

# **VENTURE** NWC US 380 & FM 423 OPPORTUNITIES

214.378.1212

ANCHOR OPPORTUNITIES, PADS & RETAIL  
PROSPER, TX

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LOCATION

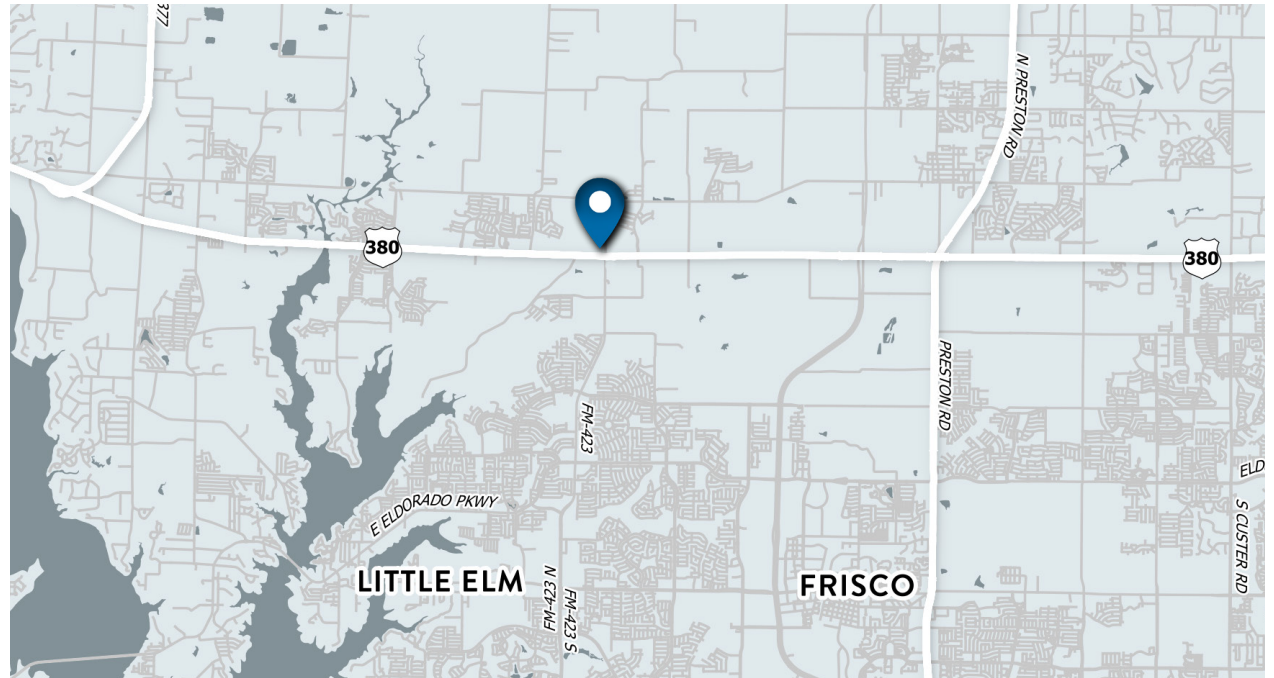
NWC US 380 & FM 423  
PROSPER, TX

TRAFFIC COUNTS

US 380                      FM 423  
51,886 VPD 2018            24,781 VPD 2018

PROPERTY HIGHLIGHTS

- ★ RSI (RESIDENTIAL STRATEGIES) ESTIMATES OVER 13,000 TOTAL NEW HOME STARTS IN THE AREA BY END OF 2020
- ★ ZONING: COMMERCIAL RETAIL
- ★ PROPERTY IS SITUATED IN FRONT OF TERRA VERDE'S 2,030 ACRE MASTER PLANNED WINDSONG RANCH WHICH WILL INCLUDE 3,500 SINGLE FAMILY HOMES AND 300 TOWNHOMES
- ★ 300 MULTI-FAMILY UNITS DIRECTLY NORTHEAST OF THE CENTER
- ★ FM 423 COMPLETED WITH 6 LANES FROM LITTLE ELM PKWY TO FM 423
- ★ 23 ACRE COOKS CHILDREN NOW OPEN ON THE NEC HWY 380 & WINDSONG RANCH PKWY



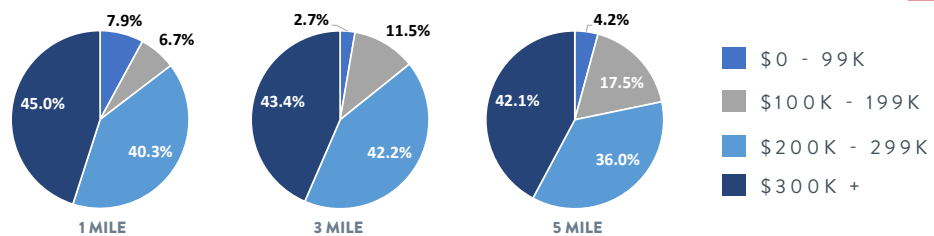
2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,028	53,088	132,566
AVE. INCOME	\$115,514	\$128,307	\$129,922
MED. HOME PRICE	\$105,227	\$112,448	\$110,217

AREA ATTRACTIONS



HOME VALUES (2019)\*



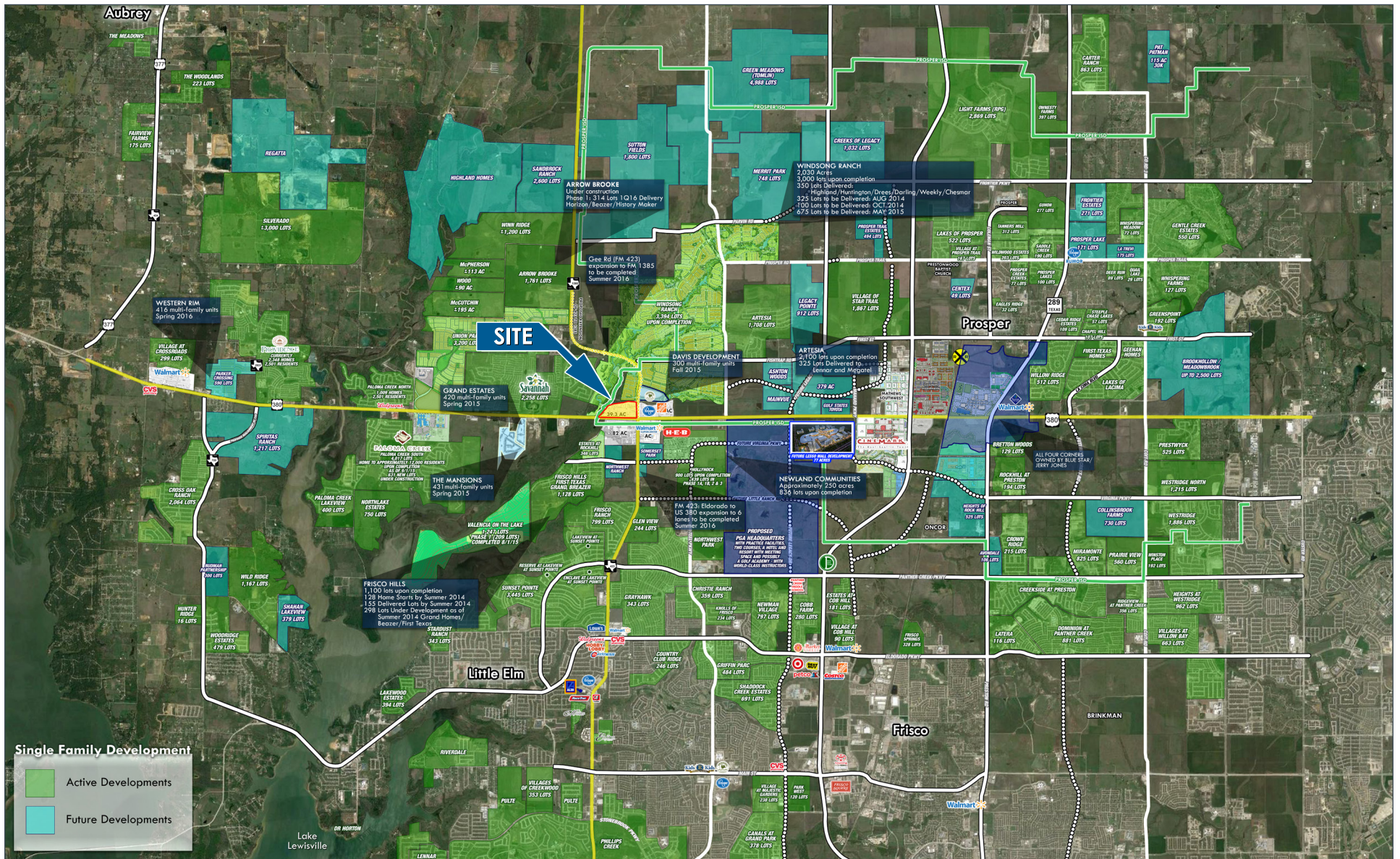
**LEGEND**

- LOT 1 - RaceTrac (NAP)
- LOT 2 - Retail Building - 2.106 AC
- LOT 3 - Valvoline - 0.974 AC
- LOT 4 - Brakes Plus - 1.031 AC
- LOT 5 - Rosa's Cafe - 2.227 AC
- LOT 6 - Fast Lane Car Wash - 1.186 AC
- LOT 7 - Retail Building - 2.918 AC
- LOT 8 - LA Fitness - 4.083 AC
- LOT 9 - Undeveloped Future Retail - 3.626 AC
- LOT 10 - Available - 3.231 AC
- LOT 11 - Available - 10.781 AC
- LOT 12X - Floodplain - Unusable - 65.319 AC

**KEY**

- Available
- At Contract/Lease
- Executed Contract/Lease
- At LOI







“About 25 percent of Windsong’s eventual 3,100 single-family homes are currently occupied or completed. Homes ranging from high \$200,000s to more than \$1 million.

Ranked as one of the highest-growing cities in Texas, Prosper has marked a **113 percent increase** in population growth since 2010, according to the Census.”



July 31 2018 by Amy Roh



“Windsong Ranch has been one of the **best selling new home projects in the Dallas-Fort Worth area**, attracting hundreds of residents from relocating workers for companies including Toyota, Liberty Mutual Insurance and others.”



**DALLASNEWS**

July 26 2018 by Steve Brown

“The new Kroger grocery store at the northeast corner of Highway 380 and FM 423 is the **tip of the iceberg** when it comes to the new shopping, dining and entertainment choices that Hollyhock residents can expect to see over the coming months.”

**Hollyhock**   
by  
Newland COMMUNITIES



“Frisco, for the first time in at least five years, topped the U.S. Census bureau’s list of **fastest-growing big cities in the nation**, adding an average of 37 new residents every day for a population jump of 8.2 percent, data released Thursday showed.”



**DALLAS NEWS**

“Hollyhock is a community developed by Newland Communities located at the southeast corner of US 380 and FM 423. Construction began in 2015 and is expected to be complete by 2022. The planned 836 single-family homes will range from 2,154 to 4,440 square feet.”

COMMUNITY  
**IMPACT**  
NEWSPAPER  
LOCAL. USEFUL. EVERYONE GETS IT.™

July 11 2018 by Nicole Luna





## PGA of America CEO Pete Bevacqua acknowledges organization's potential move to Frisco: 'It's certainly a possibility'

“One significant step paving the PGA’s move to Frisco may have been taken Tuesday, with The News reporting that Hunt Realty Investments has purchased Frisco’s 2,544-acre Headquarters Ranch from the estate of Bert Fields Jr. The sprawling ranch stretches from Preston Road west past the Dallas North Tollway and all the way north to U.S. Highway 380 and includes the large parcel of land that has been earmarked for a potential new PGA of America headquarters, as well as two 18-hole championship courses, a 9-hole course and practice facility, all of which would be completely or largely controlled by the PGA.”



August 8 2018 by Brad Townsend

## Amid Big Development, Prosper Lives Up To Its Name

“Texas 380, the primary east-west route between McKinney and Denton, runs right through Prosper. The road is viewed as an “**economic corridor**” by city leaders, who say long-term investments to fund and install water, sewer and utility lines along Texas 380 are beginning to pay off.”



August 9 2016 by Ben Russell





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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Kenneth Reimer</b>	<b>428933</b>	<b>kreimer@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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