



# WINDSONG RANCH MARKETPLACE



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



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**LOCATION**

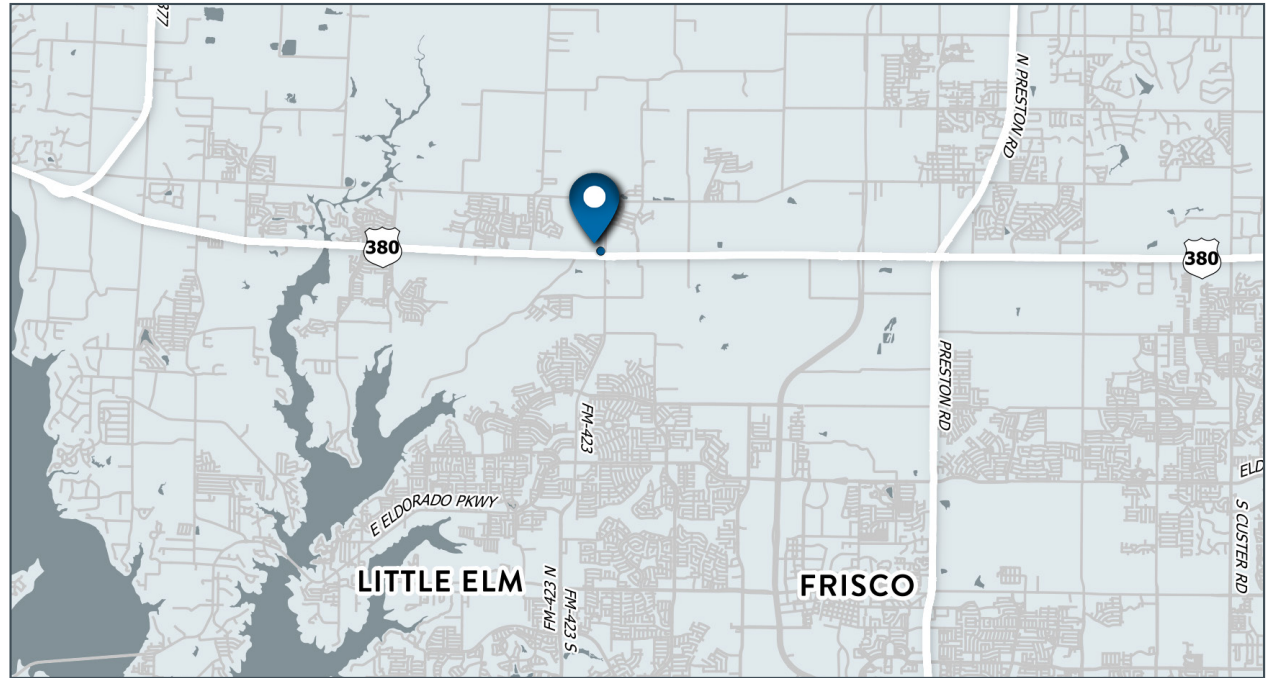
NEC US 380 & FM 423  
PROSPER, TX

**TRAFFIC COUNTS**

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

**PROPERTY HIGHLIGHTS**

- ★ **RSI (RESIDENTIAL STRATEGIES) ESTIMATES OVER 13,000 TOTAL NEW HOME STARTS IN THE AREA OVER THE NEXT 3 YEARS (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
- ★ COOKS CHILDRED RECENTLY CLOSED ON 23 ACRES AT THE NEC HWY 380 & WINDSONG RANCH PKWY
- ★ ANCHORED BY 123,000 SF KROGER



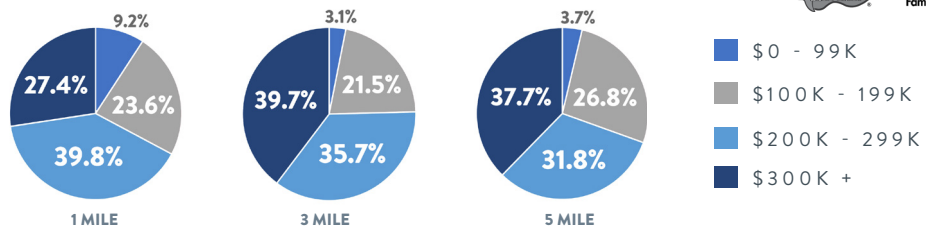
**2018 DEMOGRAPHIC SUMMARY**

	1 MILE	3 MILES	5 MILES
EST. POPULATION	441	41,437	115,609
AVE. INCOME	\$89,712	\$113,091	\$122,064
MED. HOME PRICE	\$234,259	\$271,436	\$263,254

**AREA ATTRACTIONS**



**HOME VALUES (2015)\***





- LEGEND**
- LOT 1 - Chase Bank - 1.02 AC
  - LOT 2 - Raising Cane's - 0.89 AC
  - LOT 3 - Retail Building - 1.22 AC
  - LOT 4 - Retail Building - 3.77 AC
  - LOT 5 - Montessori - 2.51 AC
  - LOT 6 - Jack in the Box - 0.92 AC
  - LOT 7 - Kroger Marketplace (NAP)
  - LOT 8 - Kroger Fuel (NAP)
  - LOT 9 - Available - 3.63 AC
  - LOT 10 - Home Depot (NAP)
  - LOT 11 - Care Now - 0.77 AC
  - LOT 12 - McDonald's - 1.10 AC
  - LOT 13 - Panera - 1.17 AC
  - LOT 14 - Chick-Fil-A - 2.45 AC
  - LOT 15 - Available - 0.72 AC

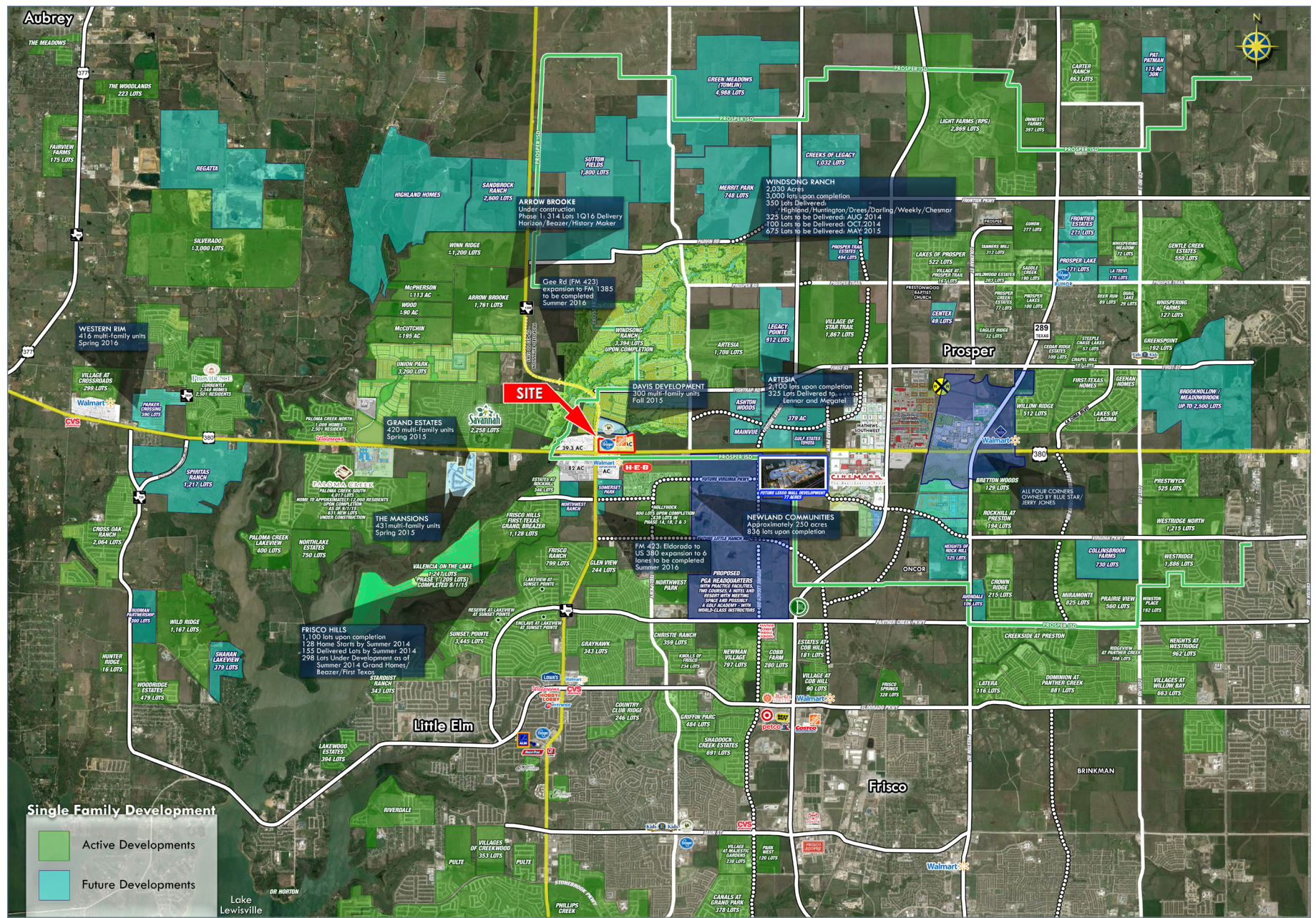
- KEY**
- Available
  - At Contract/Lease
  - Executed Contract/Lease
  - At LOI

**TABULATIONS:**

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 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









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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.
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    - 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:**

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<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
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Sales Agent/Associate’s Name	License No.	Email	Phone

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