



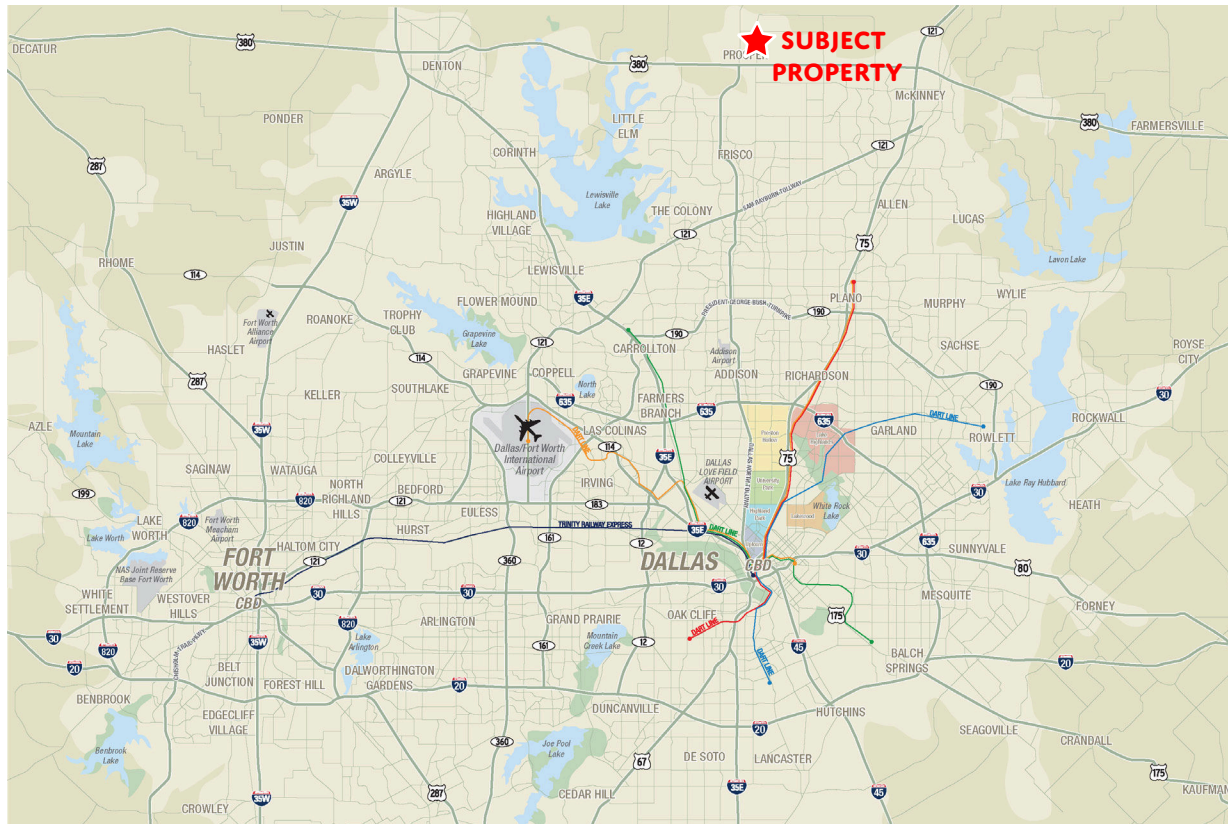
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EAST PROSPER VILLAGE | FOR LEASE
PROSPER, TX

PROPERTY DESCRIPTION



LOCATION:

**NEQ OF COIT RD & PROSPER TRAIL
PROSPER, TX**

PRICE:

PLEASE CALL FOR PRICING

TRAFFIC COUNTS:

**PROSPER TRAIL
4,071+ VPD**

**PRESTON ROAD
26,872+ VPD**

AREA BUSINESSES

- | | | |
|------------------|-----------------|----------------|
| - WALMART | - KROGER | - PANERA BREAD |
| - PIZZA HUT | - STARBUCKS | - CVS PHARMACY |
| - FIELD & STREAM | - DISCOUNT TIRE | - CHASE BANK |

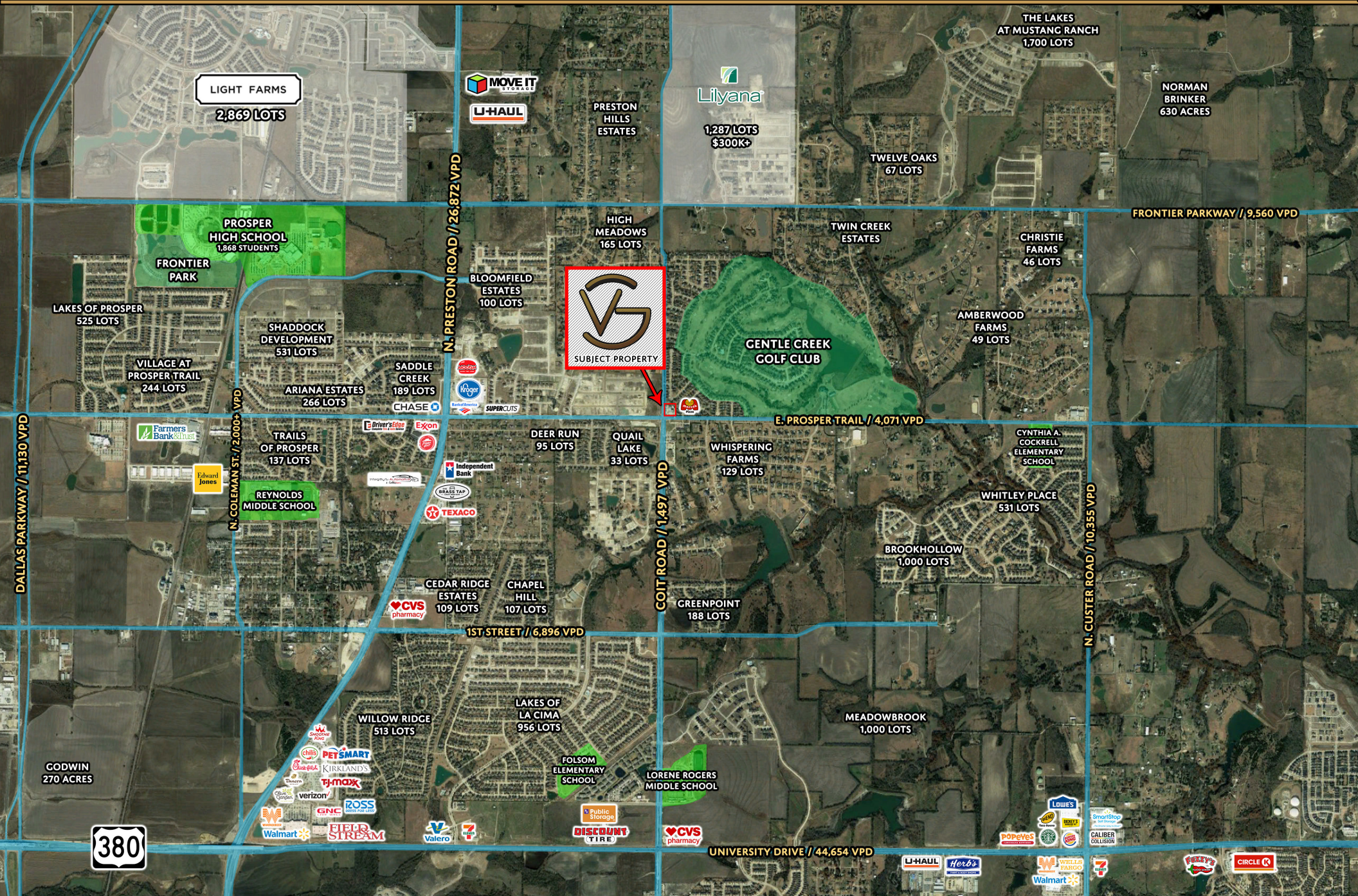
PROPERTY INFORMATION & HIGHLIGHTS

- + PROSPER IS THE FASTEST GROWING CITY IN NORTH TEXAS. THE COMMUNITY IS HOME TO MORE THAN 100 BUSINESSES & HUNDREDS OF NEW FAMILIES.
- POPULATION IS GROWING AT AN ANNUAL GROWTH RATE OF 13% PER YEAR.
- PROSPER HAS ISSUED 500+ SINGLE-FAMILY HOME PERMITS THIS YEAR TO DATE.
- THE SITE IS LOCATED IN THE HEART OF A DENSELY POPULATED RESIDENTIAL AREA AND WILL PROVIDE THIS UNDERSERVED MARKET AREA WITH A HIGHLY DESIRED RETAIL SOURCE. ALSO LOCATED IN AN AFFLUENT AREA WITH AN AVERAGE HOUSE HOLD INCOME OF \$125,000+ IN A 5-MILE RADIUS

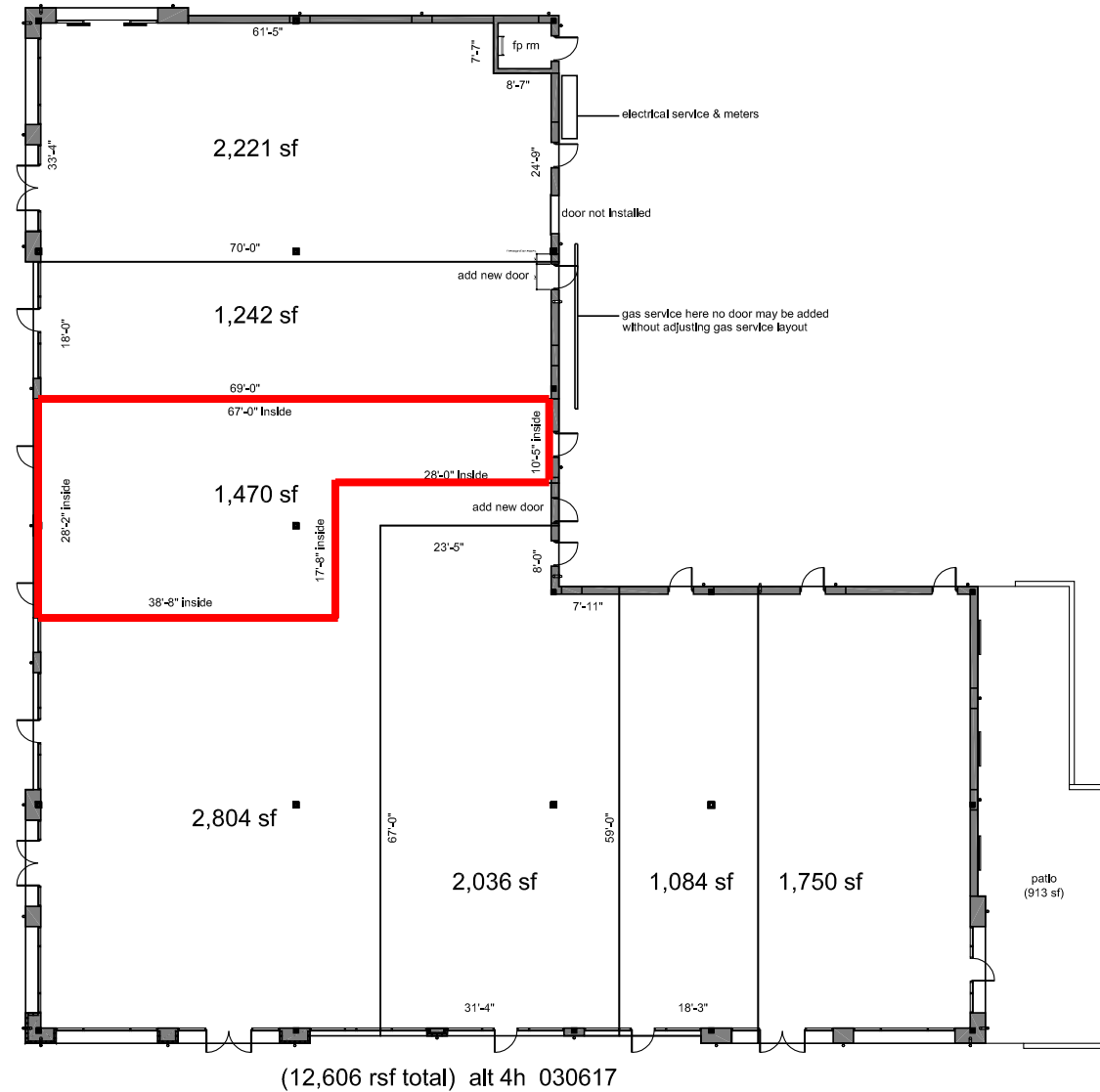
DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	3,933	30,928	101,129
AVG HH INCOME:	\$182,983	\$121,969	\$125,173

AERIAL PHOTO



SITE PLAN



East Prosper Village



East Prosper Retail Partners

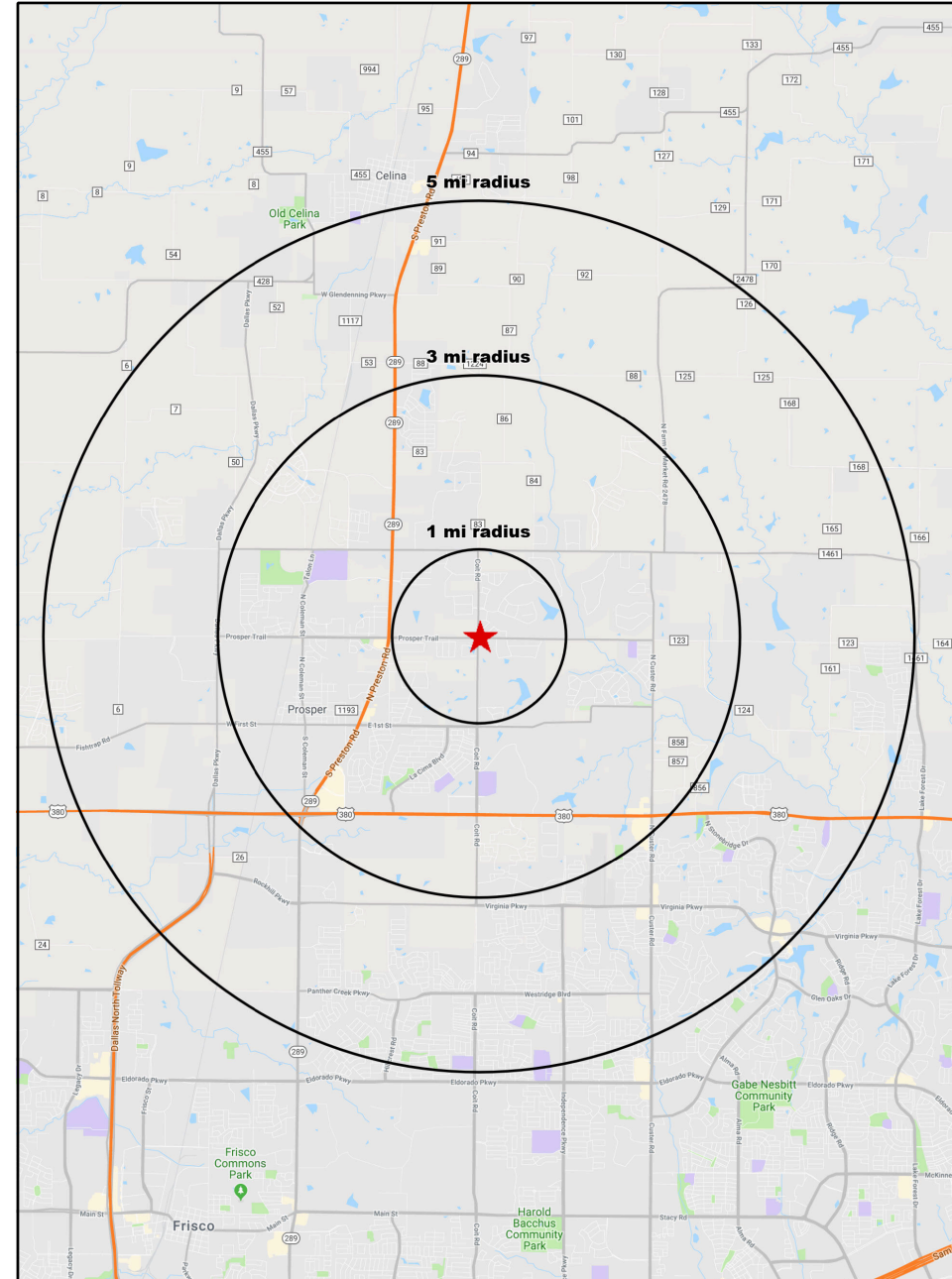
edwin brantley smith + associates

1180 N. Colt Road, Prosper Texas 75708

06 March 2017

architecture . planning . interior design . dallas

1180 COIT RD PROSPER, TX 75078				
		1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION	2019 ESTIMATED POPULATION	3,933	30,928	101,129
	2024 PROJECTED POPULATION	4,473	35,213	114,941
	2010 CENSUS POPULATION	1,699	11,923	47,514
	2000 CENSUS POPULATION	583	3,355	6,340
	PROJECTED ANNUAL GROWTH 2019 TO 2024	2.7%	2.8%	2.7%
	HISTORICAL ANNUAL GROWTH 2000 TO 2019	30.2%	43.3%	78.7%
	2019 MEDIAN AGE	38.3	37.0	36.3
HOUSEHOLDS	2019 ESTIMATED HOUSEHOLDS	1,278	10,180	34,120
	2024 PROJECTED HOUSEHOLDS	1,446	11,519	38,533
	2010 CENSUS HOUSEHOLDS	532	3,753	15,483
	2000 CENSUS HOUSEHOLDS	189	1,104	2,093
	PROJECTED ANNUAL GROWTH 2019 TO 2024	2.6%	2.6%	2.6%
	HISTORICAL ANNUAL GROWTH 2000 TO 2019	30.4%	43.3%	80.5%
RACE AND ETHNICITY	2019 ESTIMATED WHITE	84.4%	83.3%	78.6%
	2019 ESTIMATED BLACK OR AFRICAN AMERICAN	6.8%	5.9%	8.3%
	2019 ESTIMATED ASIAN OR PACIFIC ISLANDER	4.9%	3.9%	6.4%
	2019 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.7%	0.7%	0.6%
	2019 ESTIMATED OTHER RACES	3.3%	6.1%	6.1%
	2019 ESTIMATED HISPANIC	8.2%	13.7%	13.0%
INCOME	2019 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$182,983	\$121,969	\$125,173
	2019 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$165,959	\$136,982	\$124,582
	2019 ESTIMATED PER CAPITA INCOME	\$59,452	\$40,145	\$42,234
EDUCATION (AGE 25+)	2019 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.8%	1.9%	1.8%
	2019 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	1.1%	1.6%	1.9%
	2019 ESTIMATED HIGH SCHOOL GRADUATE	14.1%	14.3%	12.9%
	2019 ESTIMATED SOME COLLEGE	17.7%	20.1%	19.8%
	2019 ESTIMATED ASSOCIATES DEGREE ONLY	5.6%	7.6%	9.3%
	2019 ESTIMATED BACHELORS DEGREE ONLY	40.6%	38.3%	35.3%
	2019 ESTIMATED GRADUATE DEGREE	18.1%	16.1%	19.1%
BUSINESS	2019 ESTIMATED TOTAL BUSINESSES	65	758	1,670
	2019 ESTIMATED TOTAL EMPLOYEES	432	5,969	13,027
	2019 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	6.6	7.9	7.8
	2019 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	60.5	40.8	60.6





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material infor-

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the

each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.