



WINDSONG RANCH MARKETPLACE

JR. ANCHOR SPACE, SHOP SPACE & PAD
 NEC US 380 & FM 423
 PROSPER, TX



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- LEGEND**
1. Chick-Fil-A
 2. Panera
 3. McDonald's
 4. Care Now
 5. Available
 6. Jack in the Box
 7. Raising Cane's
 8. Chase Bank
 9. Available - 3,600 SF
 10. Mod Pizza
 11. Fuzzy's Taco
 12. Best Foot Spa
 13. Menchies
 14. Nails & Beyond
 15. Rockstar Martial Arts
 16. Spider Smart Tutoring
 17. Hungry Platters
 18. Lapel's Dry Cleaners
 19. Great Clips
 20. Available - 2,106 SF
 21. Papa Johns
 22. The Joint
 23. Jersey Mike's
 24. Dreamworks Dental & Orthodontics
 25. TCT Medical Center
 26. Available
 27. Available
 28. Montessori

- KEY**
- Available:
 - At Contract/Lease:
 - Executed Contract/Lease:
 - At LOI:



TABLATIONS:

LOT	ACRES	BLDG AREA	PKG REQ.	PKG PROV	PKG RATIO
03	1.22	6,400 SF 200 SF PATIO	45 3,400 SF RET. @ 1/250 3,000 SF REST. @ 1/100 (200 SF PATIO @ 1/200)	45	7.03/1000
04	3.77	31,288 SF 1,175 SF PATIO	199 20,128 SF RET. @ 1/250 11,162 SF REST. @ 1/100 (1,175 SF PATIO @ 1/200)	199	6.36/1000
09	3.63	30,500 SF	122 30,500 SF RET. @ 1/250	144	4.72/1000

CITY PARKING REQUIREMENTS:
RETAIL = 1/250; RESTAURANT = 1/75 FOR RESTAURANTS WITHOUT DRIVE-THRU, 1/100 FOR RESTAURANTS WITH DRIVE-THRU AND IN MULTI-TENANT BUILDINGS, CAR WASH = 1/500



Windsong Ranch Marketplace Prosper, Texas
NEC US 380 & GEE ROAD

SP-147

Date: 07.05.18



LOCATION

NEC US 380 & FM 423
PROSPER, TX

AVAILABLE SPACE

NEC US 380 & FM 423
PROSPER, TX

TRAFFIC COUNTS

US 380	58,233	VPD
FM 423	28,659	VPD

2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
POPULATION	441	41,437	115,609
AVE INCOME	\$89,712	\$113,091	\$122,064
AVE HOME PRICE	\$234,259	\$271,436	\$263,254
POSTAL COUNTS	651	44,184	114,391



PROPERTY HIGHLIGHTS

- ★ ZONING: M PD - 40 - COMMERCIAL RETAIL
- ★ ANCHORED BY 123,000 SF KROGER.
- ★ RSI ESTIMATES OVER 13,000 TOTAL NEW HOME STARTS IN THE AREA OVER THE NEXT 3 YEARS.
- ★ 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.
- ★ COOKS CHILDREN RECENTLY CLOSED ON 23 ACRES AT THE NEC HWY 380 & WINDSONG RANCH PKWY.





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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476647	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

Date



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Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date