



FOR LEASE

Offices At Prosper Trail

1630 W. Prosper Trail, Suite 310, Prosper TX 75078



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ROCKHILL
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

Prosper is consistently cited as one of the fastest-growing communities in North Texas, driven by master-planned residential developments and high household incomes. Population growth rates exceeding 70% since 2020 referenced in regional demographic studies, indicating a rapidly expanding patient and client base for office and medical users.

OFFICES AT PROSPER TRAIL

- One-story corner professional office surrounded by growing neighborhood communities with a population growth of 73.4% for zip code 75079
- 14 Buildings with Superior Design, Modern Stone, Medical and Professional Office
- Conveniently located off heavily trafficked Dallas North Toll
- Near \$265 million, 37.1-acre Baylor Scott & White Hospital, Texas Health, Cooks Children's Medical Center, and the thriving area surrounding PGA of America
- Strategically positioned to serve the growing communities of Prosper, Frisco, Celina, and McKinney

USE	PROFESSIONAL OFFICE
AVAILABLE SF	1,187 SF
LEASE RATE	\$3,600 + ELECTRIC
YEAR BUILT	2025
LEASE TERMS	3 – 10 YEARS
CONDITION	FULLY FINISHED-OUT
SIGNAGE	BUILDING
PARKING	4:1,000 / SF

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.



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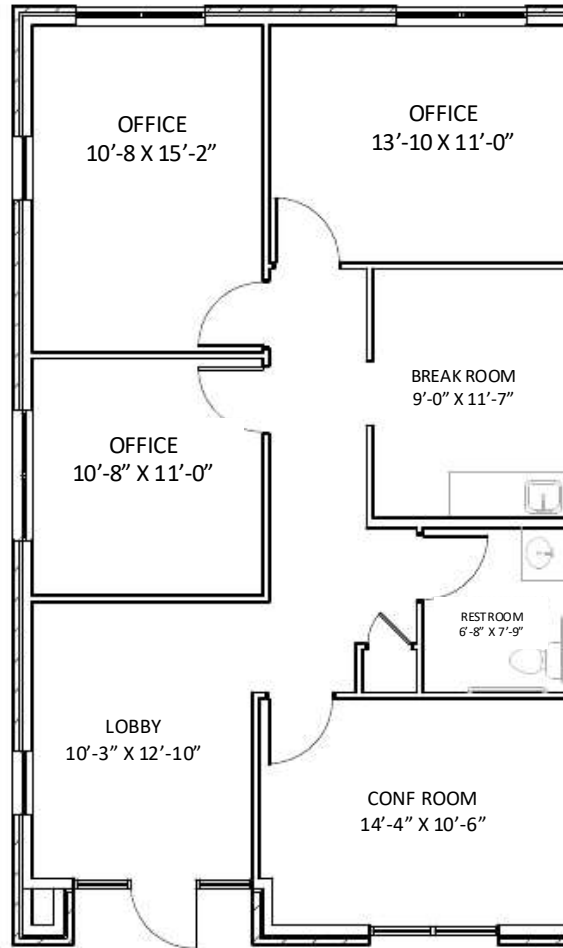
SITE PLAN



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FLOOR PLAN



TYPICAL FLOOR PLAN – 1,187 SF
SCALE 1/8" = 1'-0"



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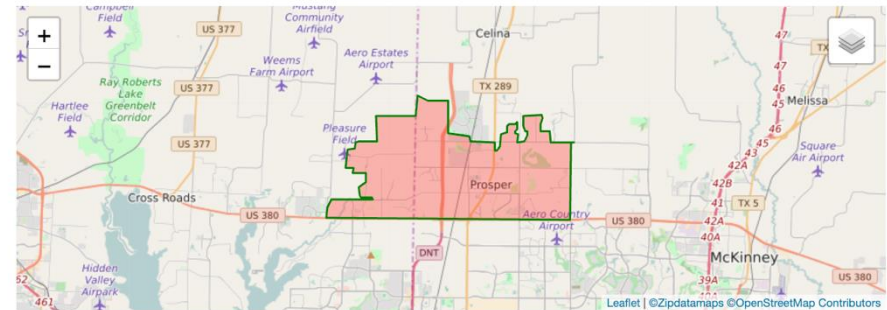
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GROWING ZIP CODE: 75078



Zip Code 75078 can be socioeconomically as Upper Middle Class compared to other ZIP Codes in Texas based on Median Household Income and Average Adjusted Gross Income. The majority race/ethnicity residing in 75078 is White. The majority race/ethnicity attending public schools in 75078 is White. The current unemployment level in 75078 is 3.7%.

ZIP CODE - 75078	
DESCRIPTION	DATA
Population (2020)	40,513
Population Growth Rate	+74.37%
Population Density	1,305 People per Square Mile
Current Unemployment Rate (2025)	3.7%
Majority Race/Ethnicity	White
Public School Majority Race/Ethnicity	White 71.4%
Area Cod(s)	214/469/945/972



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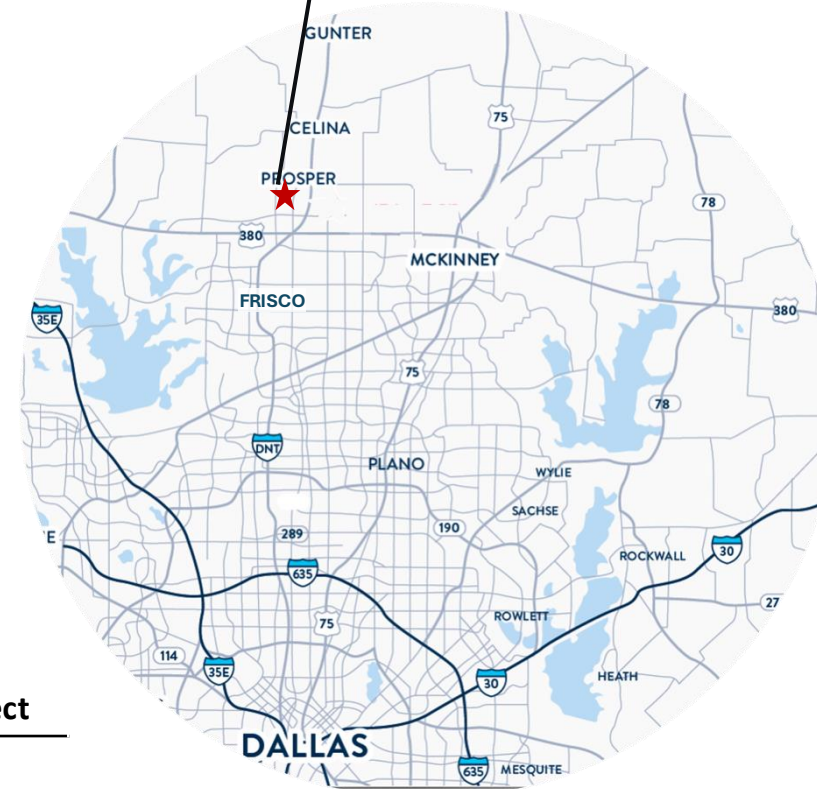
DEMOGRAPHICS | TRAFFIC

Subject Property



Demographics

	1 MI	3 MI	5 MI
Population	3,232	41,953	127,257
2024-2029 Growth	+42.88%	+41.0%	+40.8%
Households	966	12,190	38,677
Medium Age	34	37	38
Medium HH Income	\$175,483	\$164,320	\$148,804



Average Daily Traffic Volume

	Traffic Count	Miles From Subject
W. Prosper Trl/Dalls Pkwy	1,173	.47

Extraordinary Population Growth Estimated in Subject Area

Source: © 2024 CoStar Group / Traffic 2022



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AERIAL



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OFFICES AT PROSPER TRAIL



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INTERIOR PHOTOS



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Information About Brokerage Services

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.

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 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.

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 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.

LICENSED BROKER/BROKER FIRM NAME

Rockhill Commercial Real Estate

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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 (<http://www.trectexas.gov>)

BUYER/TENANT/SELLER/LANDLORD INITIALS: _____ **DATE:** _____