



# FOR SALE

**±34.56 ACRES | LAND**

North Dallas Tollway & Safety Way  
Prosper, TX 75078



# SUMMARY

## Property Specs

SALE PRICE	Contact Broker
TOTAL ACRES	±34.56 Ac
TYPE	Retail   Land
ZONING	A

- 0.24-mile frontage on North Dallas Tollway
- Prime location for mixed use Retail
- Adjacent to Prosper City Fire and Police
- Over 15,000 residences within a 3-mile radius



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# PHOTOS



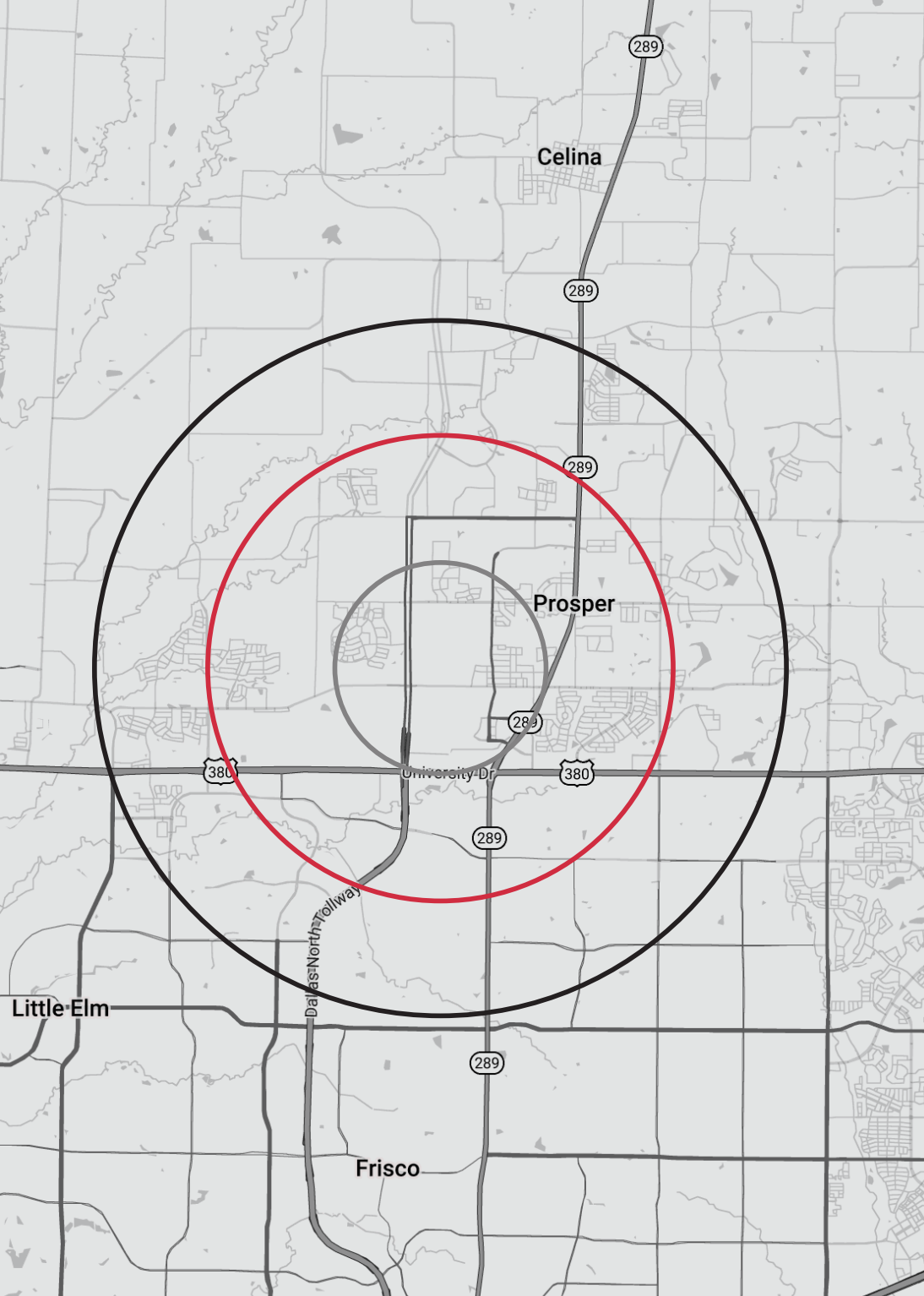


# AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport







# DEMOGRAPHICS

## POPULATION

2024 Population

### 3-mile

50,692

### 5-mile

161,010

## HOUSEHOLDS

2024 Households

### 3-mile

15,108

### 5-mile

48,766

## INCOME

2024 Average HH Income

### 3-mile

\$217,916

### 5-mile

\$196,012

## Traffic Counts

### STREET

Dallas Pkwy

### AADT

40,398

W University Dr

33,775

## Cities Nearby

Fort Worth, Texas

56.3 miles

Waco, Texas

130 miles

Austin, Texas

232 miles

Houston, Texas

276 miles

San Antonio, Texas

320 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

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SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



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