

Frontier Pkwy Professional Park

Professional Office Space For Sublease

752 SF

**NEW CONSTRUCTION
SUITES AVAILABLE NOW!**



Location:

Frontier Pkwy Professional
Park
560 W. Frontier Pkwy
Suite 125
Prosper, TX 75078



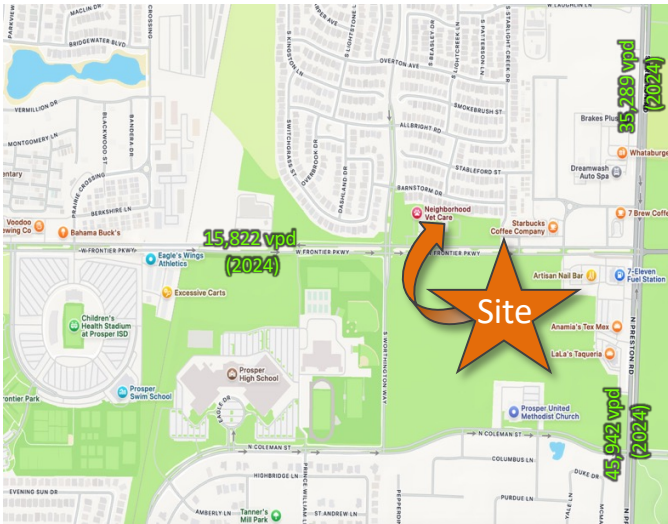
Space Available:

Fully Finished
Professional Office Available
752 SF
\$2,826.27 for Sublease

- Perfect small professional office sublease opportunity available for immediate occupancy
- Perfectly placed on Frontier Pkwy near Preston Road
- New construction with upscale finishes in place & efficient floor plan available
- Nearby Prosper High School, Frontier Park, & Ownsby and Light Farms residential communities
- Close proximity to Preston Road, US Hwy 380, & the Dallas North Tollway
- Abundant Parking & Entry Signage Available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial 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.

FOR MORE INFORMATION CONTACT
O: 972.292.1220 / www.LCRTEXAS.com
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / Tito@LCRTexas.com



- Service to growing communities of Prosper, Frisco, Little Elm, Celina, and McKinney
- Excellent traffic counts on Frontier Pkwy with almost 16,000 VPD
- Close proximity to Restaurant & Retail Amenities such as HEB, Frontier Park, The Gates of Prosper, and the PGA Headquarters

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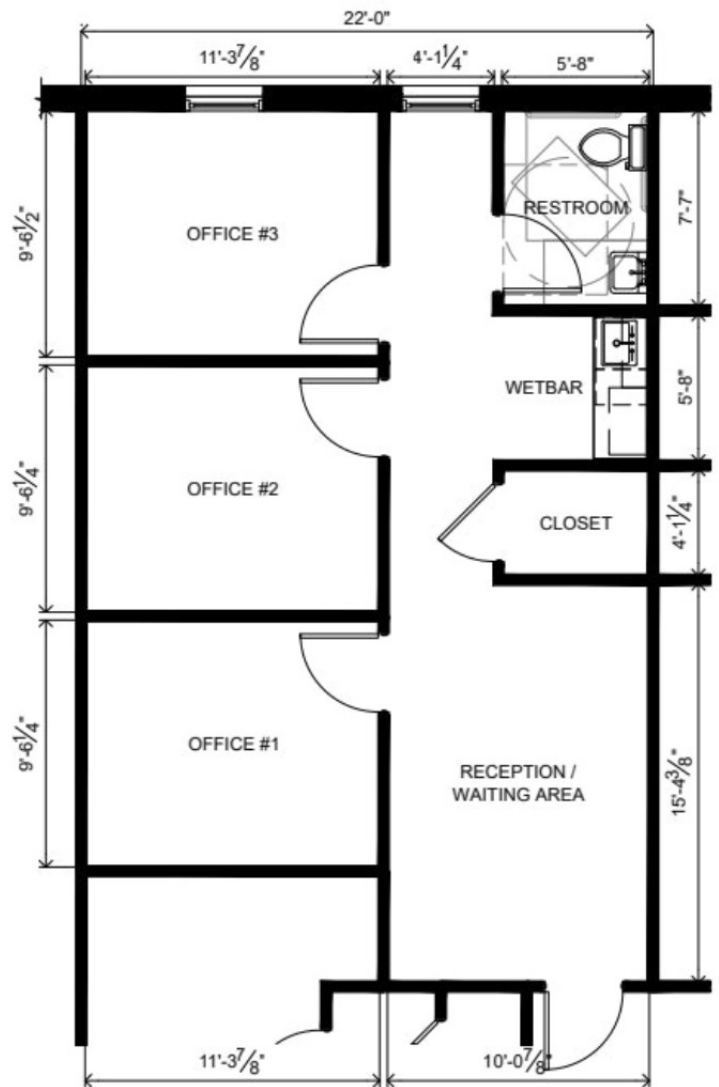
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Site & Floor Plan



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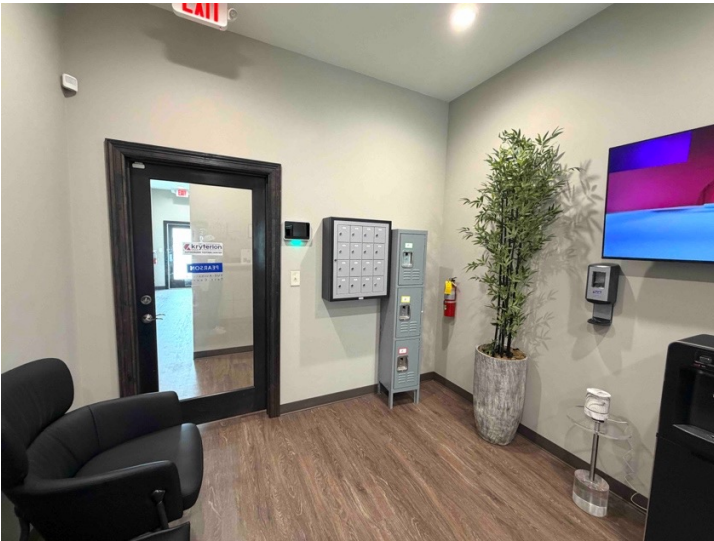
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Professional Office for Sublease



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Prosper Demographics

Location

North of Dallas, Prosper is located 32 miles from the Dallas/Fort Worth International Airport, 35 miles from Downtown Dallas, 14 miles from the Collin County Regional Airport and 55 miles from Fort Worth.

Highlights

- As of January 1, 2022, the population was estimated at 35,430.
- Land Area is 27 square miles.
- Located 25 minutes from 2 major airports.

Demographic Information

- As of 2022, the average valued home price was \$766,163.
- As of 2021, the median household income was \$153,777.

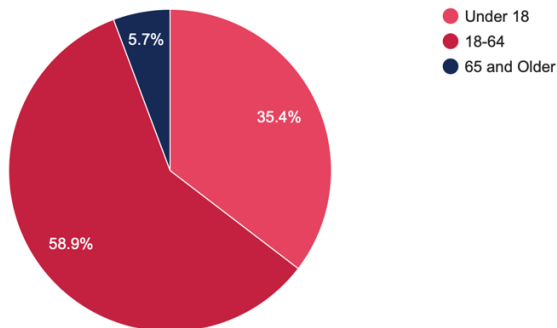
Travel

- DFW International Airport - World's 3rd largest in operations and 7th largest in total passengers. It serves 171 destinations with direct flights to every U.S. airport. DFW is the home base for American Airlines.
- Dallas Love Field - Provides over 100 daily flights to 17 destinations and is the home base for Southwest Airlines.
- Private Airports - Addison Airport and Collin County Regional Airport in McKinney Both are just 20 minutes from Prosper.

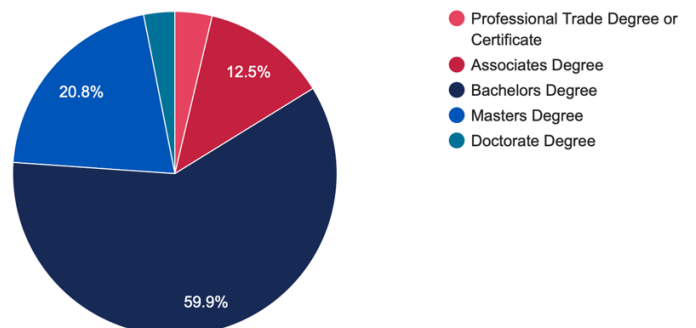
Economic Indicators

	Median Household Income	\$176,000
	Median Earnings/Worker	\$85,560
	Median Housing Value	\$436,600
	Median Monthly Owner Cost with Mortgages	\$2,921/month
	Median Monthly Rent	\$1,482/month
	Owner-Occupied Housing	86.5%
	Prosper Residents with Health Insurance	95.4%

Age Breakdown



Prosper Higher Education Attainment



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