

OFFERING MEMORANDUM

Offices At Prosper 380

2120 Prairie Drive, Suite 401, Prosper, TX 75078



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

ROCKHILL
COMMERCIAL REAL ESTATE

WWW.ROCKHILLCRE.COM



Suite 401

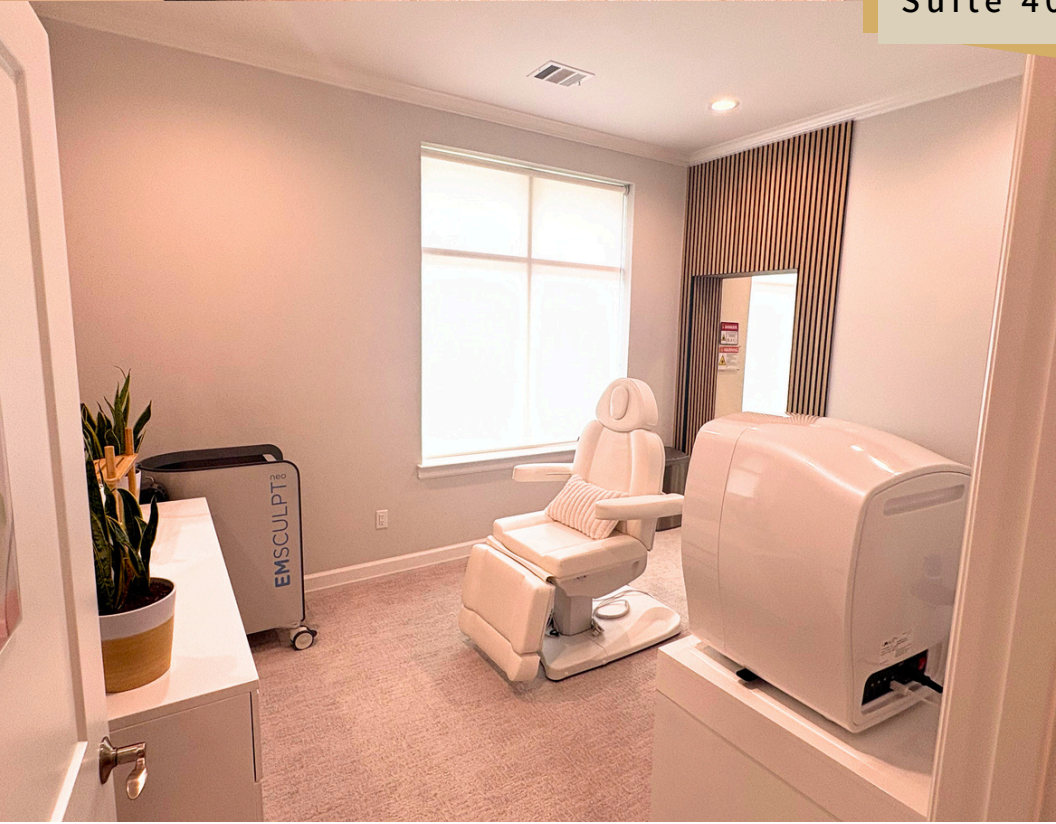


TABLE OF CONTENTS

- 01 PROPERTY SUMMARY
- 02 INVESTMENT HIGHLIGHTS
- 03 FLOOR PLAN
- 04 SITE PLAN
- 05 PROPERTY PHOTOS
- 06 RENDERINGS
- 07 NEIGHBORHOOD COMMUNITIES
- 08 AERIAL MAP
- 09 NOTABLE ATTRACTIONS
- 10 GROWING ZIP CODES
- 11 DEMOGRAPHICS + TRAFFIC

PROPERTY SUMMARY

OFFICES AT PROSPER 380, SUITE 401

- One-story corner professional office surrounded by growing neighborhood communities with a population growth of 73.4% for zip code 75079
- 12 Buildings with Superior Design, Modern Stone, Medical and Professional Office
- Conveniently located off highly trafficked US 380/University Drive
- Near future \$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, and Little Elm



LISTED PRICE
\$504,475



SQUARE FOOTAGE
1,187



USE
OFFICE

TENANT

Rejuvenate & Refine Med Spa



YEAR BUILT
2025



OCCUPANCY
100%



PRICE PSF
\$425

SIGNAGE

Building



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

Offices At Prosper 380
2120 Prairie Drive, Suite 401
Prosper, TX 75078

INVESTMENT HIGHLIGHTS

OFFICES AT PROSPER 380, SUITE 401



PRICE

\$504,475



CAP RATE

6.9%



SQUARE FOOTAGE

1,187 SF



OCCUPANCY

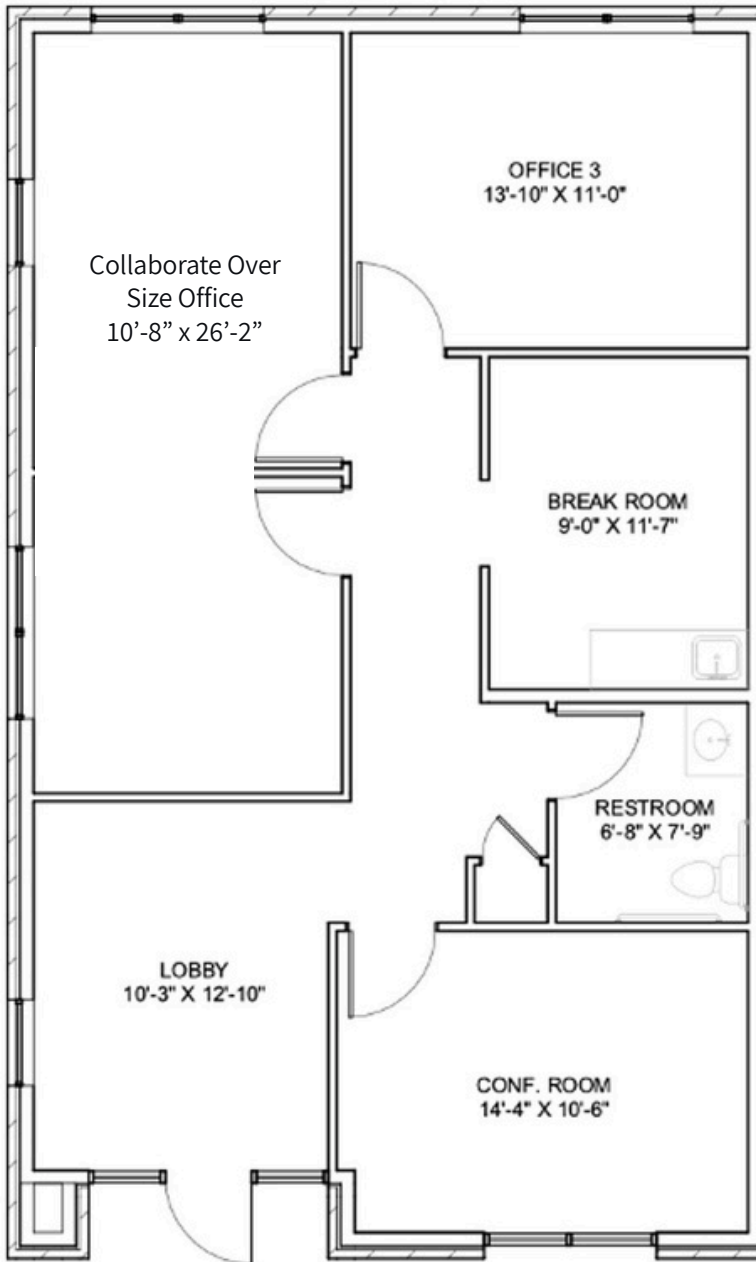
100%



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

Offices At Prosper 380
2120 Prairie Drive, Suite 401
Prosper, TX 75078



FLOOR PLAN

SUITE 401 | Offices At Prosper 380

The Offices at Prosper 380 Suite 401 is a one-story corner professional office surrounded by growing neighborhood communities with a population growth of 73.4% for zip code 75079. There are twelve buildings with superior design, modern stone, Medical and Professional Offices conveniently located off highly trafficked US 380/University Drive. Located near the future \$265 million, 37.1-acre Baylor Scott & White Hospital, Texas Health, Cooks Children’s Medical Center, and the thriving area surrounding PGA of America and strategically positioned to serve the growing communities of Prosper, Frisco, and Little Elm.

LISTED PRICE	\$504,475
CAP RATE:	6.9%
SF:	1,187 SF
FINISH OUT:	2025
PRICE PSF:	\$425
LEASE START:	July 1, 2025
LEASE EXPIRATION:	June 30, 2030
INITIAL TERM:	5 Years
USE:	Professional Office



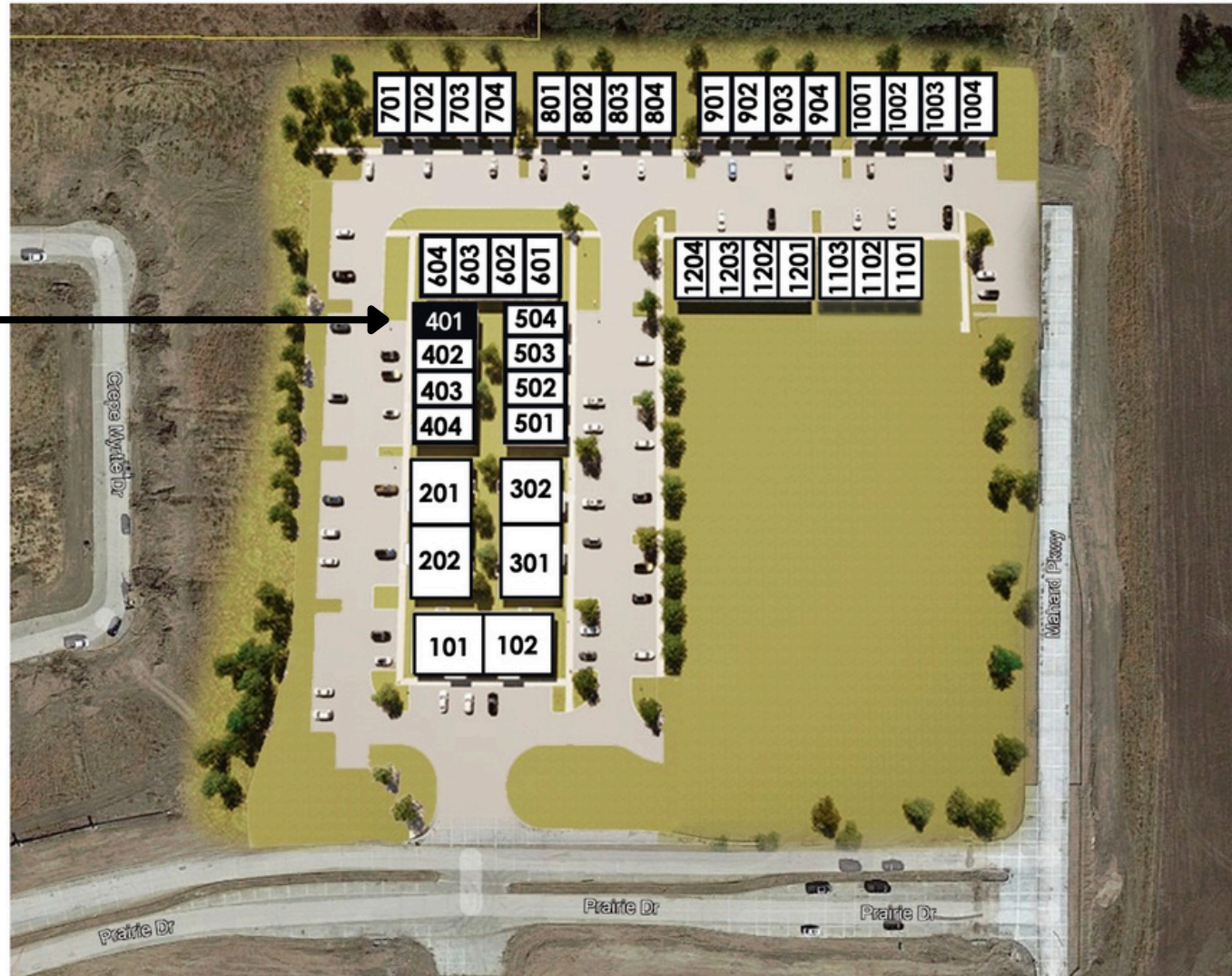
TONYA LABARBERA
 469.323.2615
 tonya@rockhillcre.com

DENTON BEAMS
 469.744.6634
 denton@rockhillcre.com

Offices At Prosper 380
 2120 Prairie Drive, Suite 401
 Prosper, TX 75078

SITE PLAN

SUITE 401



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

Offices At Prosper 380
2120 Prairie Drive, Suite 401
Prosper, TX 75078

MAIN HALLWAY



ENTRANCE



BREAK ROOM



SUITE 401 | 1,187 SF



OFFICE



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

Offices At Prosper 380
2120 Prairie Drive, Suite 401
Prosper, TX 75078

The Offices At Prosper 380



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

Offices At Prosper 380
2120 Prairie Drive, Suite 401
Prosper, TX 75078

Adjacent to Growing Neighborhood Communities



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

Offices At Prosper 380
2120 Prairie Drive, Suite 401
Prosper, TX 75078

AERIAL MAP



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

Offices At Prosper 380
2120 Prairie Drive, Suite 401
Prosper, TX 75078

NOTABLE ATTRACTIONS



1

Fit To A Tee PGA of America



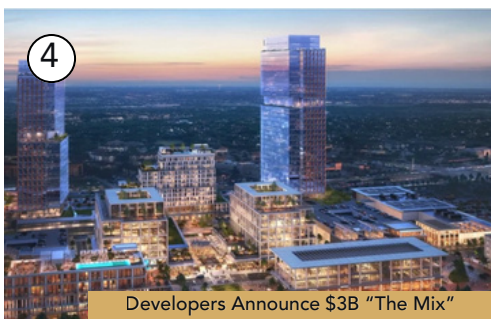
2

Baylor Scott & White Hospital Planned



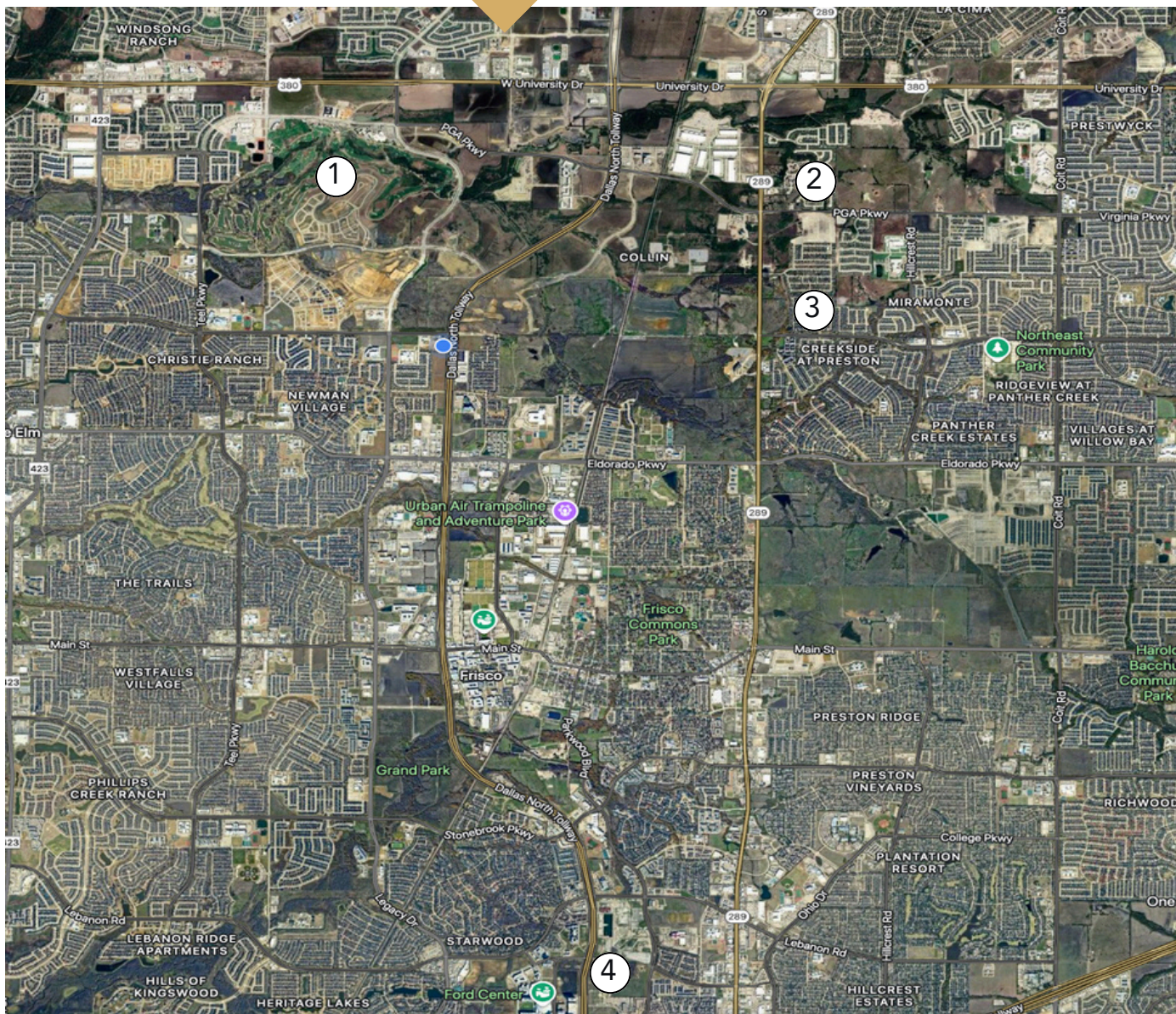
3

New Universal Studios Park



4

Developers Announce \$3B "The Mix"



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

Offices At Prosper 380
2120 Prairie Drive, Suite 401
Prosper, TX 75078

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%.

40,513

Population
(2020)

+74.37%

Population
Growth Rate

1,305

People per Square Mile
Population
Density

3.7%

Current
Unemployment
Rate (2025)

White

Majority
Race/Ethnicity

**71.4%
White**

Public School
Majority Race /
Ethnicity

**214/469/
945/972**

Area
Code(s)



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

Offices At Prosper 380
2120 Prairie Drive, Suite 401
Prosper, TX 75078

Prosper, Texas

DEMOGRAPHICS

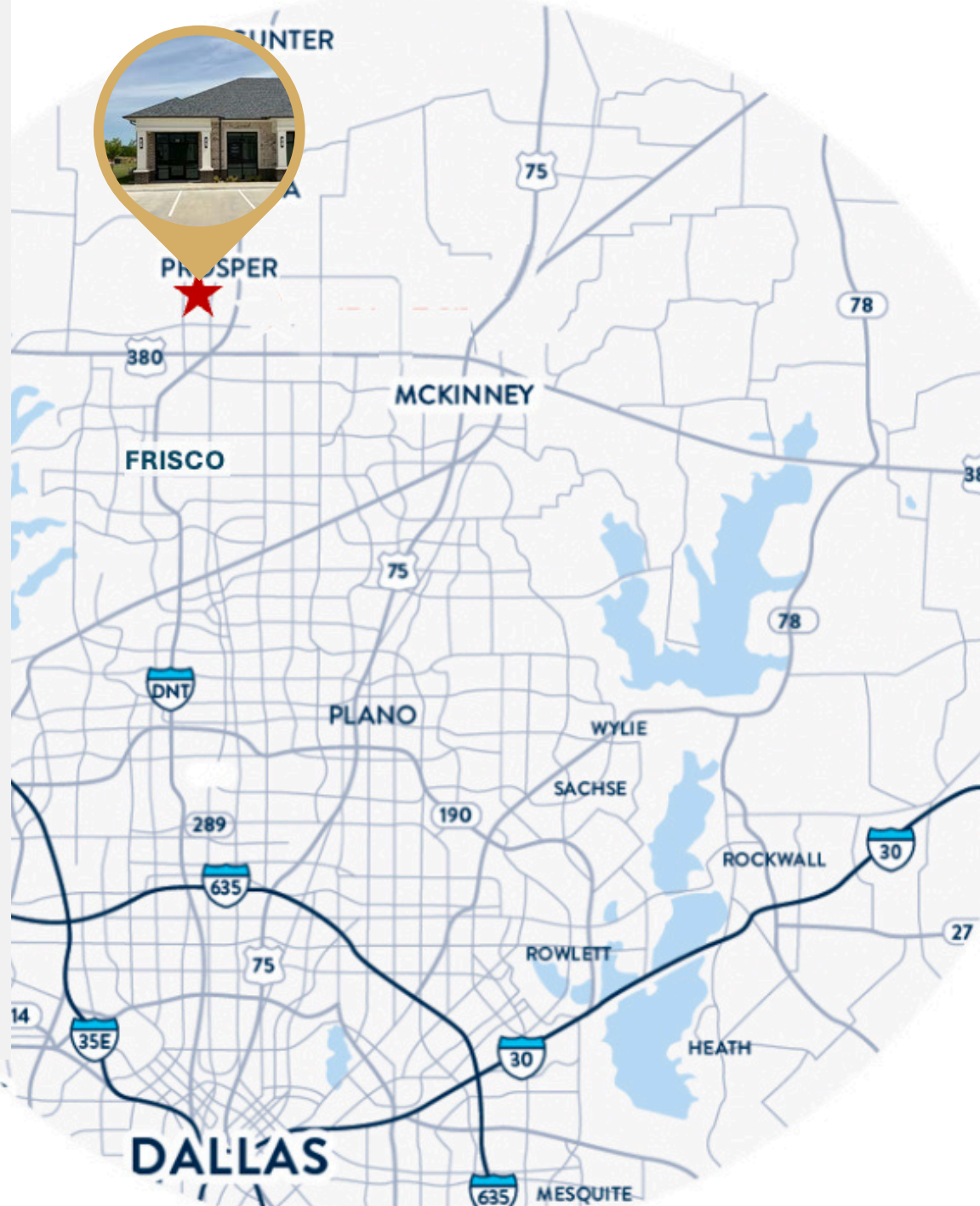
2024 Summary	1 MILE	3 MILE	5 MILE
Population	2,831	39,352	224,849
Households	877	11674	56,589
Medium Age	37.6	26.7	36.4
Median Household Income	\$187,833	\$168,368	\$143,274
Population Growth (2024-2029)	+30.7%	+25.0%	+22.7%

TRAFFIC

Roadway	Traffic Count	Miles from Subject
Hwy 380, University	46,604	.66

Source: © 2024 CoStar Group / Traffic 2022

Estimated Population Growth for Collin County '24 – '29: +22.37



TONYA LABARBERA
469.323.2615
tonya@rockhillcre.com

DENTON BEAMS
469.744.6634
denton@rockhillcre.com

Offices At Prosper 380
2120 Prairie Drive, Suite 401
Prosper, TX 75078



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. **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 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 do so by law.

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	LICENSE NO. 9015723	EMAIL	PHONE
DESIGNATED BROKER OF FIRM Ryan W. Griffin	LICENSE NO. 582592	EMAIL rgriffin@rockhillinvestments.com	PHONE 214.975.0842
LICENSED BROKER AGENT Tonya LaBarbera	LICENSE NO. 678307	EMAIL tonya@rockhillcre.com	PHONE 469.323.2615
LICENSED BROKER AGENT Denton H. Beams	LICENSE NO. 824937	EMAIL denton@rockhillcre.com	PHONE 469.744.6634



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1



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