

FOR SALE



±15.5 ACRES
COMMERCIAL LAND

5580 E University Dr, Prosper, TX 76227



AREA HIGHLIGHTS

5580 E University Dr, Prosper, TX 76227

- Costco-anchored development at US 380 and FM 1385
- High-visibility location along the growing US 380 corridor
- Surrounded by expanding residential communities
- Minutes from Cook Children's Medical Center - Prosper
- Less than four miles west of PGA Frisco and Omni PGA Frisco Resort
- Convenient access to Prosper, Frisco, Little Elm and Aubrey
- Planned FM 1385 improvements support future mobility
- Strong potential for retail, restaurant, medical, fitness and services

GROWTH BY THE NUMBERS

49,355

PROSPER'S 2026
POPULATION

9%-13%

ANNUAL GROWTH RANGE OVER
THE PAST FIVE YEARS

72,000

PROJECTED BUILDOUT
POPULATION

56,193 VPD

TRAFFIC ALONG US 380

19,900

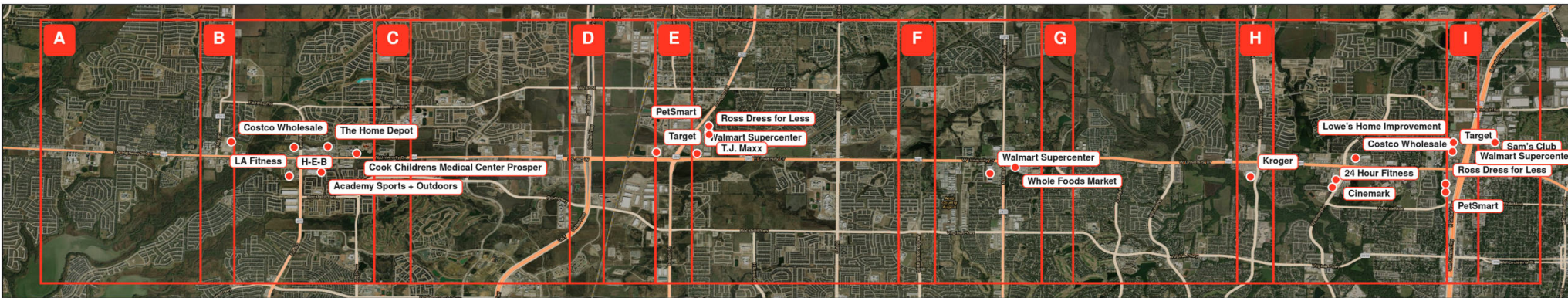
TRAFFIC ALONG FM 1385

NEARBY DESTINATIONS

- COSTCO WHOLESALE
- OMNI PGA FRISCO RESORT
- WINDSONG RANCH
- COOK CHILDREN'S MEDICAL CENTER
- SAVANNAH
- DALLAS NORTH TOLLWAY
- PGA FRISCO
- UNION PARK
- US 380 RETAIL CORRIDOR

AERIAL OVERVIEW

5580 E University Dr, Prosper, TX 76227



DETAILED MAP SECTIONS

A

Navo Road to FM 1385

95 mapped merchants

[See corresponding detailed map](#)

B

FM 1385 to Teel Parkway

153 mapped merchants

[See corresponding detailed map](#)

C

Teel Parkway to Dallas North Tollway

41 mapped merchants

[See corresponding detailed map](#)

D

Dallas North Tollway to Preston Road

6 mapped merchants

[See corresponding detailed map](#)

E

Preston Road to Redbud Drive

118 mapped merchants

[See corresponding detailed map](#)

F

Redbud Drive to Stonebridge Drive

126 mapped merchants

[See corresponding detailed map](#)

G

Stonebridge Drive to Lake Forest Drive

136 mapped merchants

[See corresponding detailed map](#)

H

Lake Forest Drive to US 75

173 mapped merchants

[See corresponding detailed map](#)

I

US 75 to Waddill Street

190 mapped merchants

[See corresponding detailed map](#)



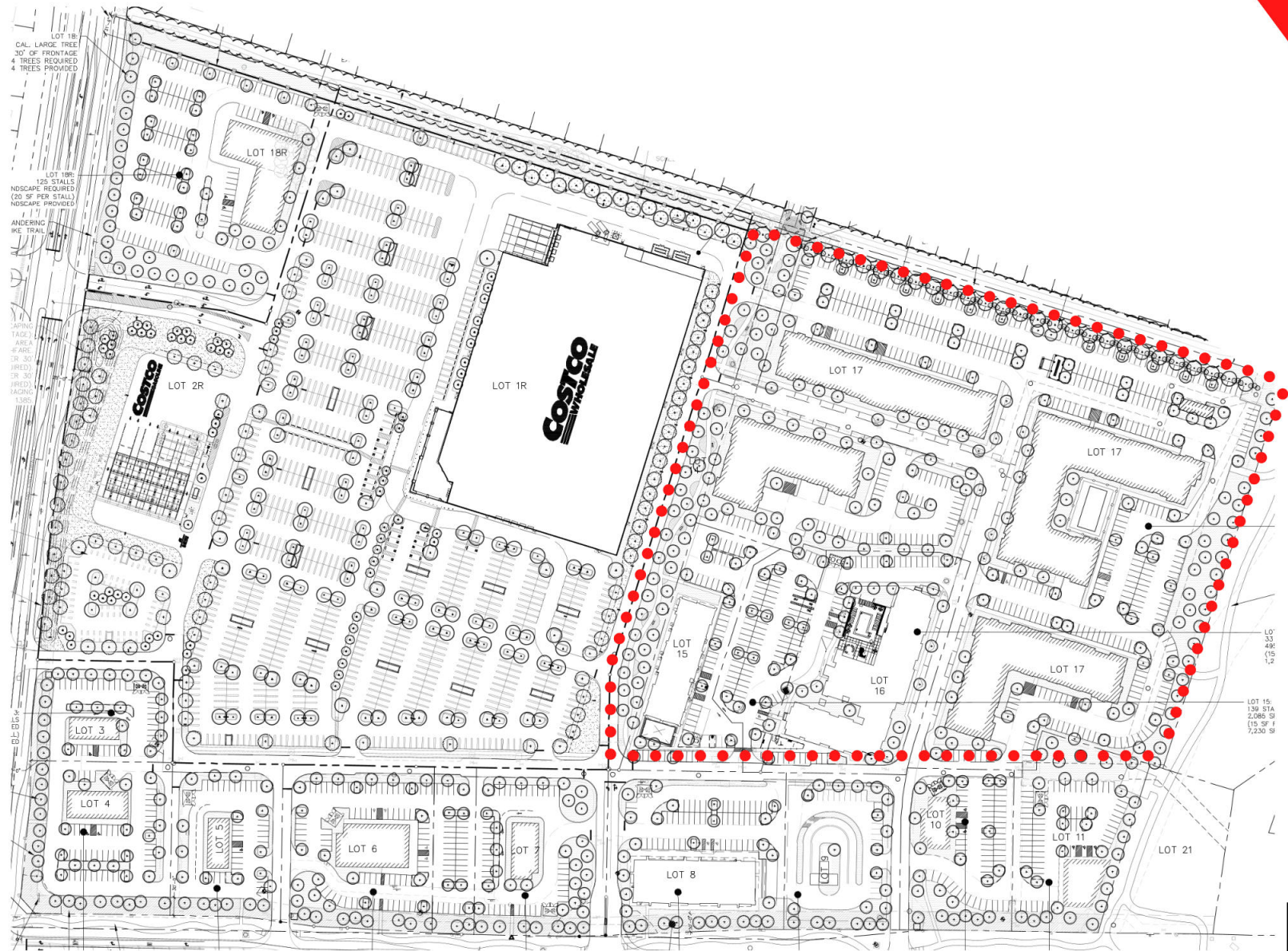
DFW AERIAL OVERVIEW

5580 E University Dr, Prosper, TX 76227



EXHIBIT "G"

5580 E University Dr, Prosper, TX 76227



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Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord Length
C1	301.74'	8°56'16"	23.58'	47.07'	N11°39'40"E	47.02'
C2	300.00'	9°30'30"	24.95'	49.79'	S77°30'52"E	49.73'

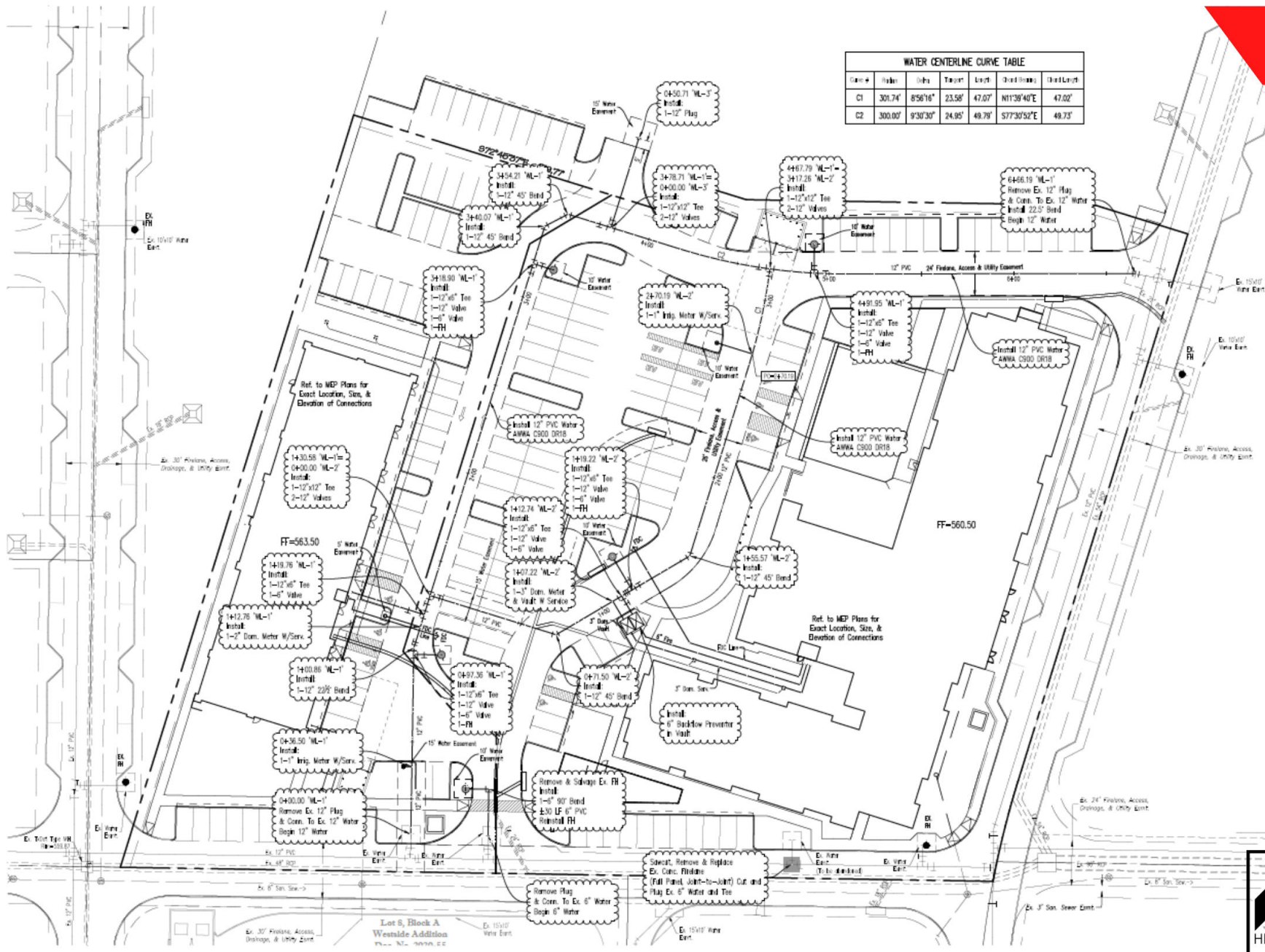


EXHIBIT MODEL

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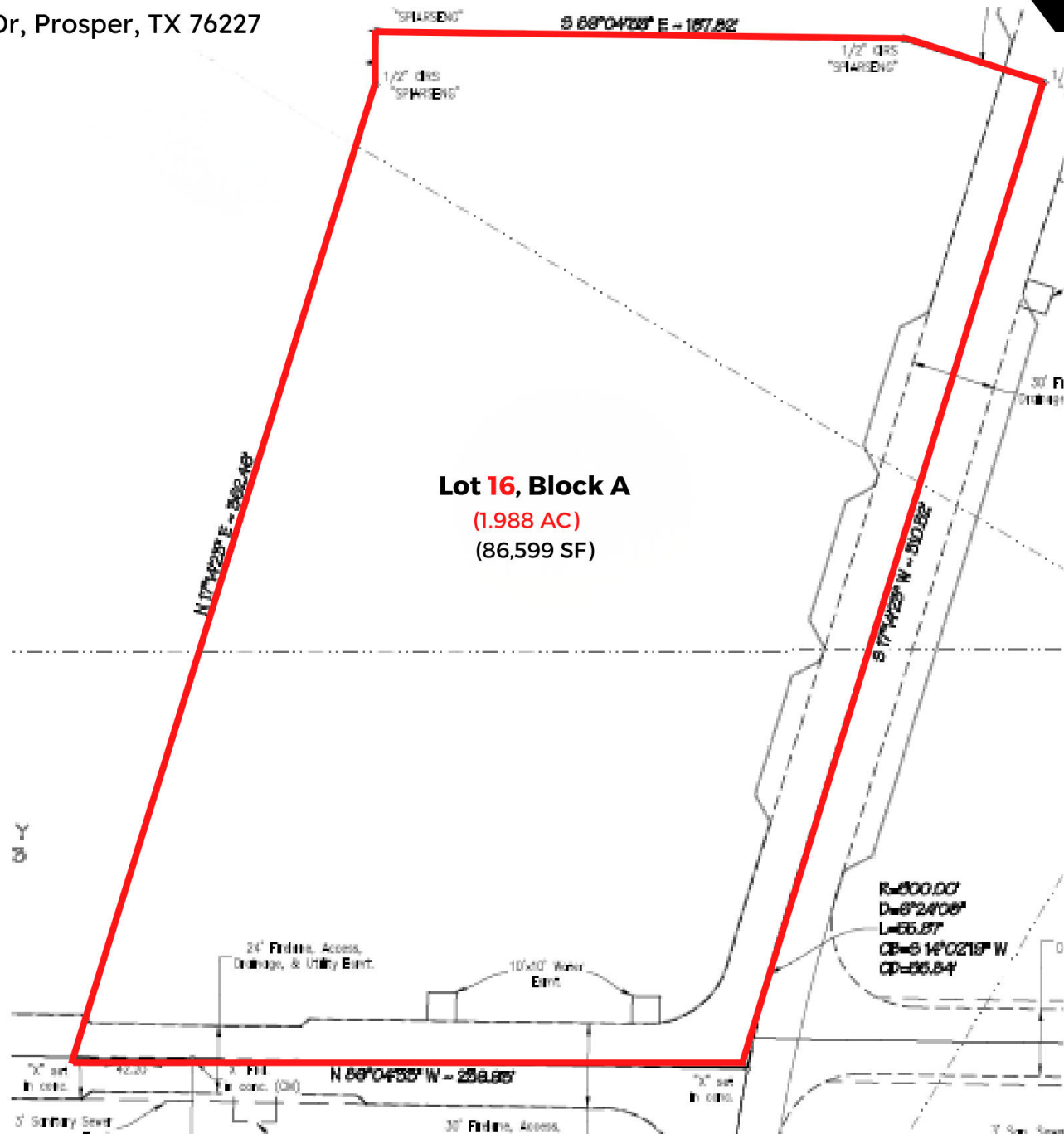
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LOT 16 SURVEY

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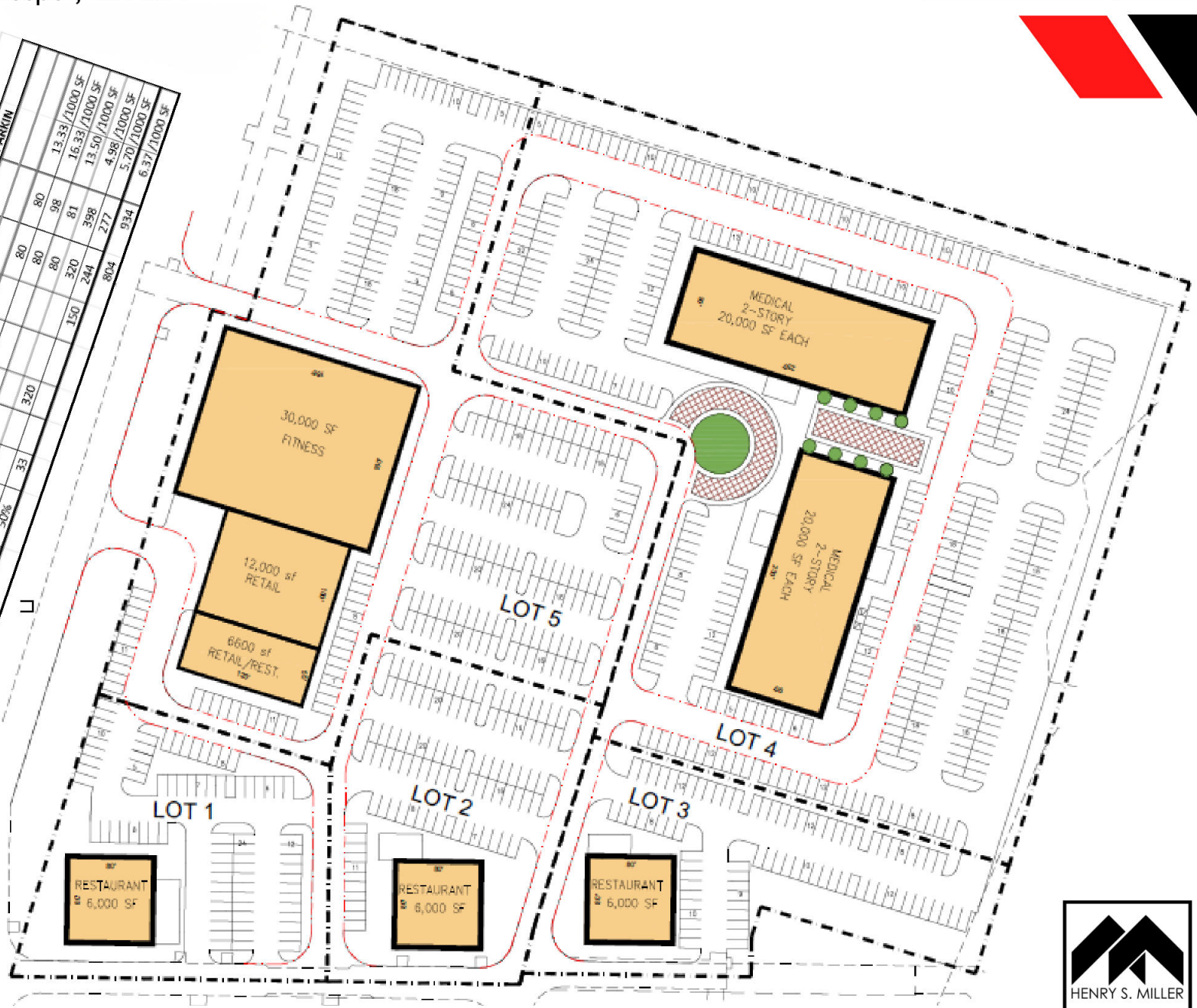
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SITE RENDERING

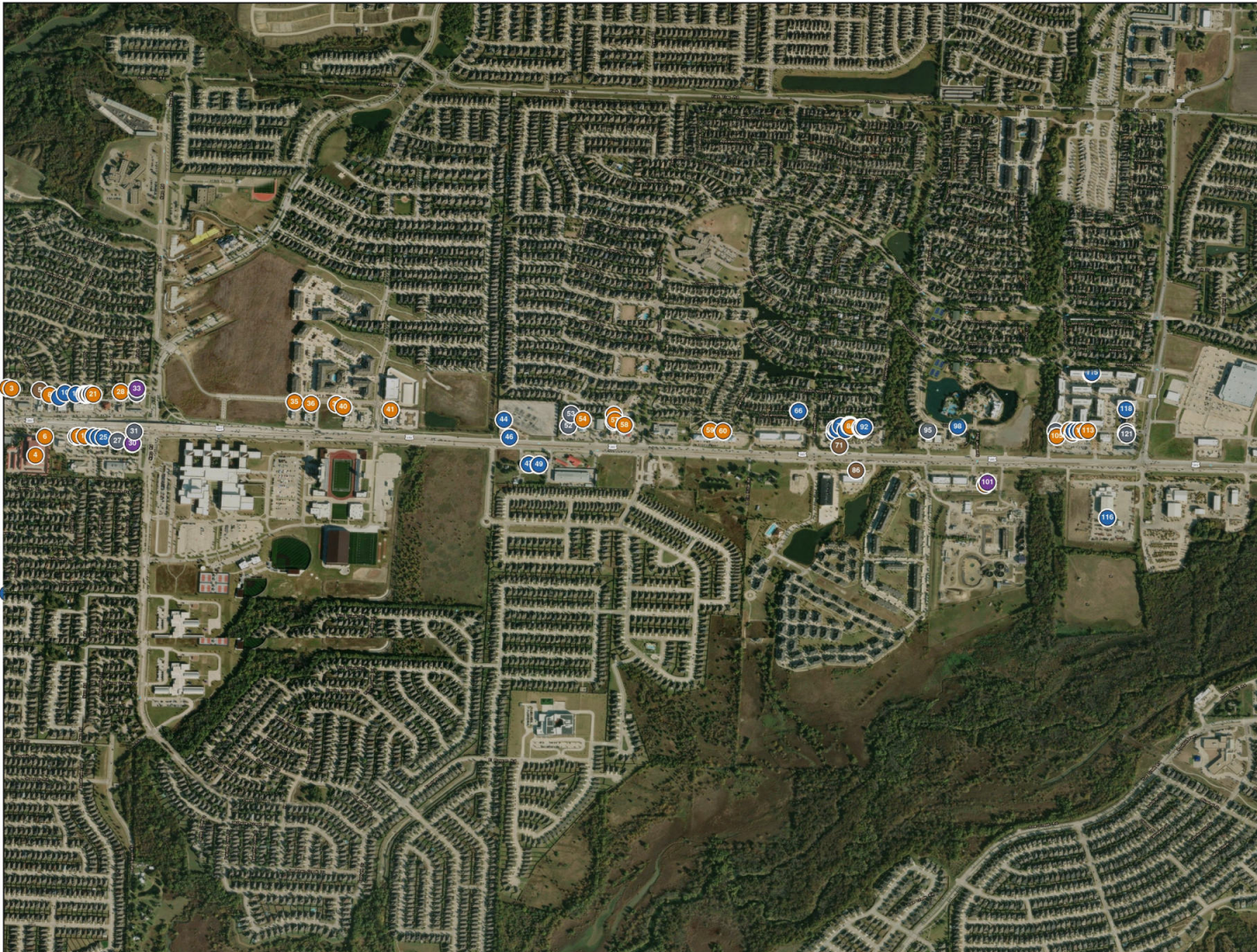
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[illegible]

MAP A / NAVO RD - FM 1385

5580 E University Dr, Prosper, TX 76227

A



MAP A | MERCHANT INDEX

- | | | |
|---|---|---|
| <ul style="list-style-type: none">Major AnchorDiningHealthAuto / Fuel | <ul style="list-style-type: none">RetailGroceryServicesHotel / Travel | |
| <ul style="list-style-type: none">Pizza HutGolden ChickGimme TacoEnterprise Aubrey Off 380 at Palom...Lucky DonutsSonicPeak Performance Chiropractic & A...Sherwin-WilliamsThe Family Doctors - AubreyTEAcoTeaco Boba TeaFarmers Insurance - Brad KieslingKiesling Insurance AgencyJonny's PizzaGrand Nail and SpaSushiBachiWing DashPaloma Creek Shopping CenterSmoothie KingInspiring Martial ArtsThe Water Tree Little ElmEmy Cellphone RepairF45 TrainingChristian Brothers AutomotiveWendy'sCaliber CollisionIceboxExxon Mobil7-Eleven Fuel7-ElevenSlim ChickensStarbucks | <ul style="list-style-type: none">Odoba Mexican GrillEinstein BrothersMcDonald'sGolf Cars For FunSpace Walk of Denton3-D DanceSouthernCarlsonSouthern Fastening Systems Inc A...Integrity Car CareCARQUEST Auto PartsTender Smokehouse - AubreyOld City Food Truck & Mandi HouseSpicy TailsFresh ThaiDomino's PizzaJoy DonutsSubwayAngie Rodriguez - Health MarketsHealthMarkets Insurance - Angie R...Justin Henry Real Estate AdvisorsK's IBrows & Lashes StudioLive Young Wellness Spa - Prosper...Parkwood Collision 2Eye Love Lucy's Lashes & BrowsD & D Sports Med AubreyLuxury BarberVIP Barber LoungeUrban Luxe Skin SpaHenry Family House BuyersGoosehead InsurancePrimericaChicago Title - Aubrey J. Marc Hes... | <ul style="list-style-type: none">Leo Frisco BarberForthelovedhairSistah's Luxe Hair StudioJH Repair and RemodelingParkwood RetailGLO GIRLZ Spray TanningBe YOUUnique PhotographyKiesling Insurance AgencyFarmers Insurance GroupGaresca InsurancesDLS Auto Driving SchoolThe Learning ExperienceBoundaries coffeeSpec's Wine, Spirits & Finer FoodsAutoZoneBayou GrubFortune Star Chinese and Thai Cul...Fortune Star CuisineDesi ChowrastraBeauty SNOBS Beauty SupplyWooV AubreyWorld of Smoke & Vape - AubreyGodfather's PizzaCracked & CrepeBintheredumpdat HaulingThe Lash HavenCase IHThe Goddard SchoolCircle KCircle K GasValero Energy |

MAP B / FM 1385 - TEEL PKWY

5580 E University Dr, Prosper, TX 76227

B



MAP B | MERCHANT INDEX

- Major Anchor
 - Dining
 - Health
 - Auto / Fuel
 - Retail
 - Grocery
 - Services
 - Hotel / Travel
- Caterpillar
 - The Cat Rental Store
 - HOLT CAT Little Elm
 - Holt Cat-mj
 - The Cat Rental Store
 - Caterpillar
 - Texas First Rentals Little Elm
 - Costco Wholesale
 - School of Rock
 - Crash Champions
 - MyDocuHub - Documents Editing S...
 - Velvet Taco
 - TD Barnes Notary & Signing Servic...
 - Panda Express
 - ZIPS Car Wash
 - Elnity Mortgage
 - Whataburger
 - True Texas BBQ
 - Brakes Plus
 - NuBrakes Mobile Brake Repair
 - Valvoline
 - H-E-B
 - inTouch Credit Union Prosper Branch
 - Sport Clips
 - Wingstop
 - ServiceMaster Restoration Services
 - Batteries Plus Bulbs
 - Eyedeal Eyecare
 - LA Fitness
 - RaceTrac
 - CVS
 - CVS Pharmacy
 - Freddy's Frozen Custard
 - Restore Hyper Wellness
 - Black Rifle Coffee
 - Jimmy John's
 - Posh Nail Salon
 - Splash and Dash Groomerie & Bou...
 - First Watch Restaurants
 - Lush Pups Mobile Spa LLC
 - Costco Gasoline
 - Costco Optical
 - Chase
 - Club Pilates
 - 7-Eleven Fuel
 - Best Foot Spa
 - Ruffit
 - MOD Pizza
 - Regions Bank
 - Grandlux Nail Salon
 - 7-Eleven
 - Menchie's
 - Tailgaters Sports Bar & Grill
 - Supercuts
 - SPENGA
 - Raising Cane's
 - Hungry Platters
 - Papa John's
 - Jersey Mike's
 - Jack in the Box
 - Pardon My Cheesesteak
 - Firestone Complete Auto Care
 - Starbucks
 - MLB Ballpark Bites
 - IHOP
 - Kroger Pharmacy
 - Starbucks
 - Snowfox
 - Grassons Estate Sales & Business L...
 - Forever in A Day Wedding & Event...
 - Today's Vision Us 360
 - Caesars Nail Lounge
 - Refrigeration 365 Llc
 - Today's Vision HIGHWAY 380 423
 - Fidella Technology Group
 - The Cleaning Department
 - Craft Style
 - Holcomb Hotshot
 - The UPS Store
 - Shred Nations
 - Purity Kingdom LLC
 - Scop3d
 - Amald Cheng OD
 - New Leaf Tax Services
 - Windsong Ranch Marketplace
 - Chippotle Mexican Grill
 - AT&T
 - Floyd S 99 North Frisc
 - The Lash Lounge
 - Gorilla Public Adjusters
 - Stanton Optical
 - Waxing The City
 - Fedex Staffed
 - Pet Supplies Plus
 - The Aesthetic Code
 - Sake Sushi Hibachi Steak House
 - Floyd's 99 Barbershop
 - Emily W Hair
 - Kroger Fuel Center
 - Habit MedSpa
 - Academy Sports + Outdoors
 - The Hair Maven
 - Poke Noodles & Grill
 - Refine Beauty Studio
 - Sonya The Wiz of Beauty
 - Salad and Go
 - The Flame Broiler
 - Fedex Office Print & Ship Center
 - Swig
 - 111 Torchy's Frisco Hol
 - Torchy's Tacos
 - Felix Lash Studio
 - Bronze & Glo
 - Cold Stone Creamery
 - Daria Braids
 - Hair with Hope
 - Austin Dallas Hair Studio
 - Beauty Bar IQ
 - Ganza
 - Prompt Appliance Repair
 - Blades of Spades Barber Shop
 - Feng Cha
 - Hannah's Nails Boutique
 - Phenix Salon Suites
 - Sonder Esthetics and Nail Care
 - Hair by Pam
 - McDonald's
 - About That Cut Salon
 - The Home Depot
 - Panera Bread
 - Pei Wei Asian Diner
 - Sherwin-Williams
 - Chick-fil-A
 - Bank of America
 - ChargePoint
 - Richardson Bike Mart
 - The Local Open
 - Dallas Quesadillas
 - Taco Bell
 - Big India in my Little Heart
 - Birdies Breakfast Club
 - Pet Evolution
 - Cool Heads Salon For Men
 - T-Mobile Store
 - HOTWORX - Frisco - North Hollyho...
 - Cookie Society - Prosper
 - Dunkin'
 - Desi District
 - MOOYAH
 - Sushi Box - Frisco380 Prosper
 - Gloss Nail & Spa
 - Cook Childrens Medical Center P...
 - My First Rodeo Gift Shop

153 mapped merchants - Locations subject to change

MAP C / TEEL PKWY - DNT

5580 E University Dr, Prosper, TX 76227

C

MAP C | MERCHANT INDEX

- Major Anchor
- Dining
- Health
- Auto / Fuel

- Retail
- Grocery
- Services
- Hotel / Travel

- PGA of America
- Ice House
- 2nd Swing Golf
- Blue Lacy Mercantile
- Sports Academy PGA Frisco
- Margaret's Cones & Cups
- vineyard vines
- Gimme Toys
- PGA Shop
- Fields Ranch at PGA Frisco
- Ryder Cup Grille
- Omni PGA Frisco Resort & Spa
- Prairie Rose
- Lounge by Topgolf
- Ryder Cup Grille
- The Apron Kitchen & Bar
- Toast & Tee Coffee Collective
- Swing Bar Truck
- Trick Rider
- Green Cactus Cafe
- Mokara Spa
- The UPS Store
- Pizza Hut
- Omni PGA Frisco Resort & Spa
- Reggie's New and Used Car Sales
- Shottenkirk Chrysler Dodge Jee...
- Shottenkirk Toyota
- Prosper Ford
- Alders Prosper
- Ian Flynn new & pre-owned car...
- Longo Toyota of Prosper
- Holiday Inn Express Frisco Nor...
- Encompass Health
- Level X Construction
- Moving Supplies at U-Haul
- Today's Vision 380
- Outdoor Cover Warehouse
- Secure RV
- Dutch Bros Coffee
- Shell Oil
- The Kitchen at CUT - Frisco
- Cinemark Frisco

MAP D / DNT - PRESTON RD

5580 E University Dr, Prosper, TX 76227

D



MAP D | MERCHANT INDEX

- | | |
|----------------------|------------------|
| ● Major Anchor | ● Retail |
| ● Dining | ● Grocery |
| ● Health | ● Services |
| ● Auto / Fuel | ● Hotel / Travel |
| ● ULTA Beauty | ● Starbucks |
| ● Eyecel Vision Care | ● Target |
| | ● CVS Pharmacy |
| | ● Carhartt |

© mapped merchants - Locations subject to change

MAP E / PRESTON RD - REDBUD DRIVE

5580 E University Dr, Prosper, TX 76227

E



MAP E | MERCHANT INDEX

- Major Anchor
 - Dining
 - Health
 - Auto / Fuel
 - Retail
 - Grocery
 - Services
 - Hotel / Travel
- WB Contractors Prosper Office
 - Calloway's Nursery
 - Bella Allure - Texas
 - Bella Allure Salon Boutique
 - Fish City Grill
 - La Madeleine
 - Texas Roadhouse
 - Switalski Eye Care
 - Heirloom Haul
 - Flea Style
 - Visionworks
 - Titi's Treats
 - Whataburger
 - Buff City Soap
 - Gloria's Latin Cuisine
 - Olive Garden
 - Kiia Pie
 - Firehouse Subs
 - Urban Cookhouse
 - Kung Fu Tea
 - Hana Hibachi & Sushi
 - Smallcakes
 - Pie Five Pizza Co
 - Smashburger
 - Sabaidee Lao & Thai Street Food P...
 - First Watch Restaurants
 - Surf N Fries
 - Walmart Supercenter
 - Dunkin'
 - Chick-fil-A
 - Panera Bread
 - Chili's Grill & Bar
 - It's Just Wings
 - Torrid
 - OakKosh B'gosh
 - Bath & Body Works
 - LaserAway
 - Kirkland's
 - Old Navy
 - Sport Clips
 - Victoria's Secret
 - ULTA Beauty
 - Charlotte Tilbury
 - Ross Dress for Less
 - PetSmart
 - The Men's Wearhouse
 - T.J. Maxx
 - Dryer Vent Cleaning Prosper TX
 - Rack Room Shoes
 - The Chinese Neighbor
 - Griffin iPhone & PC Repair
 - Donut Bliss
 - Roma's Italian Restaurant
 - Mi Luna Tex-Mex
 - Heritage Scoop
 - Papa John's
 - Taco Bell
 - Doner Kebab
 - Jersey Mike's
 - Clean Juice
 - Einstein Brothers
 - La Finca Coffee & Bakery
 - Jam Toast
 - Panda Express
 - Lash Nails & Spa
 - Microblading Beauty
 - Wicked West Beauty Bar
 - BxB Salon
 - Annie's Sweets & Treats
 - Fitzzy Shades Medspa Diane Gibso...
 - J Kutz
 - Amanda Lobo hair
 - The Presidential Suite
 - The Works By Halle
 - Strip It Smooth
 - Blush Extensions Bar
 - Lynsey Voto Nurse Practitioner at...
 - EvLo Lash
 - Luxe Obsession Salon
 - Unique Lashes by Monica
 - 2 Loud Blondes
 - Pretty 'n Poked
 - ZacAdamsArt
 - PamBHair Studio
 - Dazzle Lash Boutique
 - Amaris Hair Beauty
 - Eastern Queen
 - Panah Spa
 - Blonde Haus Salon
 - Krista Ann Artistry and Esthetics
 - Teeth Whitening by Jill
 - Castle Of Beauty
 - Optima by Rojin
 - Lux Salon Suites
 - Shops At Three Eighty
 - Dapper 5 Fine Men's Grooming
 - Titi Liquor - Prosper
 - Sushi nunu
 - CJF Texas Jiu-Jitsu Academy
 - iTechFix
 - Mana Adda Indian Kitchen
 - 380 Indian restaurant and Bar
 - L'Amite Nail Spa
 - Smokin Glassworks- Prosper
 - Legacy Bagels
 - 77 Foot Spa
 - Z Donut
 - Pet Supplies Plus
 - Golden Nail Bar
 - Mo' Betahs
 - Wild Fork
 - Nothing Bundt Cakes
 - CVS Pharmacy
 - CVS
 - McDonald's
 - Beazer Homes Prestwyck
 - Kimberly Wilson - DFW Real Estate...
 - Kiwi's Kraveables

MAP F / REDBUD DR - STONEBRIDGE DR

5580 E University Dr, Prosper, TX 76227

F



MAP F | MERCHANT INDEX

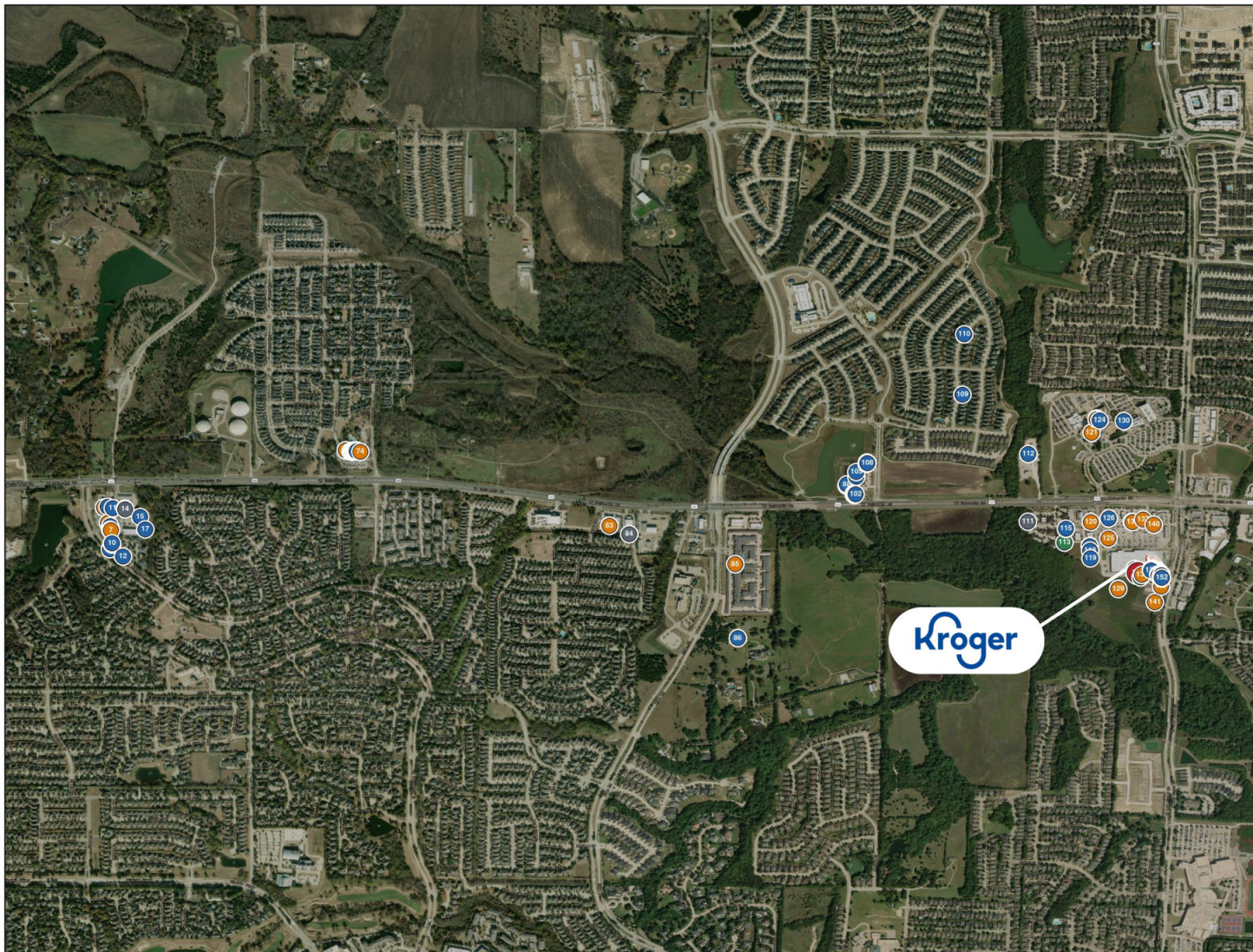
- Major Anchor
 - Dining
 - Health
 - Auto / Fuel
 - Retail
 - Grocery
 - Services
 - Hotel / Travel
- Fetch Me Later
 - Woodland Park Pet Resort
 - Ferguson
 - Chandler Allen Automotive
 - Mporium BMW
 - HP Design
 - 1-800-Plumber Air
 - Chefs Restaurant supply
 - Sparkle & Shine Auto Spa
 - Goslyn Environmental Systems
 - True North Restoration of McKinney...
 - McKinney Pools
 - Fusion Teas
 - Caliber Collision
 - GFH Camping
 - SteepGear
 - Entire Air Solutions
 - AM Moving Company - McKinney
 - All Across Moving
 - Pristine Blinds
 - Sewell Plumbing Services
 - Five Star Bath Solutions of McKinney
 - Alamo Termite & Pest Control
 - University Business Plaza
 - Timco International LP
 - C3 Custom Builds
 - Branded Floors
 - My Vinyl Craft
 - A Plus Freedom Auto Glass
 - 1911 Academy
 - Glass Works Of Texas
 - Collin County Mobil RV Repair
 - ABR Electric
 - Allstate Insurance
 - The Darrel Wilson Agency LLC Abs...
 - Deskside
 - DML Looksmith Services - McKinney
 - Medlock Services
 - Frisco Concealed Handgun
 - Budget Blinds of Prosper
 - Swanky TX Floors
 - Dd Brookhollow In Prosper Tx
 - Shipley Do-Nuts
 - Popeyes Louisiana Kitchen
 - Walmart Supercenter
 - Starbucks
 - Double D Landscapes
 - AMR Surveillance
 - Devil Dog Builders
 - Magnified Web
 - Mark Edler CPA LLC
 - Daniel Demissie - exp Realty in Me...
 - Four Rivers Pools
 - Alexa Hart Real Estate Broker - Har...
 - Shred Nations
 - America's Best LawnCare
 - Prince of Peace Homecare
 - Pro Source Plumbing
 - Daniel Demissie - REALTOR
 - Pickles Travel Network
 - Wingstop
 - Great Clips
 - High Five Massage
 - Rice & Noodle
 - Sheesh Kitchen
 - AI Foot Reflexology
 - Ernesto's Fine Mexican Food
 - Enterprise Custer & 380
 - Prosper Lowe's
 - Burger King
 - Whataburger
 - Crave Cookies
 - Larte Nails And Spa
 - Dickey's Barbecue Pit
 - 209 Salon - Prosper
 - Eco Green Dry Clean
 - Taco Bueno
 - Golden Chick
 - Braum's Ice Cream and Dairy Stores
 - AutoZone
 - HTeaO
 - Cat Williamson - Halo Group Realty
 - Hi Tech Paintless Dent Removal
 - USA Fireworks
 - The Ambiance
 - Take 5 Car Wash
 - Rebar Concrete Products
 - Caliber Collision
 - 7-Eleven
 - Exxon Mobil
 - Ewing Outdoor Supply
 - Ewing Irrigation Prod
 - Papa John's
 - Kake's
 - Adams Equipment
 - TruckN Thai
 - Whole Foods Market
 - Brackeen Trailer Sales
 - Valvoline
 - Auto Fleet Remarketing Inc
 - NuBrakes Mobile Brake Repair
 - Chipotle Mexican Grill
 - Verlo
 - OrangeTwist
 - West Grove District
 - Sephora
 - Royal Kings Liquour
 - AT&T
 - Redefined Eyecare
 - Paciugo Gelato Caffè
 - Scooter's Coffee and Yogurt
 - Chick-fil-A
 - Kura Revolving Sushi Bar - Coming...
 - Reformed Pilates
 - Sweet Paris - McKinney - West Gro...
 - topsi! at SPAR
 - Sweet Paris Creperie & Cafe
 - Kura Sushi
 - Velvet Taco
 - Shower Doors of Texas
 - Marilyn Lou Boudoir
 - Michael Anthony Photography
 - DC Diamond Development LLC
 - Global Pressure Washing
 - Double D Landscapes
 - Executive Home Services

126 mapped merchants - Locations subject to change

MAP G / STONEBRIDGE - LAKE FOREST DR

5580 E University Dr, Prosper, TX 76227

G



MAP G | MERCHANT INDEX

- Major Anchor
 - Dining
 - Health
 - Auto / Fuel
 - Retail
 - Grocery
 - Services
 - Hotel / Travel
- Fuzzy's Taco
 - Majestic Nail Spa
 - Koshi Sushi & Korean
 - Burn Boot Camp
 - Victory Shops At Stonebridge
 - The Topsy Crawfish
 - Topsy Crawfish - Cajun Restaurant...
 - Deka Lash
 - The Hy-Life Fine Wine & Spirits
 - BODYBAR Pilates
 - F45 Training
 - RejuvenemMD Aesthetic Center
 - Circle K
 - Circle K Gas
 - The Exercise Coach
 - Kurv O2 Pilc
 - Red Light Health & Wellness
 - Eggcotted Brunch House
 - Cis Technologies Inc
 - Fair Texas Title
 - Goodrich Realty Group
 - Allstate Insurance Agent Andrew H...
 - Goodrich Realty Consulting
 - Darcy Richter Realtor Serving Nort...
 - The Picket Fence Team
 - Ripperger Property Management
 - Chabot Strategies
 - Keller Williams
 - Bee Savvy Transaction Services
 - AW Real Estate Group
 - Deb Miller The Artfully Arranged H...
 - Wee Hale Realty Group
 - Preferred Guardian Insurance
 - The Wise Insurance Agency
 - Barbara Worth-Realtor
 - Nick Berrios - Realtor
 - Seasoned Realty Group
 - Team Lafferty
 - Jane Clark
 - Mike Danielson REALTOR
 - Janie Kim- Realtor
 - The Milstead Team Real Estate
 - North Texas Home Info
 - Homes by Johnny - Texas Real Est...
 - The Milstead Team
 - Pikenton Real Estate
 - David Dolan - KW McKinney
 - Ross Kallenberg Realtor
 - The Vaughan Real Estate Team
 - Edie Heinicke Realtor
 - Gracie Ryan Realtor
 - Lail Howerton- Realtor
 - Tanisha Cowley-Home
 - The Vaughan Team - Keller William...
 - Jane Clark Realty Group - Keller W...
 - Dzhwar Shkur Realtor
 - Paulson Realty Group
 - Dawn Frenz - Realtor
 - Mike Lewis Realty Group
 - Galt Construction Inc.
 - Marsha Williams - Realtor
 - Miguel Perez
 - James Herman - Keller Williams
 - Jennifer McKenzie - One Love Real...
 - Janie Nieto Collin County Realtor
 - Petra
 - Kolache Factory
 - Crash Champions
 - Just A Little Bowl
 - Prime Landscaping
 - Lisa Bloskas Selling DFW Luxury R...
 - Lisa Bloskas Real Estate
 - Fetrow Realty Team Real Broker LLC
 - Farmers Insurance Group
 - Allstate Insurance
 - The Klement Agency
 - Beauty Box Studios
 - MaidPro McKinney
 - West Way Mortgage Company
 - Above and Beyond Massage
 - Allstate Life Insurance Specialist A...
 - Broken Chains Pilates
 - MissMal BROWS
 - Missmal Aesthetics
 - Farmers Insurance - Brian Newman
 - Trinity Title of Texas
 - Willow Bend Title Company
 - Emily Hohenstein
 - The Selling xPerts
 - Authentic Thai Massage
 - Fetrow Realty Team
 - Progressive
 - Willowcreek at Auburn Hills
 - Trident Construction
 - ClearWater Express Car Wash
 - Ready Cable
 - Texas Medical Weight Loss Clinic
 - Edge PT - McKinney
 - EDGE Physical Therapy in McKinn...
 - MOD Pizza
 - Great Clips
 - Aqua Tots
 - CycleBar
 - McDonald's
 - Bmc Mckin Town Sq Cafe
 - Bswhealth 0901
 - Chesnut Village Coffee
 - Bswhealth 6055
 - Swig
 - Chase
 - Bebalanced - McKinney
 - North Texas Mobile
 - Swig McKinney
 - Bswhealth 6057
 - Wendy's
 - Chipotle Mexican Grill
 - Phillips Plumbing Co.
 - Kroger**
 - Kroger Pharmacy
 - Starbucks
 - Starbucks
 - Grand Lux Nail Salon
 - GrandLux North Lake Forest
 - Chick-fil-A
 - Sonic
 - RockStar Martial Arts
 - Sunscape
 - Jersey Mike's
 - SpringGreen
 - Floyd's 99 Barbershop
 - Anania's Tex Mex
 - Yards and Parts
 - Holy Hills Cleaning Services
 - Innovation Network Design LLC.
 - Floyd S 99 Lake Forest
 - DMF Marketer LLC

136 mapped merchants - Locations subject to change

MAP H / LAKE FOREST DR - US 75

5580 E University Dr, Prosper, TX 76227

H



MAP H | MERCHANT INDEX

- Major Anchor
 - Dining
 - Health
 - Auto / Fuel
 - Retail
 - Grocery
 - Services
 - Hotel / Travel
- Alliance Bank Loan Production Office
 - Pinnacle Eye Associates
 - Gabrielle Nguyen OD
 - Lorenzo Anderson OD
 - Dr. Richard Sylvester OD, MAI, PA
 - MyEyeDr.
 - Chicken Express
 - H And S Pharmacy
 - Subway
 - Taco Bell
 - Pizza Hut
 - Rice Pot Xpress
 - Whataburger
 - Bellterra Health & Rehab
 - Unity Sure Insurance Agency
 - Pronto Muffler And Brake - McKinney
 - Birdcall
 - Andre Associates
 - Andre Plus Associates Pc
 - Moon Valley Nurseries
 - Mountain Mike's Pizza
 - Haute Caboose
 - Aja & Arya
 - Third Monday McKinney Trade Days
 - The Texas Boot Revival
 - Randy's Firewood
 - Nemo-Q
 - Texas Ink Tattoos
 - Boss Frog Tattoo
 - Powerto Diesel
 - Intoxalock Ignition Interlock
 - Eagle Transmission
 - North Texas Palms
 - Clear Cube Ice
 - Soccer Post
 - The Soccer Corner
 - Fire Bowl Cafe
 - Revolution Barbershop
 - Torch's Tacos
 - Einstein Brothers
 - Dave's Hot Chicken
 - JBS Express
 - The Lash Lounge
 - CAYA
 - The NCM Massage McKinney
 - Prada Italian Street Food
 - Texas Farm Bureau Insurance
 - Picklemart's
 - Cold Stone Creamery
 - Maple Street Biscuit Company
 - Black Rock Coffee Bar
 - European Wax Center (EWC)
 - Blazing Vapez
 - Diesel Barbershop West University...
 - 24 Hour Fitness
 - Nutrishop
 - Spoon Fork Thai Kitchen
 - Shell Oil
 - British Swim School at 24HR Fitness...
 - Tropical Smoothie Cafe
 - Dutch Bros Coffee
 - Dunkin'
 - Cinemark
 - Panera Bread
 - Express Oil Change
 - Hideaway Pizza
 - Starbucks
 - Small Sliders
 - 7-Eleven Fuel
 - Parry's Pizzeria & Bar
 - 7-Eleven
 - PMU Beauty Vina
 - Yoga Six
 - Big Taco and Seafood
 - US Active Duty Air Force & Space...
 - Kyoto Hibachi Sushi & Bar
 - Fairfield Inn by Marriott Inn & Suite...
 - 54th Street
 - O'Desi aroma
 - Gloria's Latin Cuisine
 - La Madeleine
 - Costco Optical
 - Dr. Trisha Conner OD
 - Costco Wholesale
 - T-Mobile Store
 - McKinney, Tx - University Dr Super...
 - A Roma Italian Kitchen
 - Chicken Salad Chick
 - Dallas Quesadillas
 - Hashtag India
 - Crumbl Cookies
 - Crumbl - McKinney
 - SBN Junk Removal McKinney Pros
 - Capriotti's Sandwich Shop
 - Pit Pals BBQ
 - Floor And Decor McKinney
 - Highlight Clips Barber
 - Blue Olive Grill
 - Blue Olive Delights
 - Sleep Tight Texas
 - CVS Pharmacy
 - CVS
 - Beazer Homes Live Oak Creek
 - YenYen Studio
 - OukTrip
 - Brakes Plus
 - Collin College Bookstore
 - Republic Finance
 - Best Buy
 - Cameron Crossing
 - Vivint Smart Home
 - Bath & Body Works
 - Office Depot
 - Five Below
 - Fossil Creek Liquor McKinney 380
 - Charlotte Tibury
 - Ross Dress for Less
 - PetSmart
 - FedEx ShipSite
 - ULTA Beauty
 - Rack Room Shoes
 - Allure Nail Bar
 - Sally Beauty Supply
 - Red Wing - McKinney TX
 - Michaels Stores
 - KFC
 - Piolo's Closet
 - Eggsquisite Cafe
 - Little Creek Fresh Grill
 - Pro Bistro
 - ULTA Beauty
 - SAS San Antonio Shoemakers
 - Dr. Tuyen Pham OD
 - Mattress Firm
 - Pizza Hut
 - Dr. Michael Kosir OD
 - CVS Pharmacy
 - Kosir Eye Care
 - 380 Towne Crossing
 - Great Clips
 - Target
 - America's Best Contacts & Eyeglasses...
 - 380 Town Crossing
 - Ding Tea - McKinney
 - GNC (General Nutrition Centers)
 - Low's Home Improvement
 - Leslie's Swimming Pool Supplies
 - Starbucks
 - Chipotle Mexican Grill
 - Starbucks
 - Chick-fil-A
 - Wingstop
 - Zio Ar's McKinney
 - Drip N Roll
 - Planet Smoothie
 - Zio Ais Pizza and Pasta
 - Jason's Deli
 - Pearlie Vision
 - Nikler Juice Bar
 - Shake Shack
 - Jimmy John's
 - Taco Catana
 - Headliner's Burger Bar
 - Hooters
 - Signature Nail Salon
 - Casey's General Stores
 - Which Wich
 - Lone Star Food Stores
 - Cotton Patch Cafe
 - Taste Of India
 - Cavender's
 - Spring Creek Barbeque
 - Buffalo Wild Wings

173 mapped merchants - Locations subject to change

MAP I / US 75 - WADDILL STREET

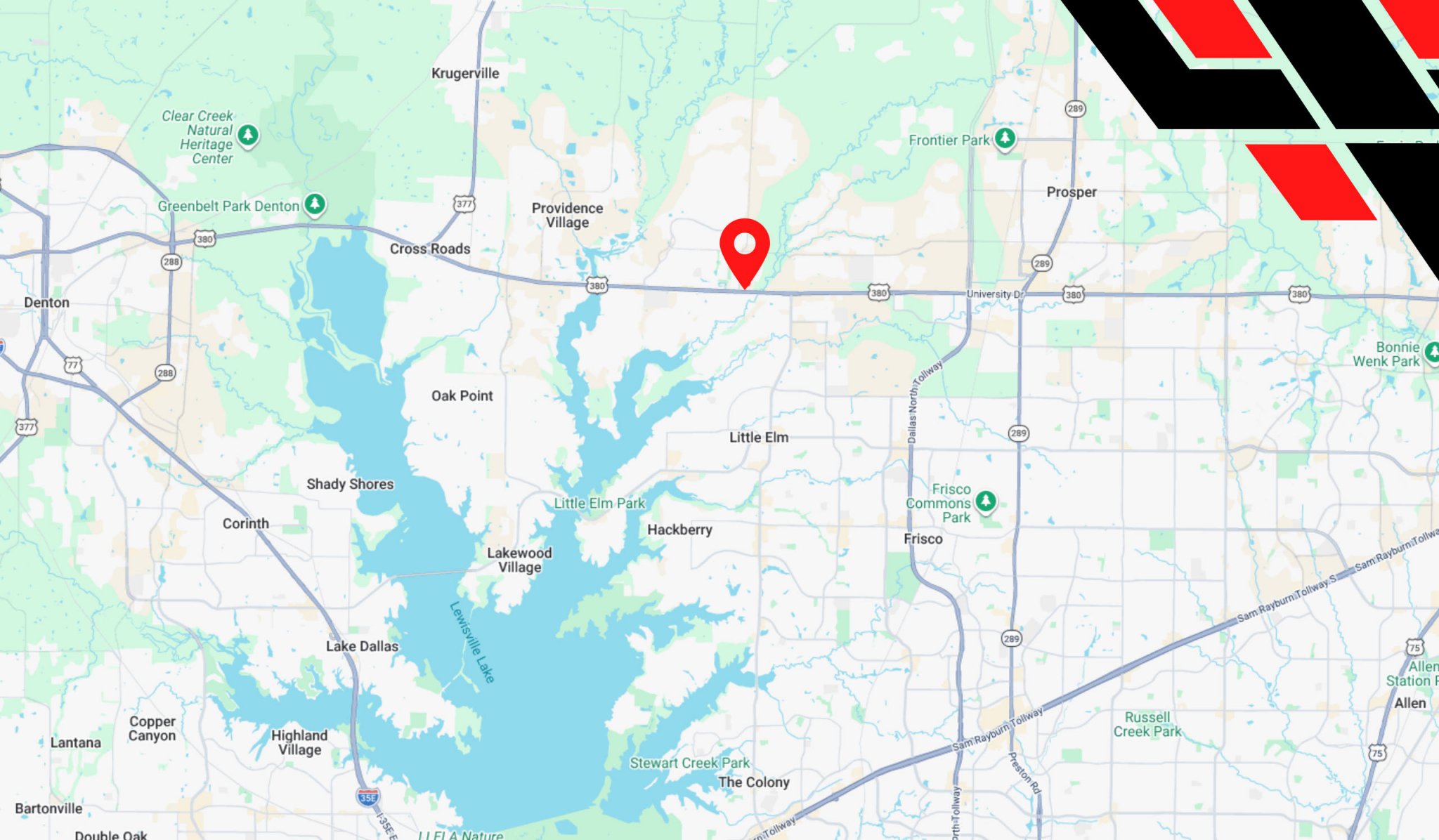
5580 E University Dr, Prosper, TX 76227



MAP I | MERCHANT INDEX

- Major Anchor
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- Health
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- Retail
- Grocery
- Services
- Hotel / Travel

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- 4 Olive Garden
- 5 Firestone Complete A...
- 6 RBCU - McKinney
- 7 Comfort Inn
- 8 Randolph-Brooks Fede...
- 9 SOUTHWEST INTERNATIO...
- 10 7-Eleven
- 11 Braum's Ice Cream an...
- 12 Shell Oil
- 13 Evenly Orthodontics
- 14 Flexible Benefit Gro...
- 15 Farmers Insurance Gr...
- 16 Farmers Insurance -...
- 17 Rainier Insurance Corpora...
- 18 Raising Cane's
- 19 Pizza Hut
- 20 Jack in the Box
- 21 The Karpis Insurance...
- 22 YoYo Best Thai
- 23 Chili's Grill & Bar
- 24 DFW Vapor McKinney
- 25 Applebee's
- 26 Jumpy Party DFW Rent...
- 27 Fit Body Boot Camp
- 28 Pardon My Cheesesteak
- 29 TenderFix by Noah Sc...
- 30 Mattress Firm
- 31 IHOP
- 32 Batteries Plus Bulbs
- 33 Elijah Nysende APRN...
- 34 Sandra's McKinney
- 35 El Pollo Regio
- 36 Domino's Pizza
- 37 Regio Pollos Asados...
- 38 Blue Goose Cantina
- 39 Global Integrity Fin...
- 40 Elegant Cuts
- 41 Texas Archery Shote...
- 42 Heritage Square Shop...
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- 57 Oasis Nails
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- 61 Long John Silver's
- 62 Wallace Finance
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- 64 H&R Block
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- 69 McKinney Pool Resurf...
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- 77 Baylor Scott & White...
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- 80 Safe Ship (mckinney)
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- 82 Safe Ship & U-Haul R...
- 83 A3 Alterations & Tux...
- 84 Arby's
- 85 First United Bank
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- 87 Seasoned Hair Salon
- 88 Southern Sisters Sal...
- 89 El Dorado Collision
- 90 Reed Insurance Agency
- 91 Carpet Cleaning of M...
- 92 The Tom Day Company
- 93 Medcore Brokerage
- 94 Burger King
- 95 Superior Decorative...
- 96 Linda's Electric Out...
- 97 The Furniture Buyers...
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- 99 SCP Distributors
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- 103 Valerie's Taco Stand
- 104 Woodcrest National...
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- 180 Statlab
- 181 You Walk Bail Bond
- 182 Bail Bond Headquarte...
- 183 Slims Us
- 184 AAA Air Heating and...
- 185 Loya Insurance Group
- 186 Oil & Auto
- 187 Nortex Lube and Tune
- 188 Golden Chick
- 189 San Miguel Grill



CONTACT OUR TEAM

PAUL W. VERNON
EXECUTIVE VICE PRESIDENT | RETAIL
(972) 419-4023 Direct
(214) 769-3692 Mobile
paulvernon@henrysmiller.com

HENRY S. MILLER BROKERAGE, LLC
5151 Belt Line Road
Suite 900
Dallas, Texas 75254
www.henrysmiller.com

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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.

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:
 - 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 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.

Henry S. Miller Projects, LLC	591890	hsmprojects@henrysmiller.com	972-419-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Robertson Smith	222535	msmith@henrysmiller.com	972-419-4000
Designated Broker of Firm	License No.	Email	Phone
Frank Bullock	287563	frankbullock@henrysmiller.com	972-419-4000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paul Vernon	376085	paulvernon@henrysmiller.com	972-419-4000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date