



the **ZEPP COMPANY**
Commercial Real Estate Services

www.zeppcompany.com

FOR LEASE- Medical Office
Prosper Professional Centre
2810 W. First St., Suite 30
Prosper, TX 75078



Property Location:

The campus is located just 1.4 miles west of the Dallas North Tollway and just to the west of Legacy Drive. The property is surrounded by continued growth. Stuber Elementary School across the street (south side), William Rushing Middle School to the far west, and the immediate west side is the ever expanding Rock Creek Church. Joyce Hall Elementary School on Legacy opened late 2024 and 2 new schools up Legacy, north of W. Prosper Trl scheduled to open Summer 2026.

An addition to the overall campus and under construction is the **UNITED VOLLEYBALL CLUB** which is an indoor facility believed to be 73,645 SF once completed. The United Volleyball Club caters to Youth Athletes' of all levels, training to provide the skillset to be an elite volleyball player. City information says it is expected they will be open 1st Qtr. 2027.

Campus Information:

The property is Zoned "O" Office District, allows for uses such as office, medical, Health Fitness, Private/Public Schools and Service Retail, all subject to parking requirements.

**FOR INFORMATION
CONTACT**

Katina Zepp | Ph.214-676-3709
dba the **ZEPP COMPANY**
katina@katinazepp.com

Information furnished, while obtained by sources believed reliable, has not been verified by Katina Zepp, Broker dba the Zepp Company. We make no guarantee, warranty or representation as to its accuracy and completeness. It is submitted subject to independent investigation by you, without reliance on us. This submission is subject to change in price, prior to sale or withdrawal without notice.



APPROXIMATE LOCATION OF FLOOD
PLAIN LINE AS SCALED PER F.E.M.A. MAP
N 00°45'00" E 335.00'



BUILDING A-2810 W First St

Parkview Dental
Best Brains
Peak Physical Therapy

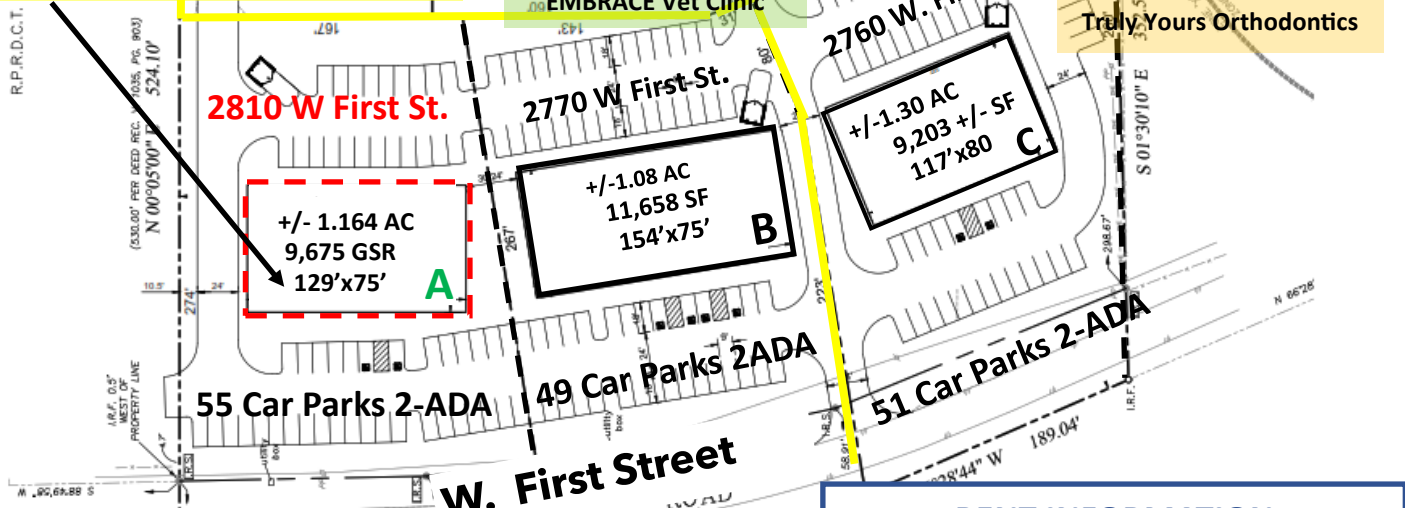
VACANCY 3,480 SF Unit 30

BUILDING B 2770 W First St

Fit Body
SIX SIPS Coffee
ROCKCREEK Office's
Super Wings
EMBRACE Vet Clinic

BUILDING C 2760 W First St

Peekaboo Pediatric Dentist
Radi 1 MedSpa
Prosthodontist
Truly Yours Orthodontics



RENT INFORMATION

| | |
|-----------------|-----------------------|
| Rent/PSF | \$39.50 /psf |
| Rent Increase's | 3% per yr. |
| Exp(s) NNN | \$ 11.37/psf |
| INS | \$ 1.37 |
| CAM | \$ 4.20 |
| TAXES | \$ 5.80 |
| TI Allowance | 2nd gen. space |
| Term | 7-10 yrs. |

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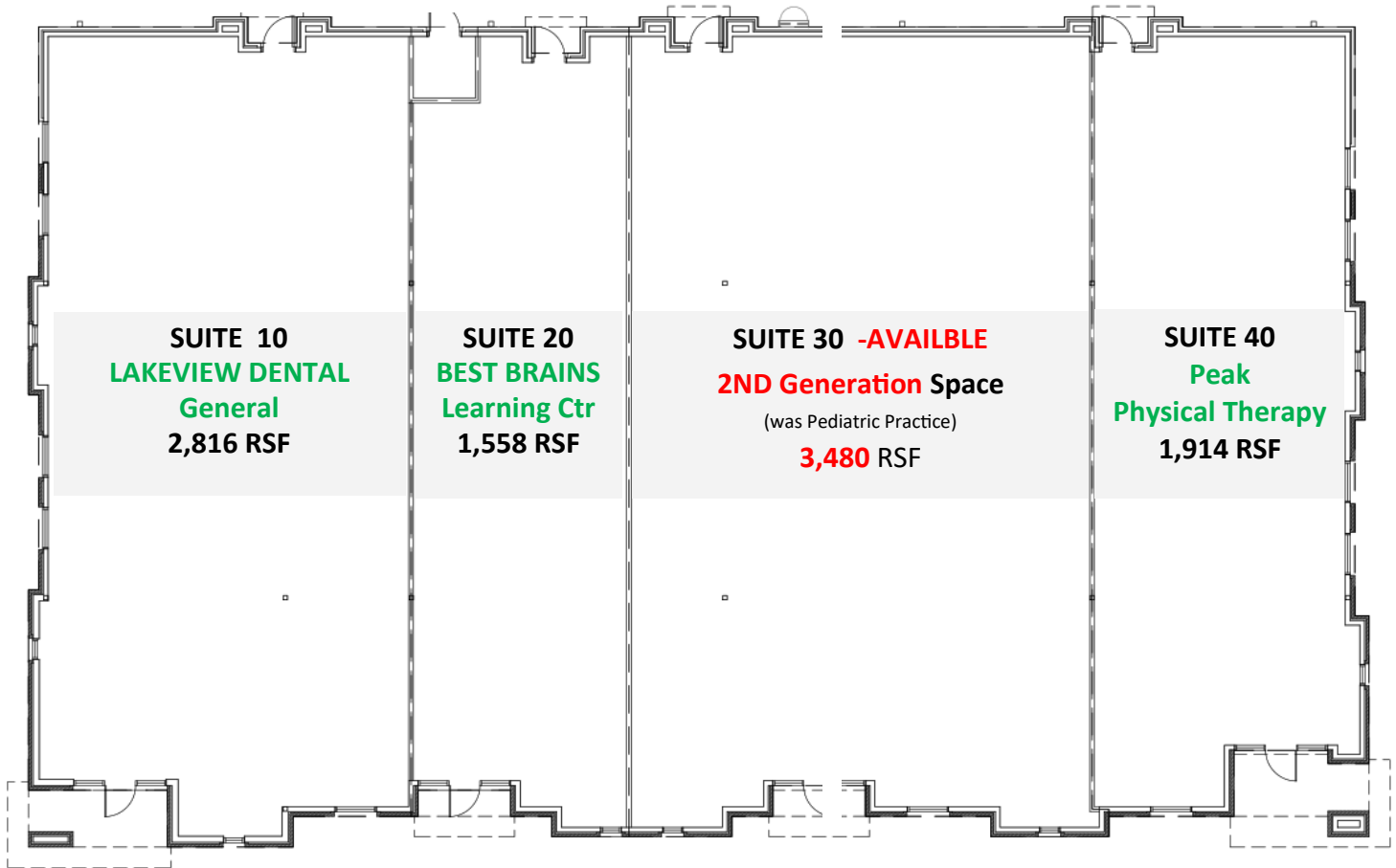
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3,480 +/- Sq Ft
Prosper, TX 75078



PROPERTY INFORMATION

2810 W. First Street
9,675 GSF -Bldg. A- West

| | |
|-----------------|----------------------------|
| Suite 10 | 2,816 RSF |
| Suite 20 | 1,558 RSF |
| Suite 30 | 3,480 RSF Available |
| Suite 40 | 1,914 RSF |

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| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|-----------|-----------|-----------|
| Total Households | 2,784 | 11,178 | 51,444 |
| 2024 Total Population | 9,430 | 37,375 | 166,946 |
| 2029 Population Projection | 11,727 | 46,607 | 205,120 |
| Projected Growth (2024 - 2029) | 24.36% | 24.70% | 22.87% |
| Avg Household Income | \$185,033 | \$181,699 | \$168,104 |

Prosper, TX

25.2 square miles

37,869

Population

1,502.8 people per square mile

Census Date: ACS 2024-2025 5 yr unless notes

Households

11,239

Number of households

the Dallas-Fort Worth-Arlington, TX Metro Area: 2,891,725

Texas: 10,992,816

United States: 129,227,496

3.4

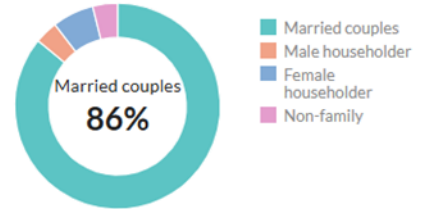
Persons per household

about 25 percent higher than the figure in the Dallas-Fort Worth-Arlington, TX Metro Area: 2.7

about 25 percent higher than the figure in Texas: 2.7

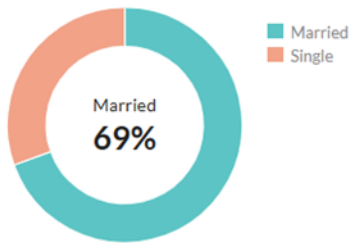
about 1.3 times the figure in United States: 2.5

Population by household type



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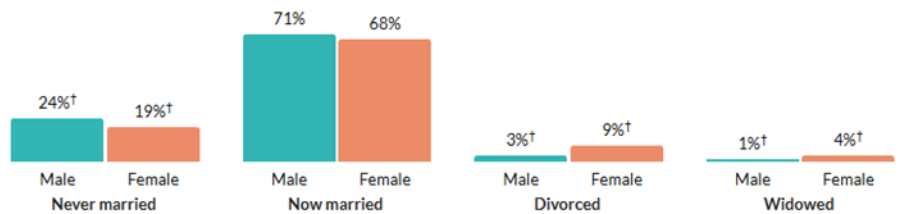
Marital status



* Universe: Population 15 years and over

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Marital status, by sex



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Income

\$72,601

Per capita income

about 1.5 times the amount in the Dallas-Fort Worth-Arlington, TX Metro Area: \$45,949

more than 1.5 times the amount in Texas: \$40,752

more than 1.5 times the amount in United States: \$44,673

\$195,281

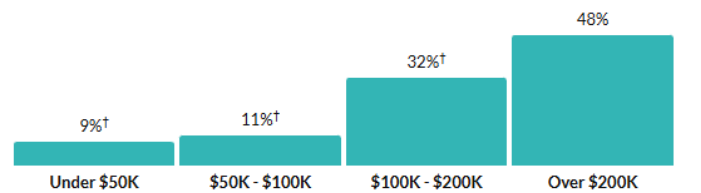
Median household income

more than double the amount in the Dallas-Fort Worth-Arlington, TX Metro Area: \$90,275

more than double the amount in Texas: \$78,476

more than double the amount in United States: \$80,734

Household income



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Poverty

5.5%

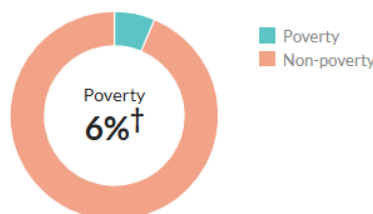
Persons below poverty line

about half the rate in the Dallas-Fort Worth-Arlington, TX Metro Area: 10.5%

about two-fifths of the rate in Texas: 13.8%

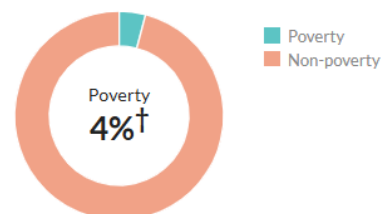
about two-fifths of the rate in United States: 12.5%

Children (Under 18)



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Seniors (65 and over)



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Age

37.6

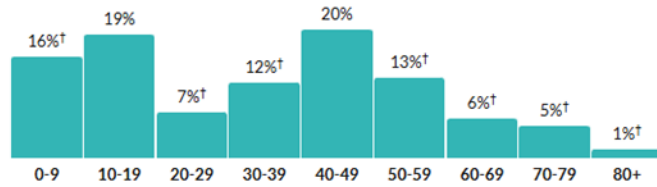
Median age

a little higher than the figure in the Dallas-Fort Worth-Arlington, TX Metro Area: 35.6

a little higher than the figure in Texas: 35.6

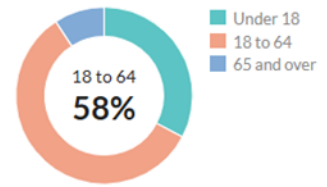
a little less than the figure in United States: 38.9

Population by age range



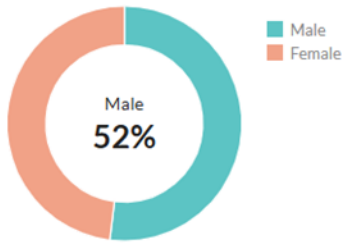
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Population by age category



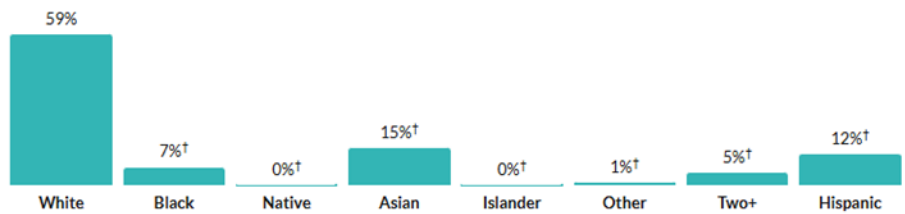
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Sex



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Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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11,921

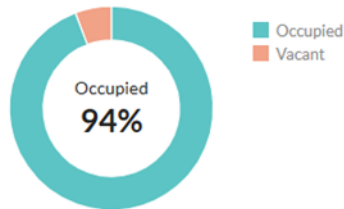
Number of housing units

the Dallas-Fort Worth-Arlington, TX Metro Area: 3,096,731

Texas: 12,128,515

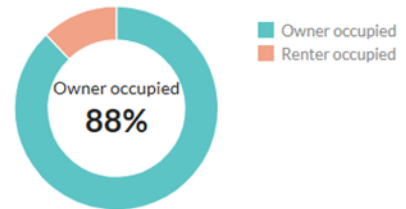
United States: 143,775,360

Occupied vs. Vacant



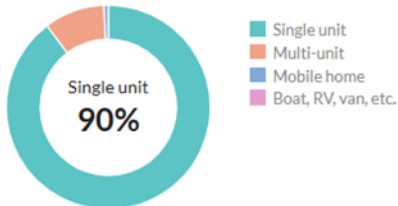
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Ownership of occupied units



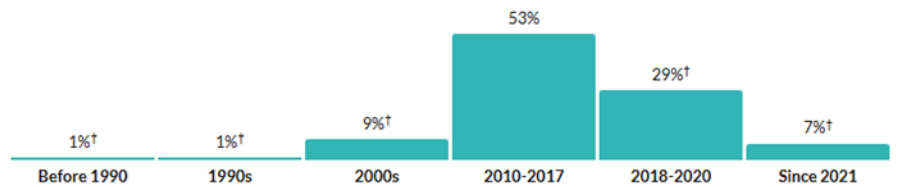
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Types of structure



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Year moved in, by percentage of population



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Value

\$823,700

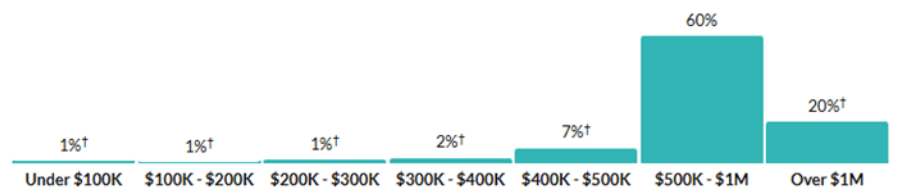
Median value of owner-occupied housing units

more than double the amount in the Dallas-Fort Worth-Arlington, TX Metro Area: \$359,500

more than double the amount in Texas: \$283,800

more than double the amount in United States: \$332,700

Value of owner-occupied housing units



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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.

11-2-2015



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.

| | | | |
|--|----------------|------------------------------|---------------------|
| Katina Zepp dba | 0347178 | katina@katinazepp.com | 214-676-3709 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| the ZEPP Company | | katina@katinazepp.com | 214-676-3709 |
| | 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