



VENTURE WINDSONG RANCH MARKETPLACE FOR LEASE

214.378.1212

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

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LOCATION

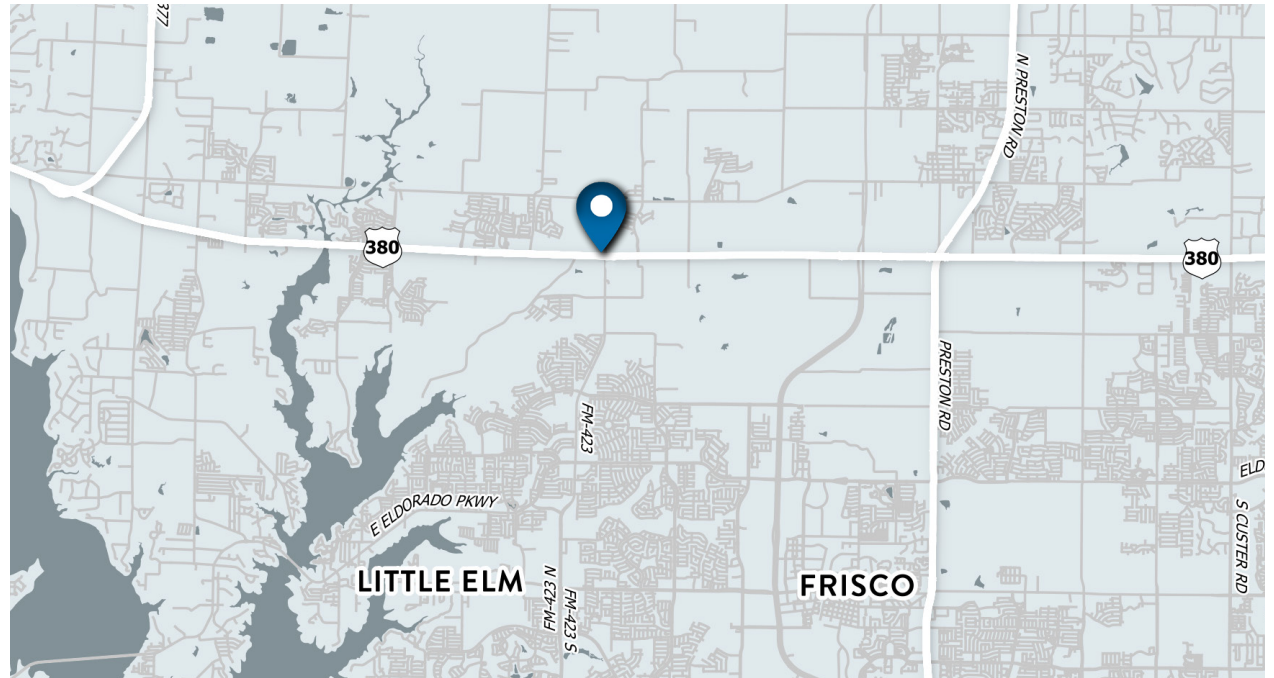
NEC US 380 & FM 423
PROSPER, TX

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 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 UNDER CONSTRUCTION ON THE NEC HWY 380 & WINDSONG RANCH PKWY
- ★ ANCHORED BY 123,000 SF KROGER



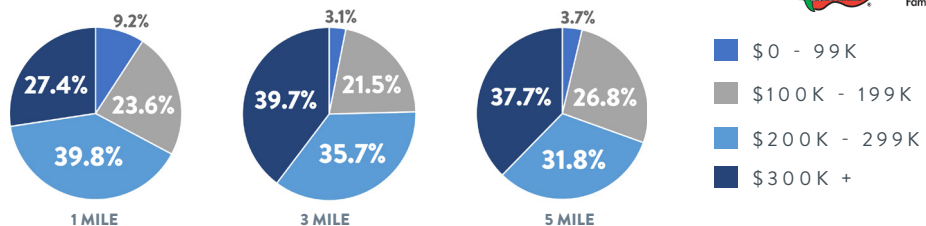
2019 DEMOGRAPHIC SUMMARY

	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 (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

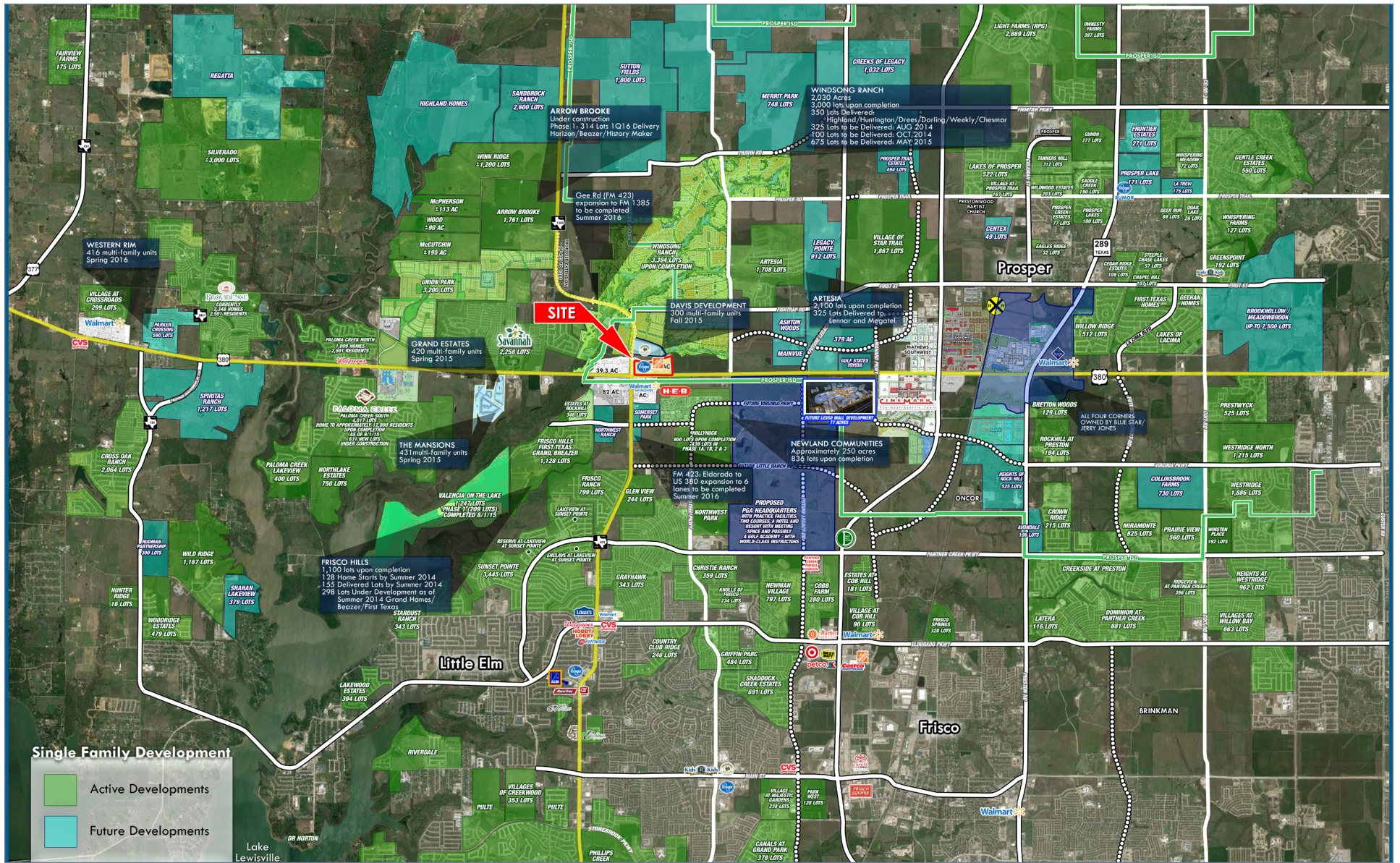


TABULATIONS:

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 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









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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
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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	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

Date



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