

39.2 ACRES FOR SALE

COLLIN COUNTY – PROSPER, TEXAS

COMMERCIAL LAND AVAILABLE

LOCATION:

Located in the Town of Prosper, TX at the intersection of US 380 and Lovers Lane. Conveniently located next door to the acclaimed Gates of Prosper mixed use development, including retail tenants such as Target, Dicks Sporting Goods, Barnes & Noble, Nordstrom Rack, and others. The Town of Prosper has a daytime population of over 159,000 people.

PROPERTY HIGHLIGHTS:

The property is zoned in a PD that allows for a variety of uses including Retail, Office, and various commercial uses. The PD ordinance is available upon request. All utilities are available to the site. This property is well-suited for a major retail / commercial development.

SCHOOL DISTRICT: Prosper ISD

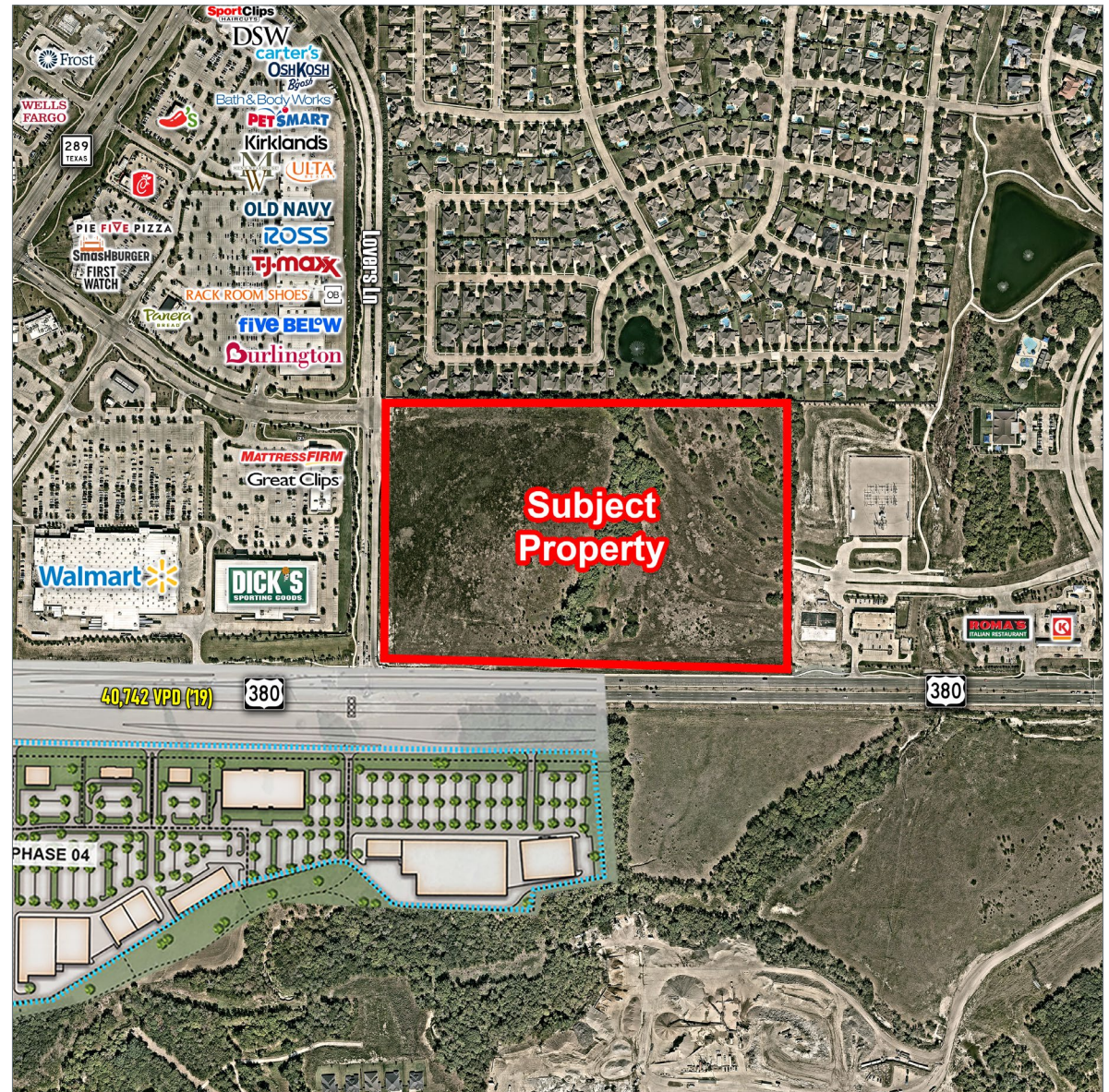
ASKING PRICE: Please Call For Pricing

TRAFFIC COUNTS: US-380: 51,941 VPD (TXDOT 2023)
TX-289: 40,146 VPD (TXDOT 2021)

DEMOGRAPHICS:	1 miles	3 miles	5 miles
2024 Population:	6,556	64,945	188,998
2029 Projected Pop.:	6,892	72,632	242,354
Daytime Population	6,824	52,491	159,335
Average HH Income:	\$201,161	\$206,937	\$205,385

CHARLIE ADAMS - 214-239-2370
cadams@stratfordland.com

ANDREW PRINE - 214-239-2361
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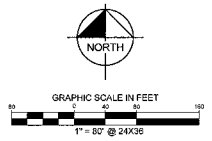
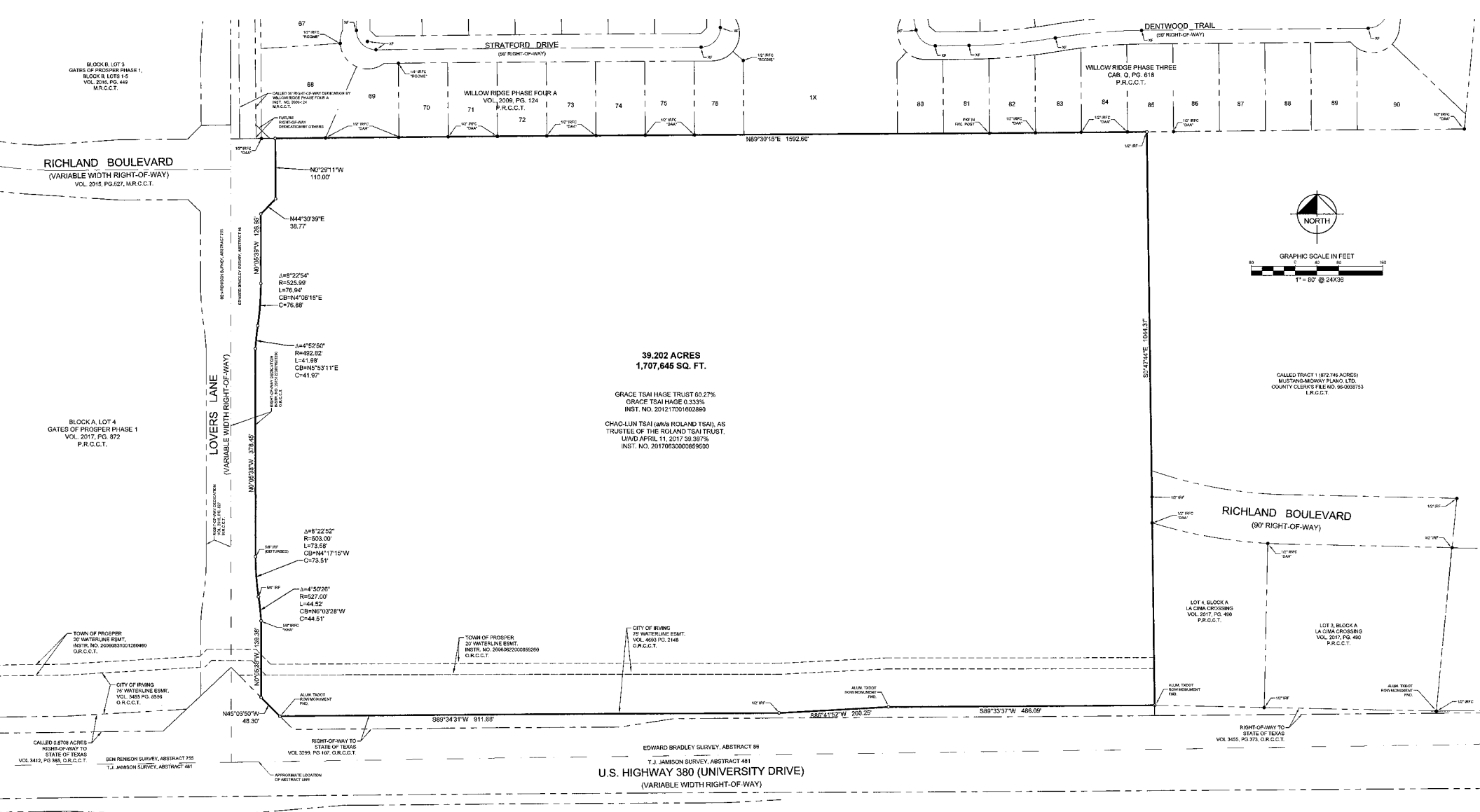
THE STRATFORD GROUP | 5949 Sherry Ln., Suite 1720, Dallas, TX 75225 | Phone 214 696 3663 | Fax 214 696 6015 | www.thestratfordgroupllc.com

The information contained herein was obtained from sources believed reliable; however, Stratford Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this Property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.



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NOTES:

1. Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Grid values. The distances shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.999845935.

SURVEYORS CERTIFICATION:

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition 8 Survey.

Survey Date: October 01, 2018

Michael B. Marx
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph. 972-335-5550
michael.marx@kimley-horn.com



BOUNDARY SURVEY
39.202 ACRES
EDWARD BRADLEY SURVEY,
ABSTRACT NO. 86
TOWN OF PROSPER,
COLLIN COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FRM # 10198822
Tel No. (972) 335-3880
Fax No. (972) 335-3779

No.	DATE	REVISION DESCRIPTION
1		

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	10/16/2018	088106008	1 OF 1



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.

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:
 - 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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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