

HWY 380 & TEEL

RETAIL + RESTAURANT SPACE FOR LEASE

PROSPER, TX





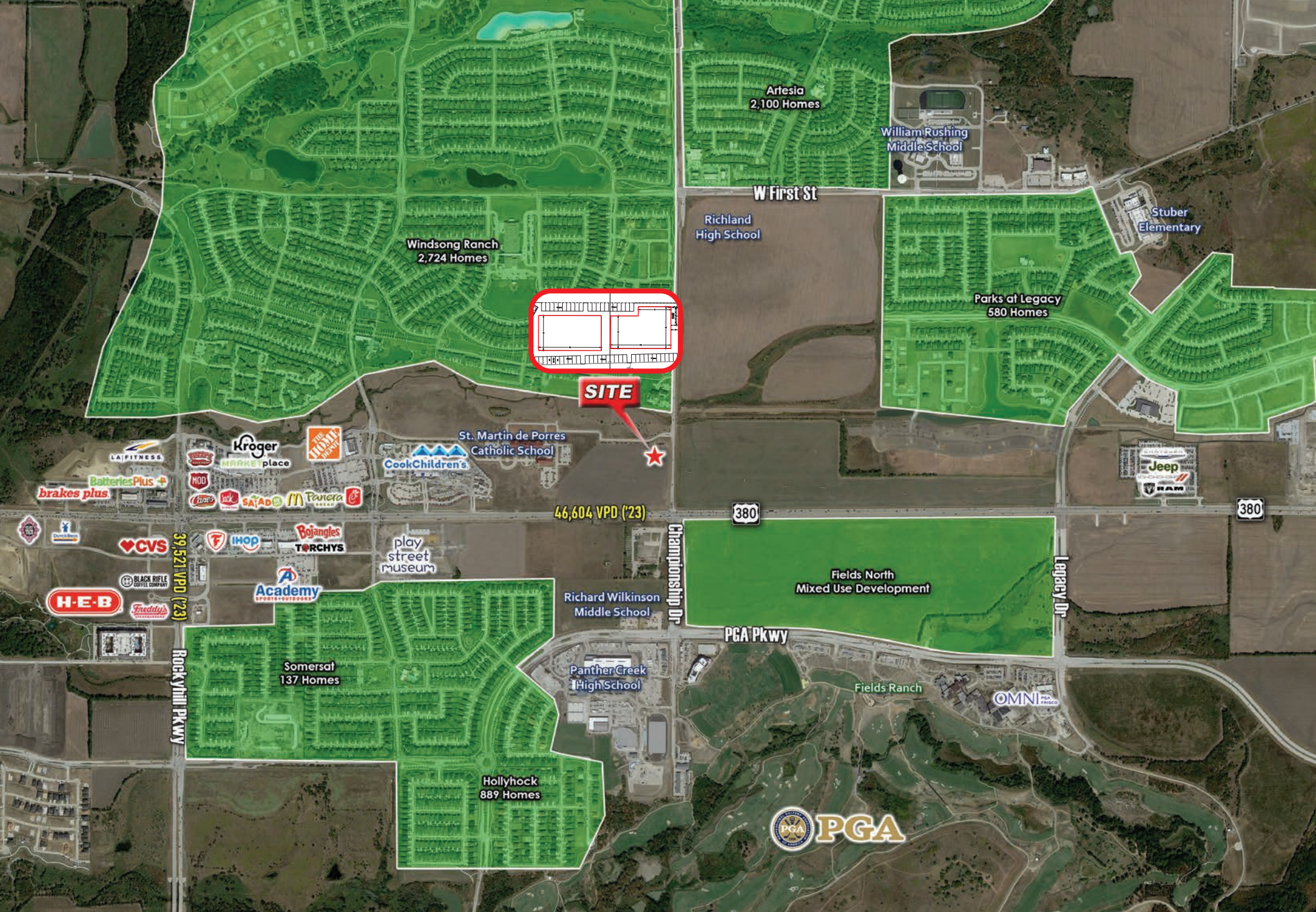
PROPERTY OVERVIEW

Located at the NWQ of the high-traffic intersection of Highway 380 and Teel Parkway in Prosper, Texas, this site offers two buildings ideal for both retail or restaurant uses. This property is positioned near major attractions such as the new PGA Headquarters and golf courses, the Fields North development, and the OMNI Frisco.

Frisco and Prosper counties are known for their rapid growth, highly rated schools, and strong economic development, attracting families and businesses alike. This location presents a prime opportunity to tap into one of the most desirable and fast-growing areas in North Texas, offering excellent visibility and a strong consumer base.

LEASING INFORMATION

- **Available:** 2 Retail buildings on the NWQ of Highway 380 & Teel Parkway
 - Building 1: 10,500 with patio opportunity
 - Building 2: 10,125 SF
- Highway 380 frontage
- Close proximity to major attractors; new PGA site, OMNI Frisco, and the Fields North mixed-use development
- Rate: \$41/PSF + \$9/SF NNN





WINDSONG RANCH
2,030 AC Master-planned Community
±3,400 Lots | 600 AC Parks | 4 Amenity Centers
4 Schools | 46 AC Retail

**San Martin
Catholic School**
75 Students

US 380 AND TEEL PKWY

46,799cpd'20



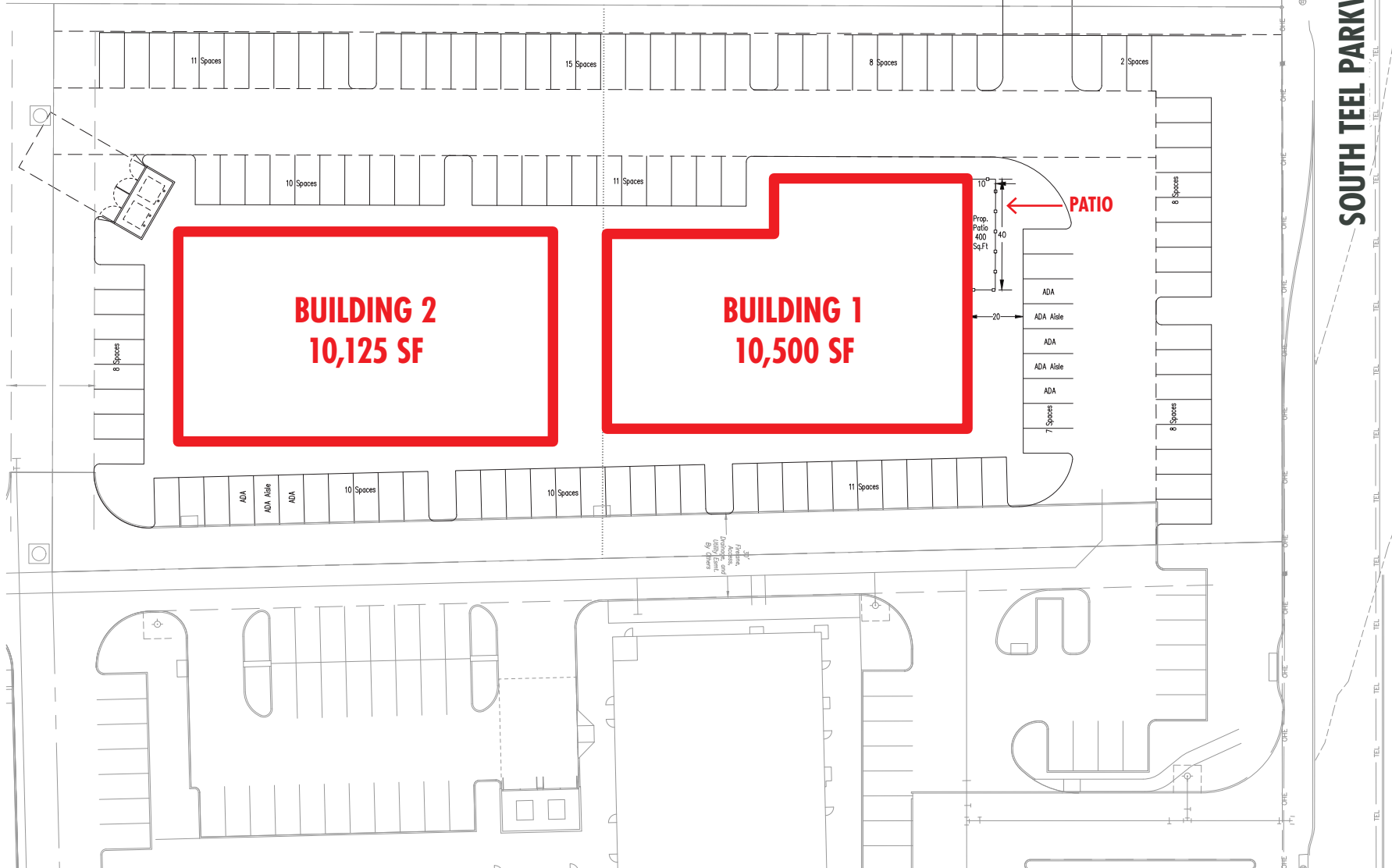


AREA HIGHLIGHTS

- 1. The Fields Development
- 4. Omni Hotels & Resorts
- 8. Teel Parkway Expansion - will widen road to 6 lanes
- 2. Fields North
- 5. Firefly Park
- 9. UNT at Frisco
- 3. PGA Headquarters and Gold Courses
- 6. Universal Kids Resort
- 7. Prosper Gateway

SITE PLAN

Lot 2, Block A
ST. MARTIN DE PORRES
Doc. 2017-365 PRDCT



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	8,785	65,748	190,684
Daytime Population	1,378	4,953	29,333
Annual Growth 2020-2024	+21.2%	+8.5%	+5.7%
Annual Growth 2024-2029	+5.3%	+4.6%	+4.5%
Average Age	36.3	36.2	36.4
Total Households	2,568	19,881	59,871
Average Household Income	\$186,611	\$174,414	\$158,150
Median Home Value	\$645,156	\$436,278	\$415,946





CONTACT

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INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations

as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.



Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)