

PROSPER

SEQ W. FRONTIER PKWY. & DALLAS PKWY. | PROSPER, TX

RETAIL DEVELOPMENT OPPORTUNITY



AREA OVERVIEW

Superb retail development pad site available for lease or build-to-suit on the southeast quadrant of W. Frontier Pkwy. and Dallas Pkwy. in Prosper, a fast growing, affluent suburb in North Texas. Shadow anchored by HEB, the property enjoys high visibility with prime frontage and convenient ingress and egress. In addition, the site is easily accessible from the Dallas North Tollway, Preston Rd., and Hwy 380 and benefits from its strategic position along the highly-trafficked Frontier Parkway, a major east-west corridor connecting Prosper to neighboring cities like Celina and Aubrey. In addition to HEB, many other national retailers and businesses currently have planned locations in the immediate area such as Chase, Chick-fil-A, Quiktrip, and HCA.

PROPERTY HIGHLIGHTS

- **±1.01 AC PAD SITE AVAILABLE FOR LEASE OR BTS**
- Prime development pad site situated at the southeast corner of Dallas Pkwy. and W. Frontier Pkwy. in the rapidly expanding community of Prosper
- Two miles west of Preston and just three miles north of US Hwy 380, both major retail corridors
- Shadow anchored by HEB with direct frontage on Frontier Pkwy.
- Located in the rapidly expanding Town of Prosper, a Collin County suburb with superb demographics
- Minutes from major thoroughfares such as the Dallas North Tollway, Preston Rd., and Hwy 380 75



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OVERVIEW



📍 SITE SUMMARY

LOCATION:	Southeast quadrant of W. Frontier Pkwy. & Dallas Pkwy. Prosper, Texas 75078
COUNTY:	Collin County
AVAILABLE:	±1.01 acre pad site for lease or BTS
ZONING:	PD-69 Retail (R) District, which allows for a wide variety of uses including retail, restaurant, medical, professional office, and/or financial institution
SUBMARKET:	North Collin County, Prosper, Celina
LEASE RATE:	Please call for current lease & triple net rates

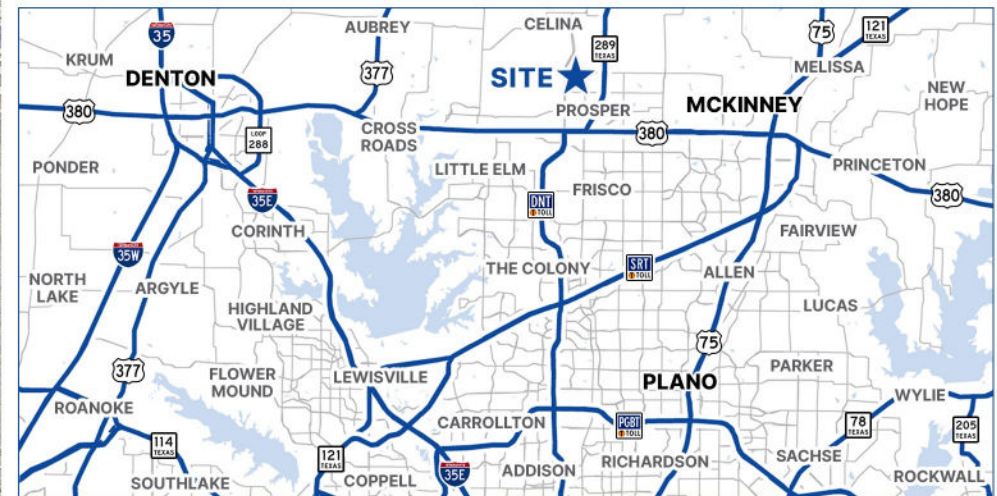
DEMOGRAPHICS

 2025 POPULATION	1 MILE:	8,825	 2025 HOUSEHOLDS	1 MILE:	2,321	 2025 HH INCOME	1 MILE:	\$256,029
	3 MILE:	43,728		3 MILE:	12,507		3 MILE:	\$236,904
	5 MILE:	94,199		5 MILE:	27,761		5 MILE:	\$221,444

TRAFFIC COUNTS

 2025 VPD	W. FRONTIER (east of Dallas Pkwy.)	7,142 vpd
	DALLAS PKWY. (@ W. Frontier)	19,096 vpd

AREA MAP



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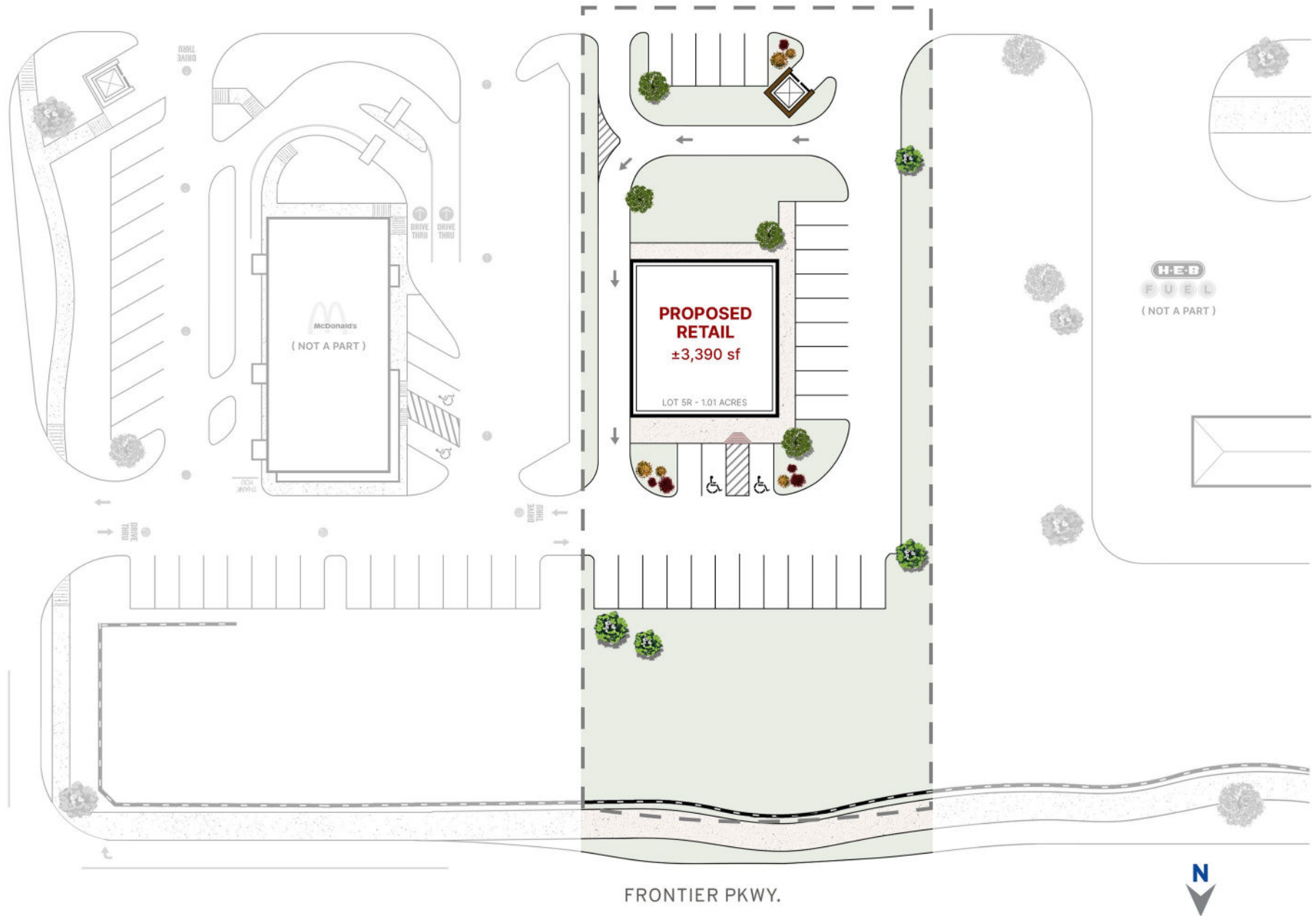
AERIALS



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Map Labels and Callouts:

- Top Left:** North arrow, Texas state outline with number 428.
- Top Center:** DNT TOLL extension under construction, SCOTTISH RITE.
- Top Right:** Walmart, UPS, Kwik Kar, COLLIN COLLEGE.
- Center:** W. FRONTIER PKWY., DALLAS PKWY., SITE (marked with a star), PROSPER ISD STADIUM, PROSPER HIGH SCHOOL.
- Bottom Left:** MINETT E.S., PANTHER H.S., WILKINSON M.S., Academy Sports + Outdoors, Cook Children's, HEB, Costco, Firestone, LA Fitness, Care Now, Panera Bread, Kroger, Pet Supplies Plus, Chick-fil-A, Pei Wei, Dunkin' Donuts, Mooyah, Torchy's Tacos, McDonald's, Sayado.
- Bottom Center:** PGA, Legacy Dr., Teel Pkwy., W. 1st St., Richland H.S., Kwik Kar, Holiday Inn Express, PM Pediatric Care, U-Haul, Texas Health FamilyCare, Toyota, Ford.
- Bottom Right:** Preston Rd., Target, Walmart, Baylor Scott & White Health.
- Right Side:** Custer Rd., E. Frontier Pkwy., E. 1st St., Kroger, CVS, Sonic, Dutch Bros, Texas Bank, Crumbl Cookies, Ernesto's Mexican Restaurant, Ancho's, CVS, Sonic, Dutch Bros, Texas Bank, Crumbl Cookies, Ernesto's Mexican Restaurant, Ancho's.
- Callout Boxes (Businesses):**
 - Top Center Box:** GIDEON, Swig, Aquakids, WHICH WICH?, Methodists, PACIUGO, FENG CHA, SHARKY'S CUTS & KIDS.
 - Top Right Box:** COSTCO WHOLESALE, FIREHOUSE SUBS, CAVA, PETSMART, Marshalls, Lowe's, Chick-fil-A, ALDI, LIFETIME FITNESS, Voodoo.
 - Center Right Box:** ANAMIAS, CityVet, DUNKIN' DONUTS, LAREDO TACO, WHATABURGER, TACO BUENO, HAWAIIAN PINEAPPLE, Market Street, SPROUTS, McDonald's, LOCK AWAY STORAGE, Public Storage, SecuCare Self Storage, CALIBER COLLISION.
 - Center Box:** HEB, CHASE, McDonald's, Chick-fil-A, HED FUEL, HCA Healthcare.
 - Bottom Left Box:** SAYADO, McDonald's, TORCHY'S TACOS, Dunkin' Donuts, Mooyah, Chick-fil-A, TACO BELL, brakes plus, PET SUPPLIES PLUS, Swig, PEI WEI, Care Now, Panera Bread, Kroger, LA FITNESS, Costco WHOLESALE, Firestone.
 - Bottom Right Box:** DICK'S Sporting Goods, SPEC'S, HOBBY LOBBY, ROSS, HomeGoods, DSW, TJ-maxx, Burlington, chilis, PETSMART, KOHL'S, OLD NAVY, ULTA, Olive Garden, Panera Bread, TEXAS, Michaels, CALLOWAY'S NURSERY, Frost Bank, Chick-fil-A, popshelf, WELLS FARGO, five BEER, SMOOTHIE KING, STARBUCKS.





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

CRESTVIEW REALTY, LLC

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Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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