAN GRILL

TIMELESS

DISCOUNT TIRE

QUICK N CLEAN
CAR WASHING PAINT & EASY

Neighborhood CREDIT UNION

PANDA EXPRESS
GOURMET CHINESE FOOD

MURPHY OIL CORPORATION

KinderCare
EARLY LEARNING CENTERS

Bldg A

Bldg B

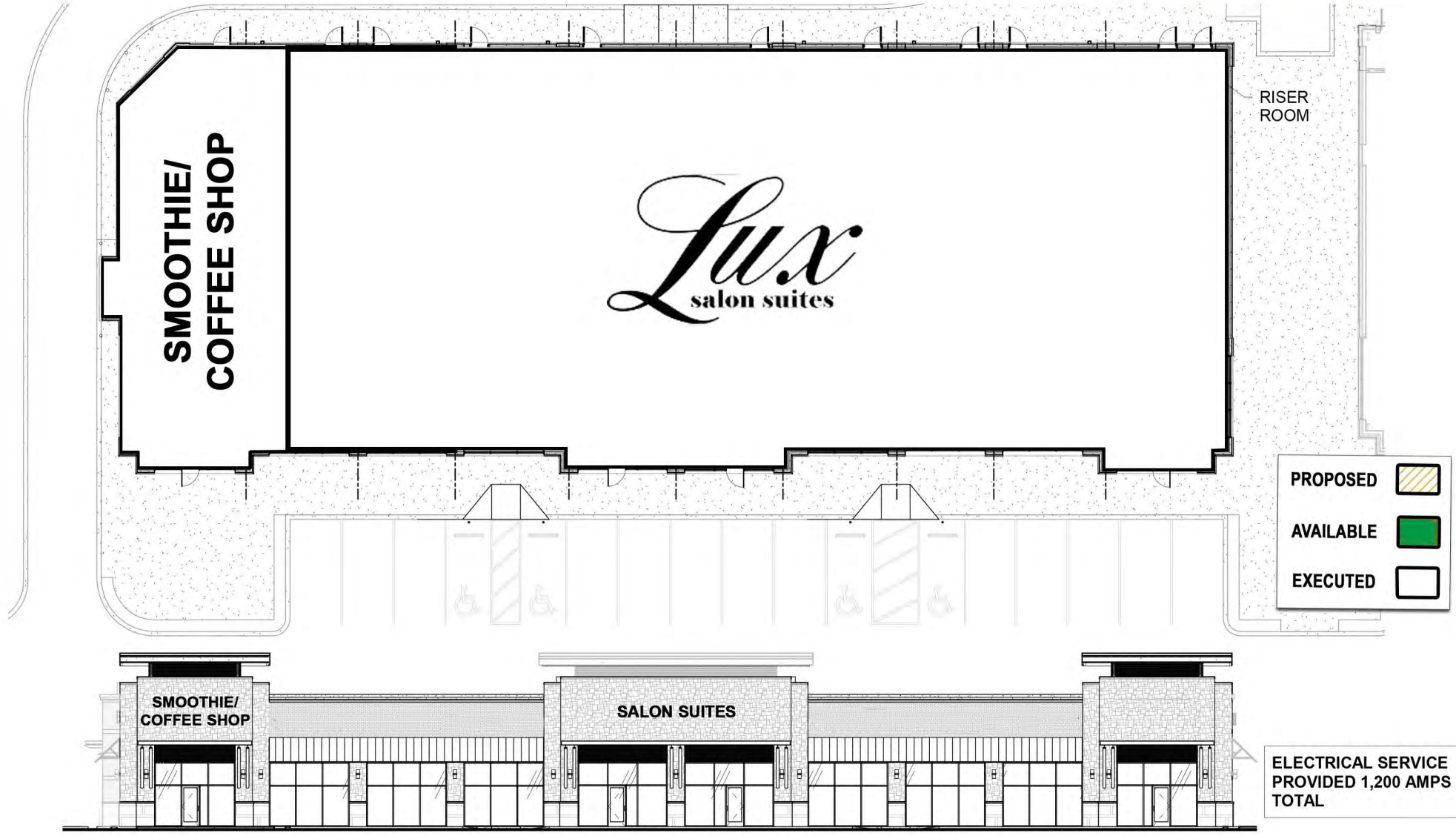
Bldg C



For Lease



Building A



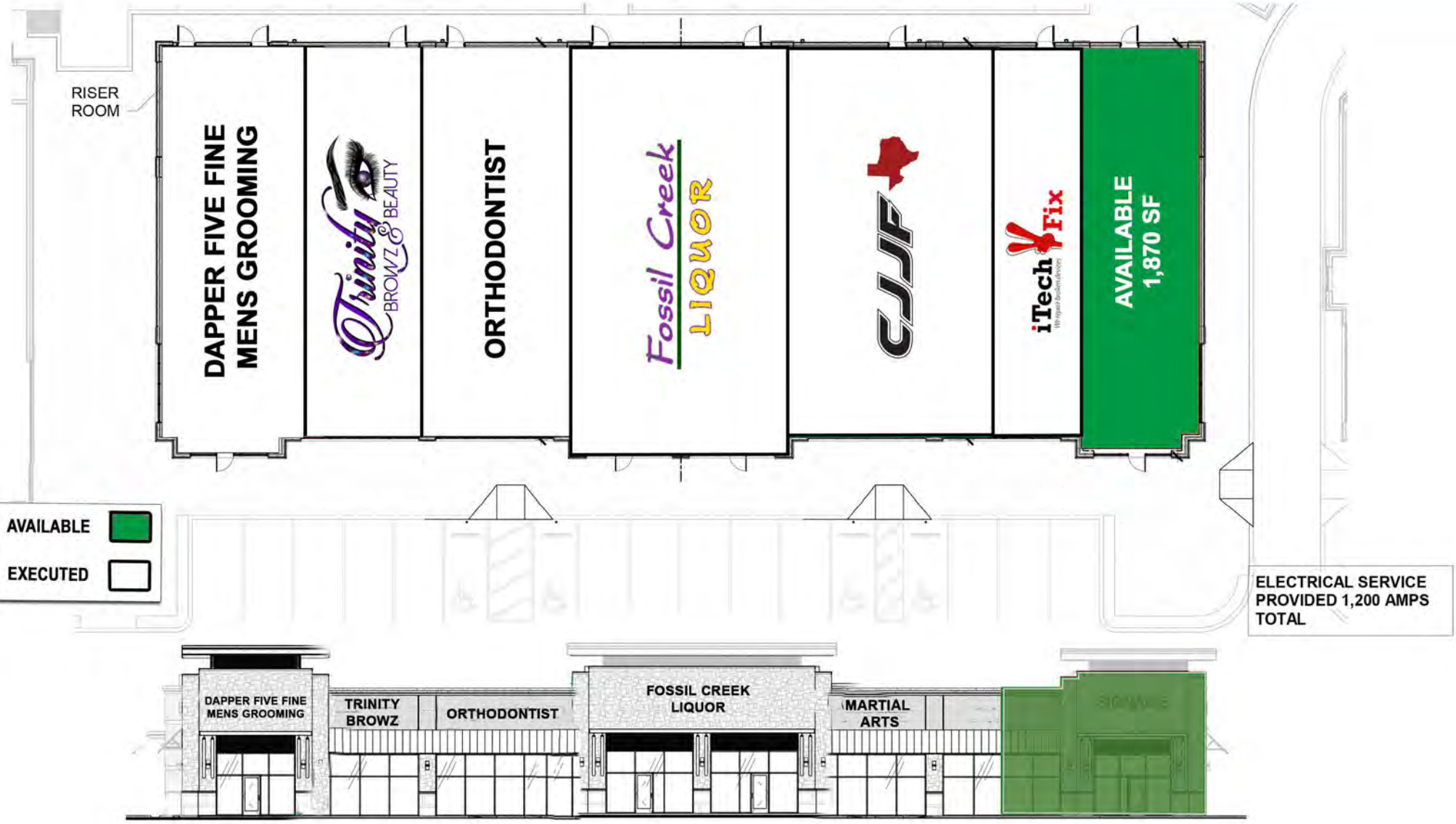
PROPOSED	
AVAILABLE	
EXECUTED	

ELECTRICAL SERVICE PROVIDED 1,200 AMPS TOTAL

For Lease



Building B



For Lease



Building C

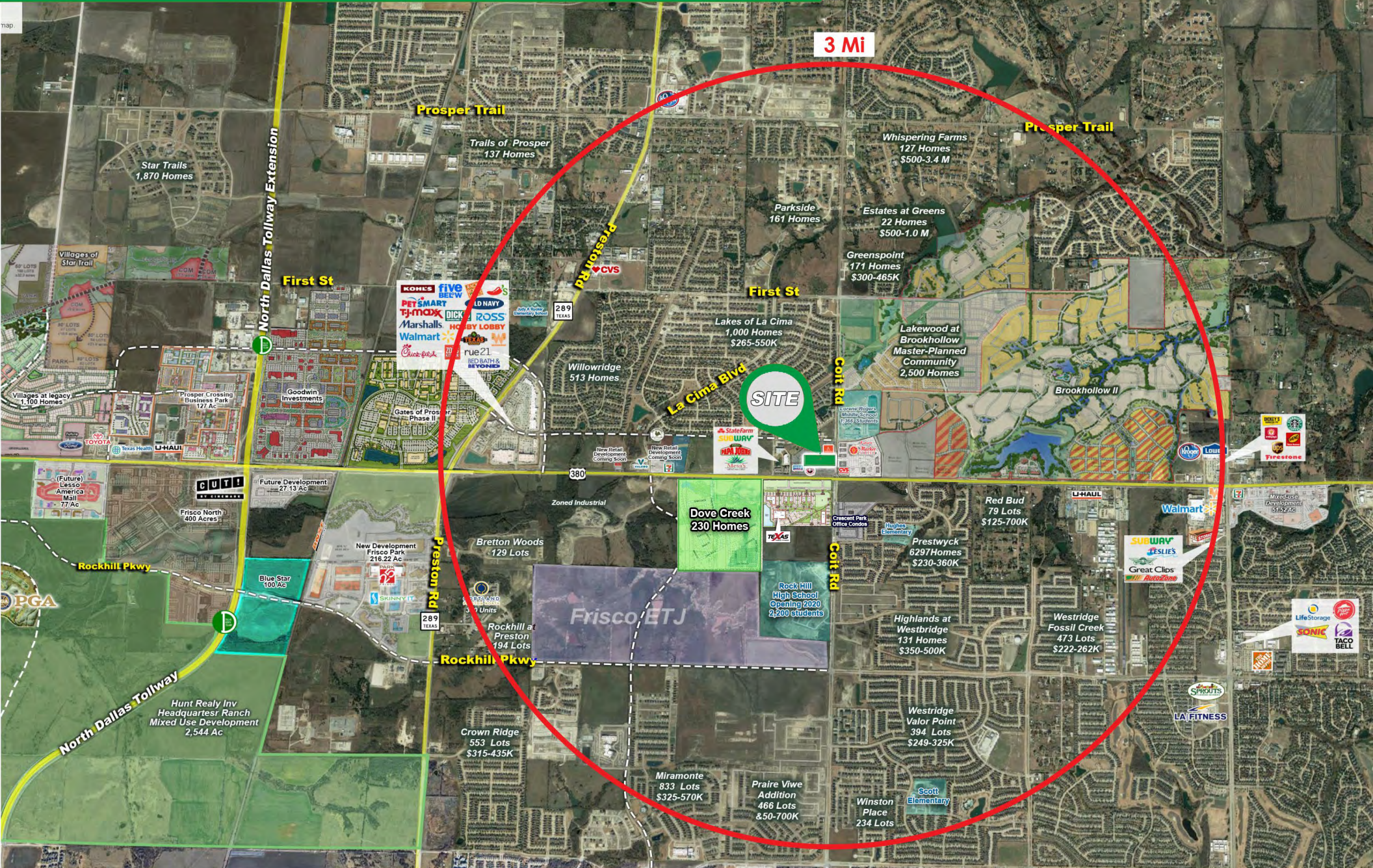


For Lease



For Lease

RESOLUT



3 Mi

SITE

Prosper Trail

Prosper Trail

North Dallas Tollway Extension

First St

First St

Prosper Pkwy

La Cima Blvd

Cott Rd

Rockhill Pkwy

North Dallas Tollway

Rockhill Pkwy

Cott Rd

Preston Rd

289 TEXAS

380

289 TEXAS

Trails of Prosper
137 Homes

Whispering Farms
127 Homes
\$500-3.4 M

Parkside
161 Homes

Estates at Greens
22 Homes
\$500-1.0 M

Greenspoint
171 Homes
\$300-465K

Star Trails
1,870 Homes

Villages of Star Trail

Villages at Legacy
1,100 Homes

Prosper Crossing Business Park
127 Ac

Goodwin Investments

Gates of Prosper Phase II

Willowridge
513 Homes

Lakes of La Cima
1,000 Homes
\$265-550K

Lakewood at Brookhollow
Master-Planned Community
2,500 Homes

Brookhollow II

(Future) Lessor America Mall
77 Ac

Future Development
27.13 Ac

Frisco North
400 Acres

Blue Star
100 Ac

Dove Creek
230 Homes

Frisco ETJ

Rock Hill High School
Opening 2020
2,700 students

Prestwyck
6297 Homes
\$230-360K

Red Bud
79 Lots
\$125-700K

Bretton Woods
129 Lots

Rockhill at Preston
194 Lots

Highlands at Westbridge
131 Homes
\$350-500K

Westridge Fossil Creek
473 Lots
\$222-262K

Hunt Realy Inv Headquarters Ranch
Mixed Use Development
2,544 Ac

Crown Ridge
553 Lots
\$315-435K

Miramonte
833 Lots
\$325-570K

Praire Vite Addition
466 Lots
\$50-700K

Westridge Valor Point
394 Lots
\$249-325K

Winston Place
234 Lots

SKINNY IT

NEW DEVELOPMENT

New Retail Development
Coming Soon

New Retail Development
Coming Soon

State Farm SUBWAY

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

Walmart

Marshall's

Five Below

Kohls

PetSmart

Target

Home Depot

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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.

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.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date