

# WINDSONG RANCH MARKETPLACE

## PADS AND RETAIL

PROSPER, TEXAS

NEC US 380 & FM 423

AMY PJETROVIC

KEN REIMER

**KROENKE  
HOLDINGS**



UNITED COMMERCIAL DEVELOPMENT



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

# WINDSONG RANCH MARKETPLACE

## HIGHLIGHTS

- Zoning: M PD - 40 - Commercial Retail
- Anchored by 123,000 SF Kroger.
- RSI estimates 70% growth in trade area by 2018.
- Property is situated in front of Terra Verde's 2,030 acre master planned Windsong Ranch which will include 3,500 single family homes, 300 townhomes and 300 apartments.
- 300 multi-family units directly north of the center.
- FM 423 completed to 6 lanes from Little Elm Parkway to FM 423.



## SITE SUMMARY 90,874 SQ. FT.

1. Chick Fil A	4,877 sq. ft.
2. Panera	4,304 sq. ft.
3. McDonalds	4,683 sq. ft.
4. Taco Bell	2,595 sq. ft.
5. Available	0.72 AC
6. Jack in the Box	2,669 sq. ft.
7. Available	0.89 AC
8. Chase Bank	3,558 sq. ft.
9. Available	3,600 sq. ft.
10. Mod Pizza	2,800 sq. ft.
11. Fuzzy's Tacos	3,929 sq. ft.
12. Foot Palace	1,238 sq. ft.
13. Menchie's	1,500 sq. ft.
14. Nails & Beyond	4,333 sq. ft.
15. Rockstar Martial Arts	1,500 sq. ft.
16. Gideon	1,525 sq. ft.
17. Wingstop	1,550 sq. ft.
18. Lapel's Dry Cleaners	1,194 sq. ft.
19. Great Clips	1,114 sq. ft.
20. Available	2,106 sq. ft.
21. Papa Johns	1,706 sq. ft.
22. The Joint	1,219 sq. ft.
23. Jersey Mikes	1,575 sq. ft.
24. Dreamworks Dental & Orthodontics	4,650 sq. ft.
25. TCT Medical Center	2,149 sq. ft.
26. Petco	12,500 sq. ft.
27. Jo Ann's	18,000 sq. ft.
28. Available	1.97 AC (Net)

**KROENKE HOLDINGS** **UCD**  
UNITED COMMERCIAL DEVELOPMENT

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	2,135	28,620	93,656
2017 EST AVG HH INCOME	\$185,521	\$141,989	\$141,818

TRAFFIC COUNTS	
US 380	53,000 VPD
FM 423	24,000 VPD



SAVANNAH  
2,500 LOTS

PROSPER-1SD

Gee Road

Fish Trap Road

PHASE 1B

PHASE 1B

PHASE 2A

PHASE 2B

PHASE 1A

PHASE 3A

PHASE 3C

PHASE 3B

PHASE 4

ARTESIA  
2,100 LOTS

DAVIS DEVELOPMENT  
300 MULTI-FAMILY

SITE

ST MARTIN DE PORRES  
CATHOLIC SCHOOL  
PROJ. COMPLETION  
SUMMER 2017

ROCKHILL  
RESIDENCES  
242 LOTS

NORTHWEST  
RANCH

SINGLE FAMILY  
DEVELOPMENT  
APPROX. 130 LOTS

Hollyhock  
400 ACRE COMMUNITY  
PLANNED 800 HOMES

FRISCO HILLS  
FIRST TEXAS  
GRAND BEAZER  
1,128 LOTS

VALENCIA  
ON THE  
LAKE  
1,533 LOTS

**VENTURE**  
COMMERCIAL

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US 380 & FM 423  
PROSPER, TX





