



EBG
EUREKA BUSINESS GROUP

FOR LEASE

New Construction Multi-Tenant Retail

±12,500 SF Retail / Restaurant

1091 Legacy Drive,
Prosper, TX 75078

Exclusive Listing Agent:

Joseph Gozlan, Managing Principal

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PROSPER, TX

PROPERTY OVERVIEW



A brand-new, $\pm 12,500$ SF multi-tenant retail building on one of the fastest-growing retail corridors in Texas. The property sits on Legacy Dr right off University Dr (US-380) with $\pm 47,500$ VPD, signalized cross-access to a 1-mile trade area with \$183,021 median household income.

The building delivers as a cold shell in December 2026, offering prospective tenants the opportunity to build out a custom space from the ground up. Multiple grease traps are pre-installed during construction, supporting restaurant and QSR users without costly retrofit.

Suite sizes are flexible from ± 700 SF to the full 12,500 SF, with storefront glass and on-building signage available to every tenant.

Generous TI allowance available to qualified tenants.

01

US-380 Corridor

Signalized intersection at Legacy Dr. & US-380 ($\pm 47,500$ VPD), minutes from Dallas North Tollway (88,018 VPD).

02

Elite Trade Area Demographics

\$183K median HHI within 1 mile and 88% high-income households. Rare buying power.

03

Flexible Demising

Divisible from ± 700 SF to full building (12,500 SF). Utility infrastructure in place supports restaurant and QSR.

04

First-Mover Advantage

New shell in a 2.2%-vacancy submarket. Early tenants set the merchandising mix

05

TI Allowance Available

Tenant improvement allowance to build quality tenants into a cold shell.

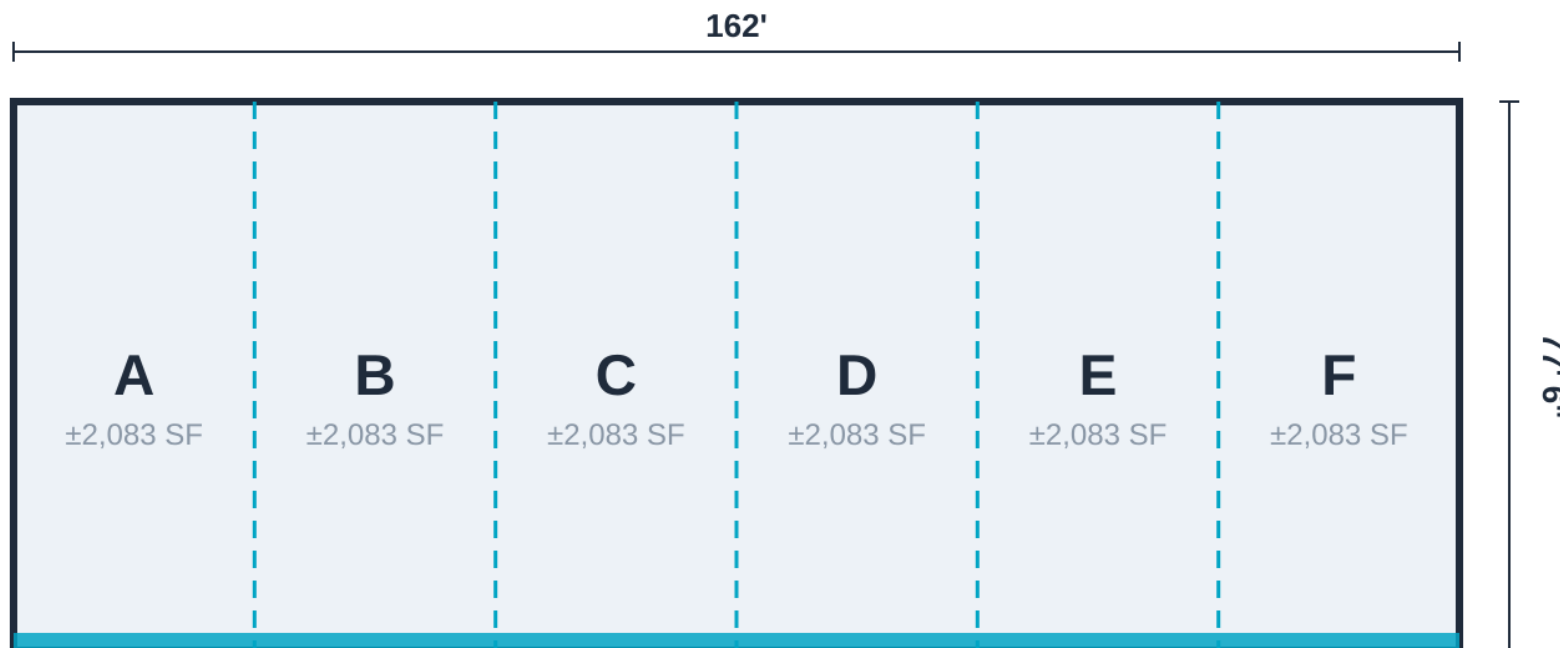
PROPERTY SPECIFICATIONS

SPECIFICATIONS

Address	1091 Legacy Drive, Prosper, TX 75078
Type	Retail / Restaurant (new construction)
Building Size	±12,500 SF (standalone building)
Availability	±12,500 SF, 100% available, demisable to smaller suite
Land Area	2.89 AC (125,888 SF)
Delivery	Under construction, Dec 2026 (shell)
Zoning	PD - Commercial / Retail
Features	On-building signage, storefront glass
Parking	Surface, shared site (strong ratio)
Other	Multiple grease traps pre-installed during construction



THE BUILDING



±12,500 SF — DEMISABLE TO SUIT

Suite sizes flexible from ±700 SF up to full building · storefront glass along frontage

DEMISING FLEXIBILITY

±12,500 SF shell that we can carve into as few or as many suites as the tenant demand supports, from a single restaurant user to six ±2,000 SF inline bays.

TARGET SUITE SIZES

Restaurant / Medical	2,500 - 6,000 SF
Inline service/retail	1,400 - 2,500 SF
Small-shop	1,000 - 1,400 SF

WHY IT LEASES

- ✓ Shell delivery Dec 2026, 100% available
- ✓ Generous TI to build tenants to suit
- ✓ Storefront glass + monument signage
- ✓ Delivering into 2.2% vacancy

STRATEGIC LOCATION



PRIME US-380 / LEGACY DRIVE POSITION

47,500

VPD, W. University Dr (US-380)

88,018

VPD, Dallas North Tollway (1.3 mi)

\$183K

Median HH income (1-mile)

197,619

Population (5-mile radius)

15.4%

5-yr population growth (5-mile)

2.2%

Submarket vacancy (NE Denton)



Trade-area context: Directly in front of the One Community Church (Prosper Campus), within Windsong Ranch's 2,030-acre master-planned community, and ~4 miles from the PGA of America HQ / Omni PGA Resort. Cook Children's and Costco-anchored development in the immediate corridor.

LOCATION OVERVIEW

1091 LEGACY DR, PROSPER, TX

VEHICLES PER DAY

47,500+ VPD

Legacy Dr. and University Drive (US-380).

POPULATION

197K+

Within 5-mile radius

DFW AIRPORT

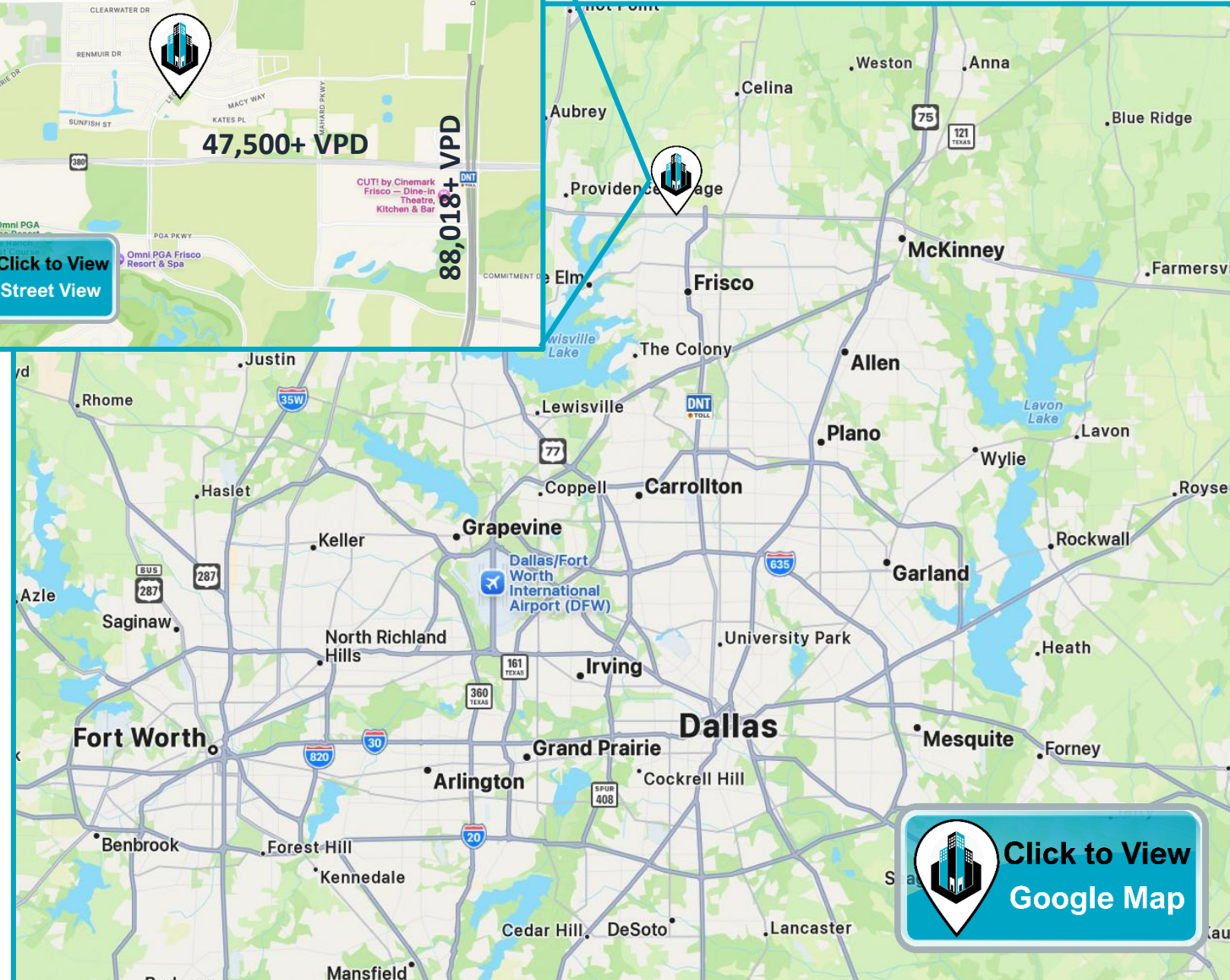
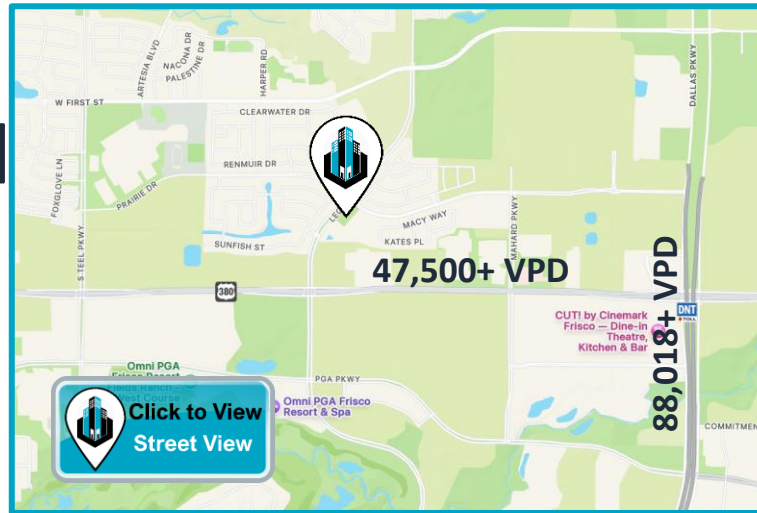
30 Min

Dallas/Fort Worth International

MCKINNEY AIRPORT

24 Min

McKinney National Airport



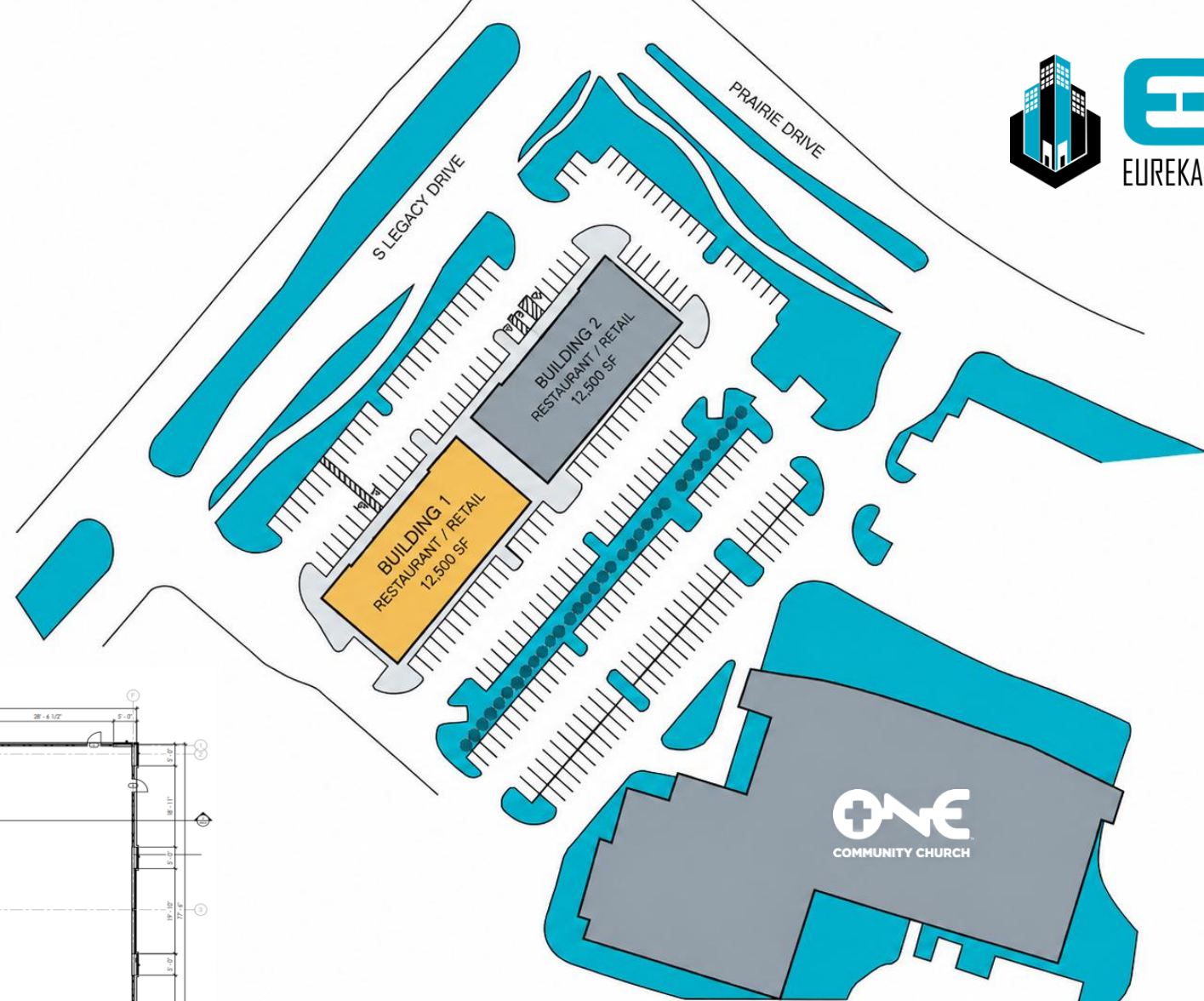
TRADE AREA DEMOGRAPHICS



METRIC	1-MILE	3-MILE	5-MILE
Total Population	11,847	82,316	197,619
Population Growth (5-yr)	+12.8%	+14.1%	+15.4%
Total Households	3,921	27,145	65,261
Median Household Income	\$183,021	\$152,487	\$143,892
Average Household Income	\$214,563	\$178,921	\$168,437
Per Capita Income	\$71,204	\$59,108	\$55,742
High-Income HH (>\$100K)	88%	79%	74%
Bachelor's Degree or Higher	61%	55%	51%
Owner-Occupied Housing	89%	82%	77%
Median Home Value	\$548,000	\$472,000	\$435,000
Avg. Consumer Spending	\$82.4M	\$568M	\$1.34B
Daytime Population (Employees)	4,218	31,654	72,891

** Source: CoStar Report August 2026*

SITE PLAN



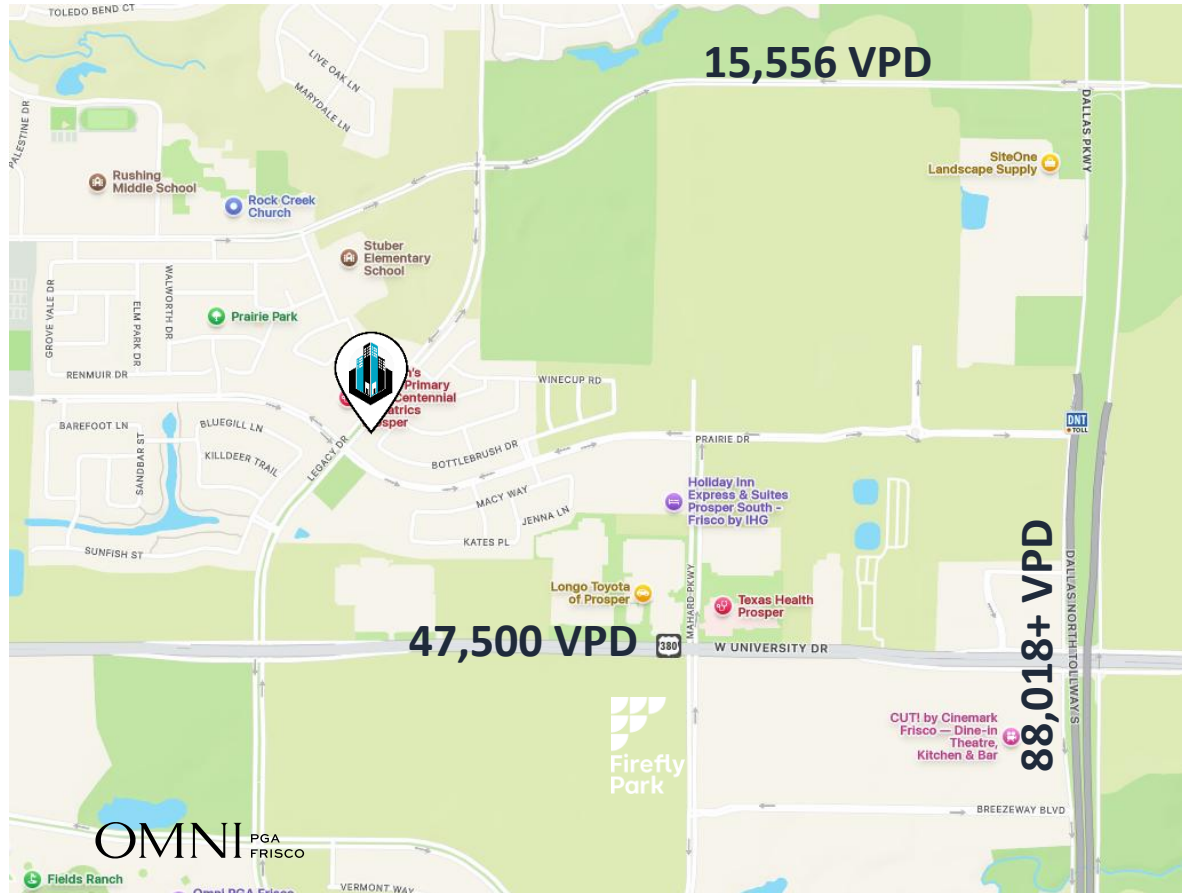
PROPERTY RENDERINGS



AREA RETAILERS & CO-TENANCY



TRAFFIC COUNTS & ACCESS



TRAFFIC & ACCESS

W. University Dr (US-380)

±47,500 VPD

Dallas North Tollway (1.3 mi)

88,018 VPD

PGA of America HQ

~4 Miles

Dallas North Tollway

~1.3 Miles

Legacy Dr Intersection

Direct Frontage



THE RETAIL NAVIGATOR®

JOSEPH GOZLAN

MANAGING PRINCIPAL · DFW RETAIL & NET LEASE INVESTMENT ADVISORY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the business and whether the business complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

INFORMATION ABOUT BROKER SERVICES



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

Eureka Business Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph Gozlan	593483-B	Joseph@EBGTexas	(903)600-0616
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

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