

±22 AC | PADS & RETAIL AVAILABLE

NWC W First St & Legacy Dr, Prosper, TX 75078



Property Information

LOCATION:

NWC W First St & Legacy Dr, Prosper, Texas 75078

HIGHLIGHTS:

- 22 acres at the northwest corner of W First St and Legacy Dr
- Pad Sites & Retail Opportunities Available
- Surrounded by affluent neighborhoods in a rapidly growing area
- Close proximity to PGA World Headquarters and Omni Resort
- Legacy Dr being extended to US-380 – estimated completion Spring of 2025
- Legacy Dr being expanded to 4 lanes to Frontier Pkwy with long term plans for 6 lanes
- New Richland High School under construction just south of site
 - Opening 2025
- Less than 1.5 miles from US-380 and PGA Resort, North Fields and Fields West

Traffic Counts (TXDOT)

W FIRST ST: 11,000 VPD
US-380: 37,413 VPD



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	7,023	30,973	169,520
HOUSEHOLDS	2,088	9,298	51,824
AVG HH INCOME	\$194,564	\$191,342	\$180,043
MEDIAN AGE	32.6	33.8	34.4

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any 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 sale or lease, or withdrawal without notice.

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SITE DATA TABLE		
LOT NO:	LOT SIZE (AC)	BUILDING USE
L1	1.81 AC	MONTESSORI SCHOOL
L2	1.02 AC	GSR
L3	1.51 AC	GSR
L4	1.46 AC	C-STORE
L5	1.44 AC	GSR
L6	4.89 AC	FITNESS / ENTERTAINMENT / SMALL GROCER
L7	.76 AC	MOB
L8	.78 AC	MOB
L9	.94 AC	RETAIL
L10	.97 AC	RESTAURANT
L11	.97 AC	RESTAURANT
L12	1.08 AC	RETAIL
L13	1.44 AC	RETAIL

PARKING SITE CALCULATIONS		
BUILDING TYPE	PARKING REQUIRED	PARKING PROVIDED
PROPOSED FITNESS (34,000 SF TOTAL, 1 SF/200 SF)	170 SPACES TOTAL	194 SPACES
PROPOSED RETAIL (20,000 SF TOTAL, 1 SF/250 SF)	76 SPACES TOTAL	82 SPACES
PROPOSED MOB (19,000 SF TOTAL, 1 SF/250 SF)	40 SPACES TOTAL	46 SPACES
PROPOSED QUICK SERVE RESTAURANT (7,500 SF TOTAL, 1 SF/100 SF)	80 SPACES TOTAL	114 SPACES
PROPOSED MONTESSORI (7,300 SF TOTAL, 1 SF/100 SF)	30 SPACES TOTAL	40 SPACES
PROPOSED RESTAURANT (6,160 SF TOTAL, 1 SF/75 SF)	82 SPACES TOTAL	87 SPACES
TOTALS	478 SPACES	583 SPACES



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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.

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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date