



NE HARD CORNER · 10.4-ACRE RETAIL PAD

LAND · FUTURE RETAIL DEVELOPMENT · US-380 FRONTAGE

SALE PRICE

US Hwy 380 & Legacy Dr, Prosper, TX.

Call Agent
FOR PRICING & DETAILS

±10.4 acres of prime hard-corner land at the NE corner of Legacy Dr & US Hwy 380 — a future retail development and owner/user opportunity in one of DFW's fastest-growing corridors, minutes from Omni PGA Frisco and the coming Universal Kids Resort.

SITE SIZE	FRONTAGE	TRAFFIC	CORNER
10.4 AC	US-380	51K VPD	NE

↓ FOR MORE INFORMATION CONTACT

LISTING AGENT

Larry Robbins
214.766.9101

lrobbins@capstonecommercial.com

LISTING AGENT

Delara Zamani
214.697.0184

dzamani@capstonecommercial.com

OFFICE

972.250.5800

capstonecommercial.com
Dallas, TX

US HWY 380 & LEGACY DR · PROSPER, TX

Property Details.

PROPERTY OVERVIEW

±10.4 acres of premier development land at the high-visibility NE corner of Legacy Dr & US Hwy 380 in Prosper — one of the fastest-growing submarkets in the DFW Metroplex. The site carries direct frontage on US-380 (51,000 VPD) with direct access to multiple established shopping centers along the corridor, positioning it as a future retail pad / development opportunity for a user, owner or investor.

The tract sits ±3 minutes from the PGA of America headquarters and Omni PGA Frisco Resort and ±5 minutes from the new Universal Kids Resort, surrounded by rooftops with an average household income over \$207,000 within 1 mile and a population exceeding 200,000 within 5 miles — exceptional demographics for retail, restaurant, medical or mixed-use development.

PROPERTY HIGHLIGHTS

- ±10.4 acres · prime future retail development opportunity
- High-visibility NE corner of Legacy Dr & US Hwy 380
- US Hwy 380 frontage · 51,000 VPD
- ±3 minutes from the PGA of America & Omni PGA Resort
- ±5 minutes from the new Universal Kids Resort
- Avg. household income within 1 mile: \$207,000
- Population of 200,000+ within 5 miles
- Direct access to shopping, dining & auto retail on US-380

PROPERTY SPECS

PROPERTY TYPE	Land / Retail
SITE SIZE	±10.4 AC
FRONTAGE	US Hwy 380
TRAFFIC COUNT	51,000 VPD
CORNER	NE · Legacy Dr
COUNTY	Denton
MARKET	Prosper / Frisco
PROPOSED USE	Future Retail
ZONING	Comm. (verify)
SALE PRICE	Call Agent

TRADE AREA & TRAFFIC

Radius rings centered on Legacy Dr & US-380

51,000

 ± VPD

 US Hwy 380 Daily Traffic
 at Legacy Dr · prime drive-by exposure

Trade Area	1 Mile	3 Miles	5 Miles
Population	~9,000	~85,000	200,000+
Avg. HH Income	\$207,000	~\$190,000	~\$175,000
Households	~3,000	~28,000	~66,000

1-mile average household income (\$207,000) and 5-mile population (200,000+) per listing / CoStar-Esri data; cells marked (~) are estimates — verify with CoStar/Esri before client distribution. Traffic ±51,000 VPD on US-380 at Legacy Dr (TxDOT / corridor data). Prosper and Frisco are among the fastest-growing cities in the U.S.

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US HWY 380 & LEGACY DR · PROSPER, TX

Site · Survey

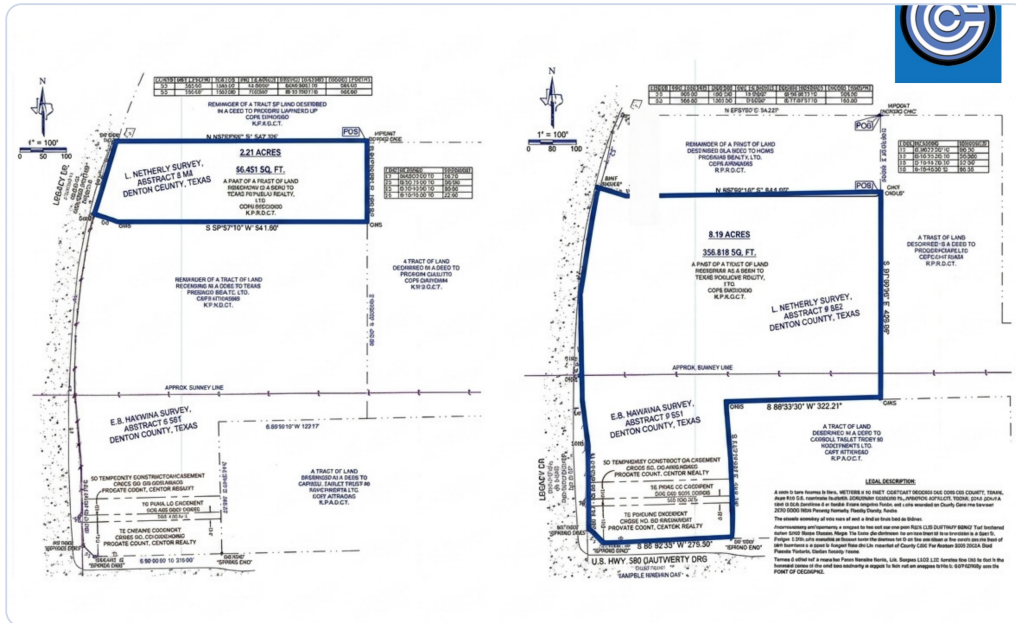
THE SITE · ±10.4 ACRES

NE CORNER LEGACY DR & US-380 · PROSPER



BOUNDARY SURVEY

DENTON COUNTY · L. NETHERLY SURVEY



PGA / OMNI
±3 min

UNIVERSAL KIDS
±5 min

DNT
±4 min

HH INC · 1MI
\$207K

POP · 5MI
200K+

US-380
51K VPD

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Acreage, frontage, traffic counts, demographics, zoning, boundaries and distances are approximate and must be independently confirmed. Aerial and survey are for marketing illustration only. © 2026 Capstone Commercial Real Estate Group.

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Capstone Commercial Real Estate Group, LLC <i>Name of Sponsoring Broker (Licensed Individual or Business Entity)</i>	480574 <i>License No.</i>	sburris@capstonecommercial.com <i>Email</i>	(972) 250-5800 <i>Phone</i>
Steven Burris <i>Name of Designated Broker of Licensed Business Entity, if applicable</i>	450870 <i>License No.</i>	sburris@capstonecommercial.com <i>Email</i>	(972) 250-5858 <i>Phone</i>
Larry Robbins <i>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</i>	340927 <i>License No.</i>	lrobbins@capstonecommercial.com <i>Email</i>	(214) 766-9101 <i>Phone</i>
Delara Zamani <i>Name of Sales Agent/Associate</i>	810561 <i>License No.</i>	dzamani@capstonecommercial.com <i>Email</i>	(214) 697-0184 <i>Phone</i>
<i>Buyer/Tenant/Seller/Landlord Initials</i>	<i>Date</i>		