

# FOR SALE

10.4 Acres

US Hwy. 380 & Legacy Dr  
Prosper, TX 75078

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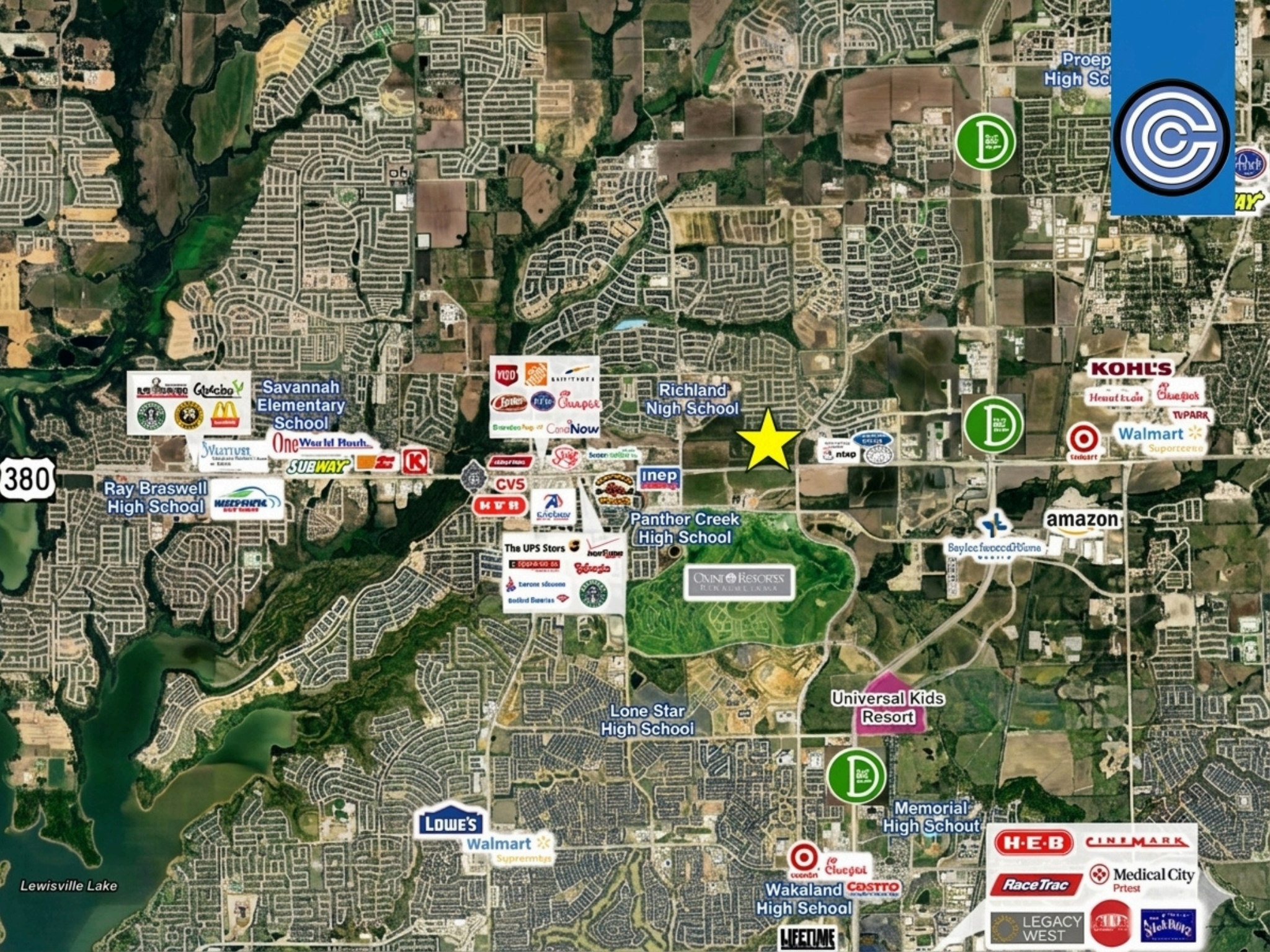


## Prime Investment User/Owner Opportunity

10.4 acres available

## CAPSTONE COMMERCIAL

- Future Retail Development Opportunity
- US Hwy 380 - 51,000 VPD
- 3 minutes away from the PGA of America
- 5 minutes away to Universal Kids Resort
- High visibility NE corner of Legacy Dr & US Hwy 380
- Average Household Income within 1 mile \$207,000
- Population of over 200,000 residents within 5 miles
- Direct access to multiple shopping centers on Legacy Dr



Proep High Sc



Savannah Elementary School



Richland High School



KOHL'S



Ray Braswell High School



Panther Creek High School

amazon

380



Baylee

Lone Star High School

Universal Kids Resort



Memorial High School

LOWE'S

Walmart



Wakaland High School

H-E-B

CINEMARK

Race Trac

Medical City Prtest

LEGACY WEST



LIFETIME

Lewisville Lake



# DFW OVERVIEW

Dallas/Fort Worth (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. DFW is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of approximately 7.1 million people. By the year 2030, it is projected that over 10.5 million people will be living in DFW according to the Dallas Regional Chamber.

DFW is connected to the world by the nation's fourth busiest airport and is served by 55 international flights. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were its own state it would be the 9th largest in the Nation and 23rd largest country in the World.

20

3.51 Million

34.20%

33

157

96

Fortune 500 Companies Headquartered in DFW

People in the DFW Workforce

Of the Population 25 & Older Have a Bachelor's Degree or Higher

Colleges & Universities

Public School Districts

Public Charter Schools

# #1

Best States For Growth  
- U.S. News

# #2

The Best Places For  
Business And Careers  
- Forbes

# #3

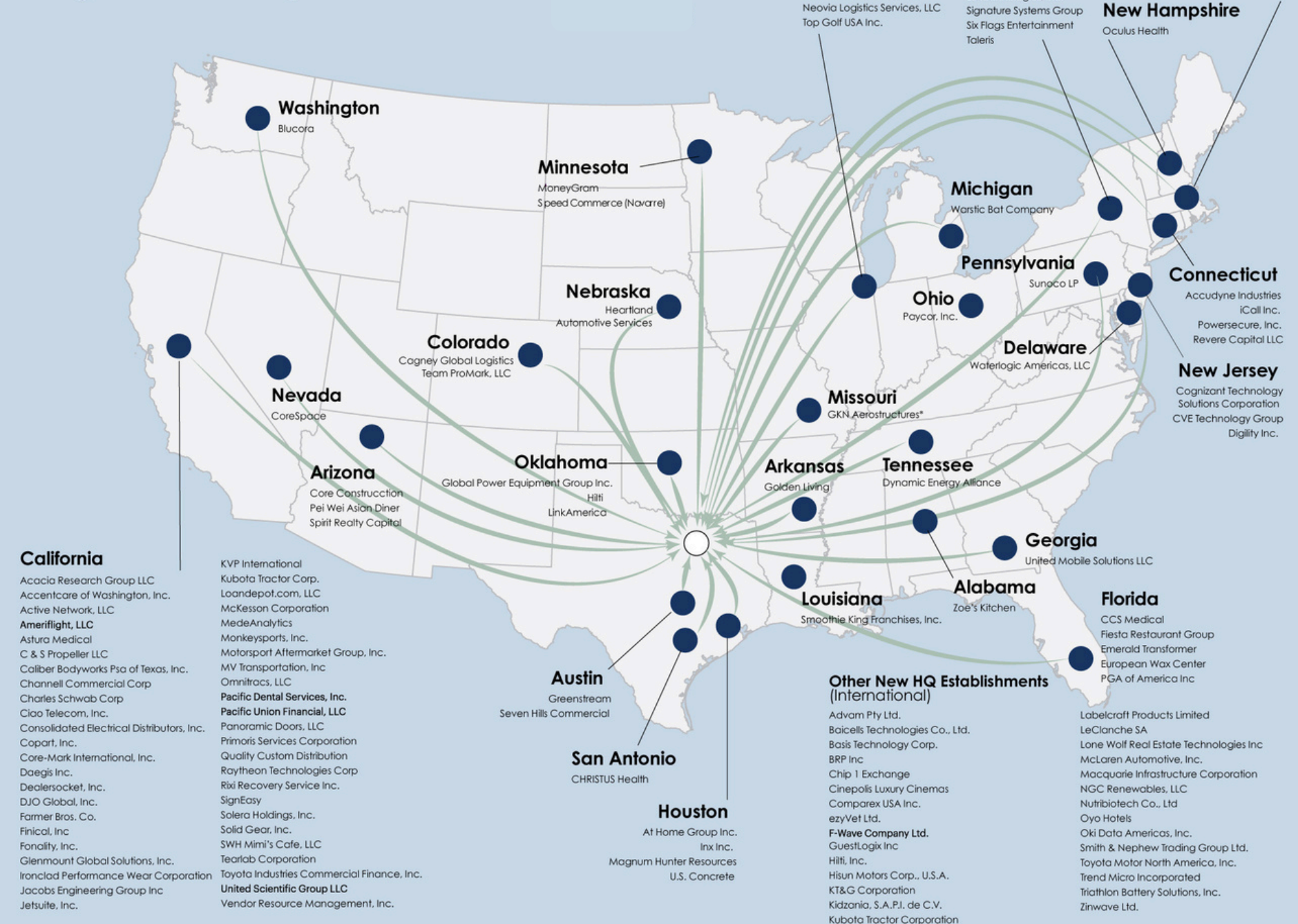
In Fastest Growing  
U.S. Cities  
- Forbes

# #5

Most Tax-Friendly State  
- The Tax Foundation



# Major Headquarter Relocations



## California

- Acacia Research Group LLC
- Accentcare of Washington, Inc.
- Active Network, LLC
- Ameriflight, LLC
- Astura Medical
- C & S Propeller LLC
- Caliber Bodyworks Psa of Texas, Inc.
- Channell Commercial Corp
- Charles Schwab Corp
- Ciao Telecom, Inc.
- Consolidated Electrical Distributors, Inc.
- Copart, Inc.
- Core-Mark International, Inc.
- Daegis Inc.
- Dealersocket, Inc.
- DJO Global, Inc.
- Farmer Bros. Co.
- Finical, Inc
- Fonality, Inc.
- Glenmount Global Solutions, Inc.
- Ironclad Performance Wear Corporation
- Jacobs Engineering Group Inc
- Jetsuite, Inc.

- KVP International
- Kubota Tractor Corp.
- Loandepot.com, LLC
- McKesson Corporation
- MedeAnalytics
- Monkeysports, Inc.
- Motorsport Aftermarket Group, Inc.
- MV Transportation, Inc
- Omnitracs, LLC
- Pacific Dental Services, Inc.
- Pacific Union Financial, LLC
- Panoramic Doors, LLC
- Primoris Services Corporation
- Quality Custom Distribution
- Raytheon Technologies Corp
- Rixi Recovery Service Inc.
- SignEasy
- Solera Holdings, Inc.
- Solid Gear, Inc.
- SWH Mimi's Cafe, LLC
- Tearlab Corporation
- Toyota Industries Commercial Finance, Inc.
- United Scientific Group LLC
- Vendor Resource Management, Inc.

## Illinois

- Addus HomeCare Corporation
- BL Restaurant Operations, LLC
- Boeing Global Services
- Ferris Manufacturing Co.
- Neovia Logistics Services, LLC
- Top Golf USA Inc.

## New York

- Greatbatch (Interger Holdings)
- HMS Holdings
- Imagine Communications Corp.
- L3 Technologies, Inc.
- Signature Systems Group
- Six Flags Entertainment
- Toleris

- Steward Health Care System LLC
- VCE

## New Hampshire

- Oculus Health

## Minnesota

- MoneyGram
- Speed Commerce (Navarre)

## Nebraska

- Heartland Automotive Services

## Colorado

- Cagney Global Logistics
- Team ProMark, LLC

## Nevada

- CoreSpace

## Arizona

- Core Construction
- Pei Wei Asian Diner
- Spirit Realty Capital

## Oklahoma

- Global Power Equipment Group Inc.
- Hilli
- LinkAmerica

## Arkansas

- Golden Living

## Tennessee

- Dynamic Energy Alliance

## Georgia

- United Mobile Solutions LLC

## Alabama

- Zoe's Kitchen

## Florida

- CCS Medical
- Fiesta Restaurant Group
- Emerald Transformer
- European Wax Center
- PGA of America Inc

## Other New HQ Establishments (International)

- Advam Pty Ltd.
- Baicells Technologies Co., Ltd.
- Basis Technology Corp.
- BRP Inc
- Chip 1 Exchange
- Cinepolis Luxury Cinemas
- Comparex USA Inc.
- ezyVet Ltd.
- F-Wave Company Ltd.
- GuestLogix Inc
- Hilli, Inc.
- Hisun Motors Corp., U.S.A.
- KT&G Corporation
- Kidzania, S.A.P.I. de C.V.
- Kubota Tractor Corporation

- Labelcraft Products Limited
- LeClanche SA
- Lone Wolf Real Estate Technologies Inc
- McLaren Automotive, Inc.
- Macquarie Infrastructure Corporation
- NGC Renewables, LLC
- Nutribiotech Co., Ltd
- Oyo Hotels
- Oki Data Americas, Inc.
- Smith & Nephew Trading Group Ltd.
- Toyota Motor North America, Inc.
- Trend Micro Incorporated
- Triathlon Battery Solutions, Inc.
- Zirwave Ltd.



## 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.*

2-10-2025



**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. **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:
  - 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.

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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](http://www.trec.texas.gov)  
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