

VENTURE NWC US 380 & FM 423 OPPORTUNITIES

214.378.1212

ANCHOR OPPORTUNITIES, PADS & RETAIL
PROSPER, TX

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LOCATION

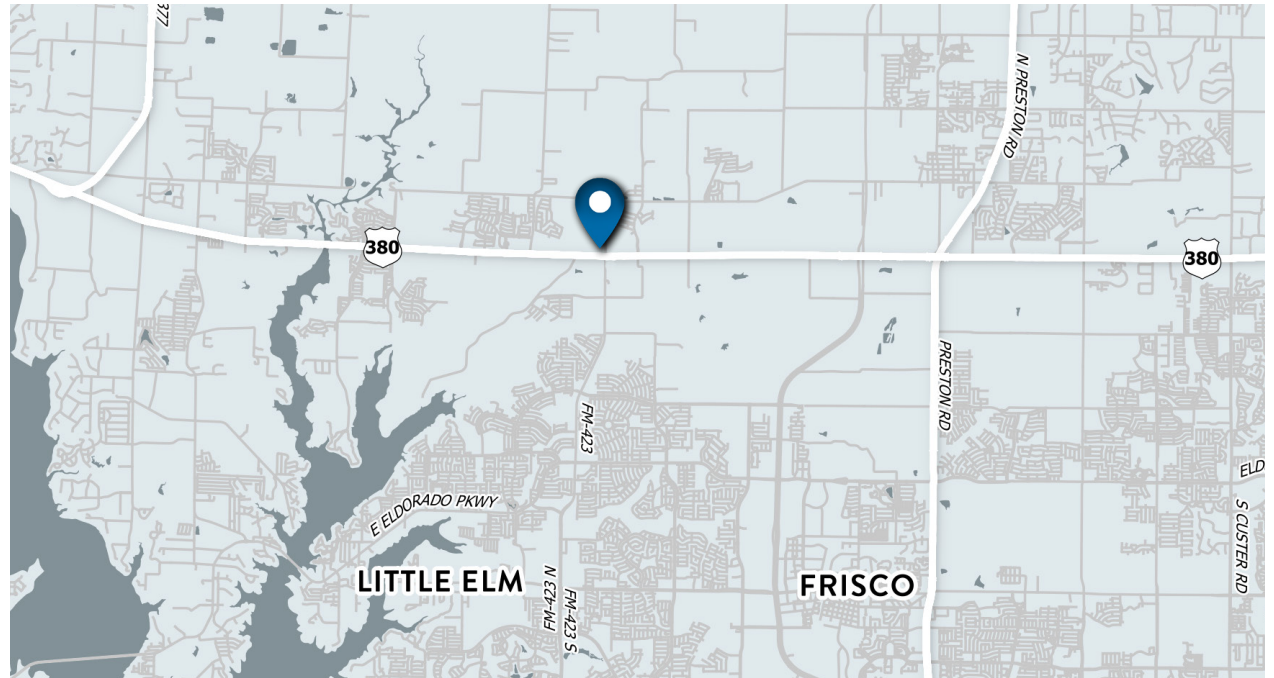
NWC US 380 & FM 423
PROSPER, TX

TRAFFIC COUNTS

US 380 FM 423
51,886 VPD 2018 24,781 VPD 2018

PROPERTY HIGHLIGHTS

- ★ RSI (RESIDENTIAL STRATEGIES) ESTIMATES OVER 13,000 TOTAL NEW HOME STARTS IN THE AREA BY END OF 2020
- ★ ZONING: COMMERCIAL RETAIL
- ★ PROPERTY IS SITUATED IN FRONT OF TERRA VERDE'S 2,030 ACRE MASTER PLANNED WINDSONG RANCH WHICH WILL INCLUDE 3,500 SINGLE FAMILY HOMES AND 300 TOWNHOMES
- ★ 300 MULTI-FAMILY UNITS DIRECTLY NORTHEAST OF THE CENTER
- ★ FM 423 COMPLETED WITH 6 LANES FROM LITTLE ELM PKWY TO FM 423
- ★ 23 ACRE COOKS CHILDREN NOW OPEN ON THE NEC HWY 380 & WINDSONG RANCH PKWY



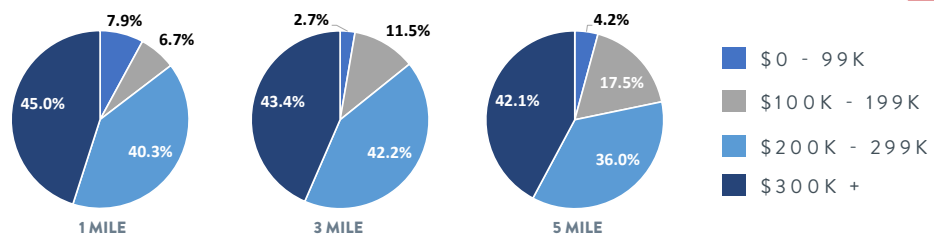
2019 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,028	53,088	132,566
AVE. INCOME	\$115,514	\$128,307	\$129,922
MED. HOME PRICE	\$105,227	\$112,448	\$110,217

AREA ATTRACTIONS



HOME VALUES (2019)*



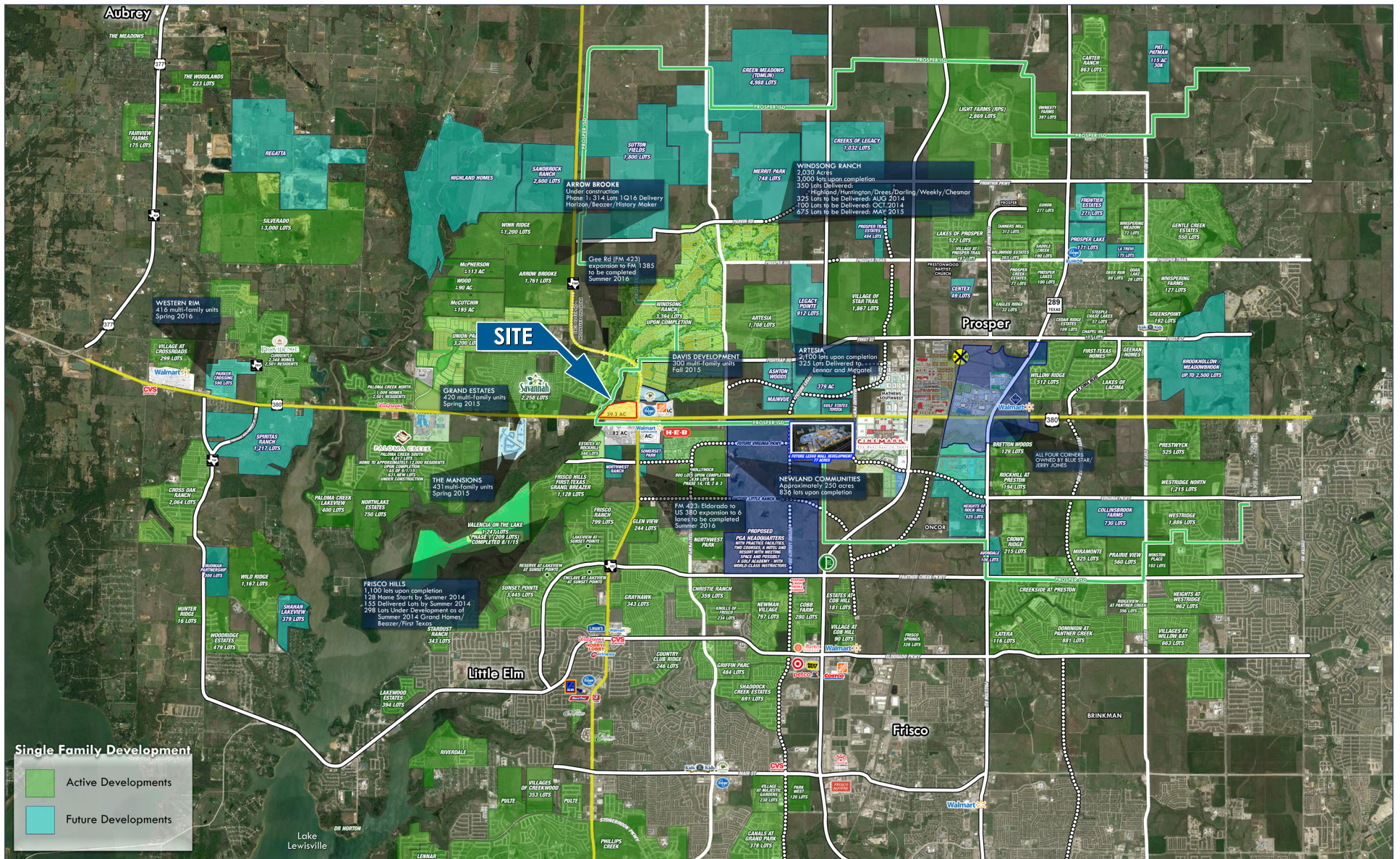
LEGEND

- LOT 1 - RaceTrac (NAP)
- LOT 2 - Retail Building - 2.106 AC
- LOT 3 - Valvoline - 0.974 AC
- LOT 4 - Brakes Plus - 1.031 AC
- LOT 5 - Rosa's Cafe - 2.227 AC
- LOT 6 - Fast Lane Car Wash - 1.186 AC
- LOT 7 - Retail Building - 2.918 AC
- LOT 8 - LA Fitness - 4.083 AC
- LOT 9 - Undeveloped Future Retail - 3.626 AC
- LOT 10 - Available - 3.231 AC
- LOT 11 - Available - 10.781 AC
- LOT 12X - Floodplain - Unusable - 65.319 AC

KEY

- Available
- At Contract/Lease
- Executed Contract/Lease
- At LOI







“About 25 percent of Windsong’s eventual 3,100 single-family homes are currently occupied or completed. Homes ranging from high \$200,000s to more than \$1 million.

Ranked as one of the highest-growing cities in Texas, Prosper has marked a **113 percent increase** in population growth since 2010, according to the Census.”



July 31 2018 by Amy Roh



“Windsong Ranch has been one of the **best selling new home projects in the Dallas-Fort Worth area**, attracting hundreds of residents from relocating workers for companies including Toyota, Liberty Mutual Insurance and others.”



DALLASNEWS

July 26 2018 by Steve Brown

“The new Kroger grocery store at the northeast corner of Highway 380 and FM 423 is the **tip of the iceberg** when it comes to the new shopping, dining and entertainment choices that Hollyhock residents can expect to see over the coming months.”

Hollyhock 
by
Newland COMMUNITIES



“Frisco, for the first time in at least five years, topped the U.S. Census bureau’s list of **fastest-growing big cities in the nation**, adding an average of 37 new residents every day for a population jump of 8.2 percent, data released Thursday showed.”



DALLAS NEWS

“Hollyhock is a community developed by Newland Communities located at the southeast corner of US 380 and FM 423. Construction began in 2015 and is expected to be complete by 2022. The planned 836 single-family homes will range from 2,154 to 4,440 square feet.”

COMMUNITY
IMPACT
NEWSPAPER
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July 11 2018 by Nicole Luna





PGA of America CEO Pete Bevacqua acknowledges organization's potential move to Frisco: 'It's certainly a possibility'

“One significant step paving the PGA’s move to Frisco may have been taken Tuesday, with The News reporting that Hunt Realty Investments has purchased Frisco’s 2,544-acre Headquarters Ranch from the estate of Bert Fields Jr. The sprawling ranch stretches from Preston Road west past the Dallas North Tollway and all the way north to U.S. Highway 380 and includes the large parcel of land that has been earmarked for a potential new PGA of America headquarters, as well as two 18-hole championship courses, a 9-hole course and practice facility, all of which would be completely or largely controlled by the PGA.”



August 8 2018 by Brad Townsend

Amid Big Development, Prosper Lives Up To Its Name

“Texas 380, the primary east-west route between McKinney and Denton, runs right through Prosper. The road is viewed as an **“economic corridor”** by city leaders, who say long-term investments to fund and install water, sewer and utility lines along Texas 380 are beginning to pay off.”



August 9 2016 by Ben Russell





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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.
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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Kenneth Reimer	428933	kreimer@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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