

Prosper Trails Office Park

2350 Prosper Trail | Prosper, TX 75078

OFFERING MEMORANDUM

LAST REMAINING SPACE AVAILABLE: 2,400 SF



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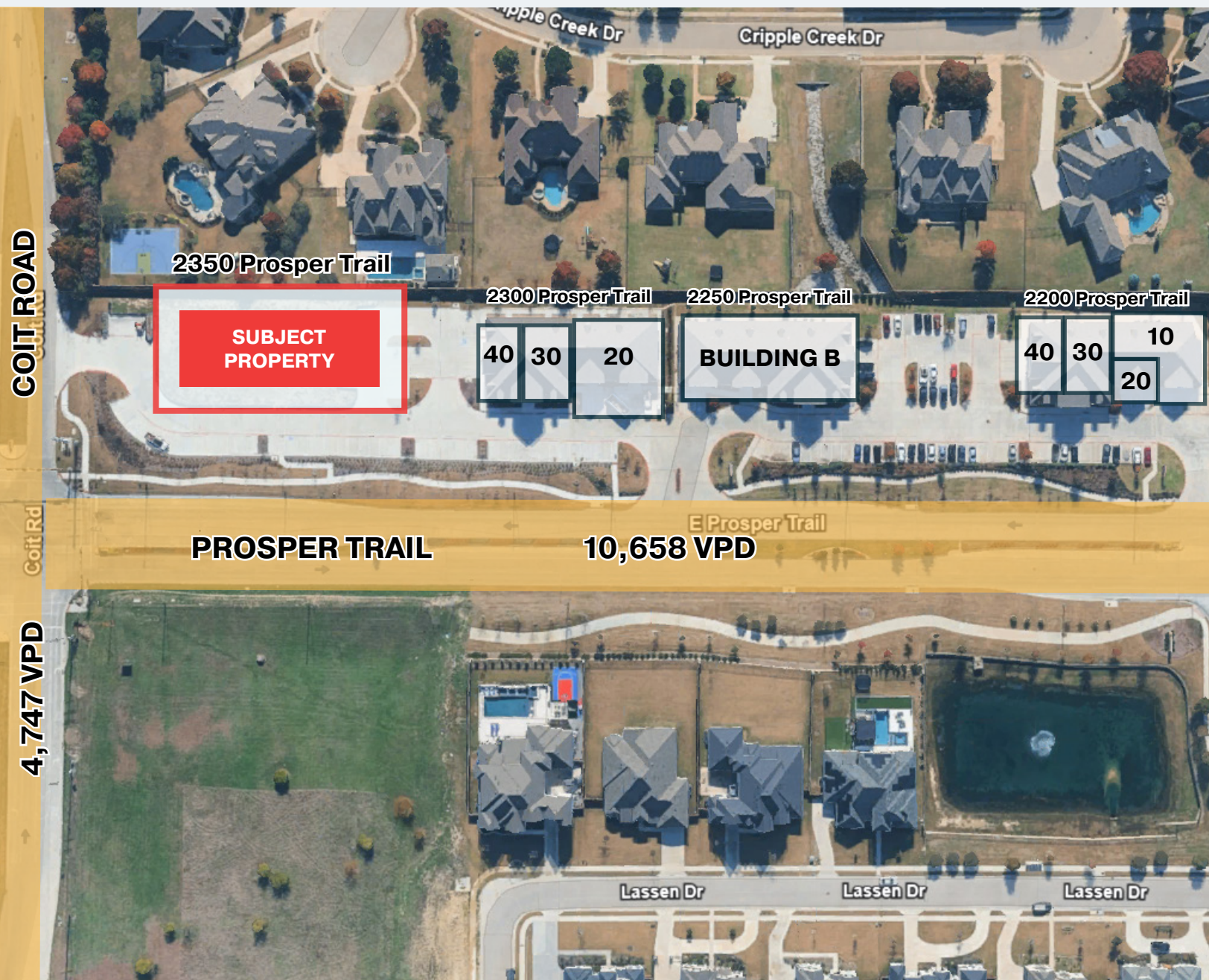
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PROSPER TRAILS OFFICE PARK MAP



2200 E Prosper Trail:

- **Suite 10** - Adriatica Womens Health Prosper
- **Suite 20** - Inspire Health
- **Suite 30** - It's A Secret Med Spa
- **Suite 40** - Little Penguin Pediatric Dentistry

2250 E Prosper Trail:

- **Building B** - The Behavior Exchange

2300 E Prosper Trail:

- **Suite 10** - Winks Orthodontics
- **Suite 20** - Prosper Periodontics & Dental Implants
- **Suite 30** - The Therapy Spot
- **Suite 40** - Prosper Star Dental Company

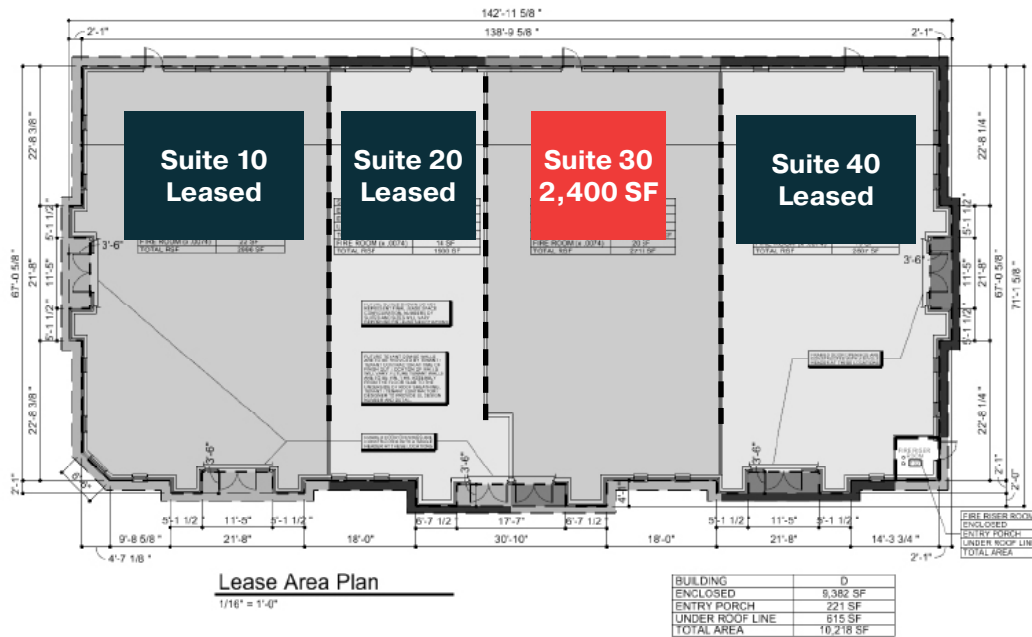
Last Remaining Space:

- **Suite 30** - 2,400 SF

PHOTOS



FLOOR PLAN



Space Available	2,400 RSF
Rental Rate	Market
Service Type	NNN
Space Type	New
Space Use	Office/Medical
Lease Term	Negotiable

PROPERTY DETAILS



2350 Prosper Trail
Prosper, TX 75078

Tarrant
County

Coit Rd. & Prosper Trail
Cross Street

7780303
Tax Parcel Number

Upon Request
Rental Rate

Office
Property Type

Medical
Property Subtype

B
Building Class

10,218 SF
Total Rentable SF

2,400 SF
Minimum Divisible SF

1.14 AC
Land Size (AC)

49,658 SF
Land Size (SF)

2025
Year Built

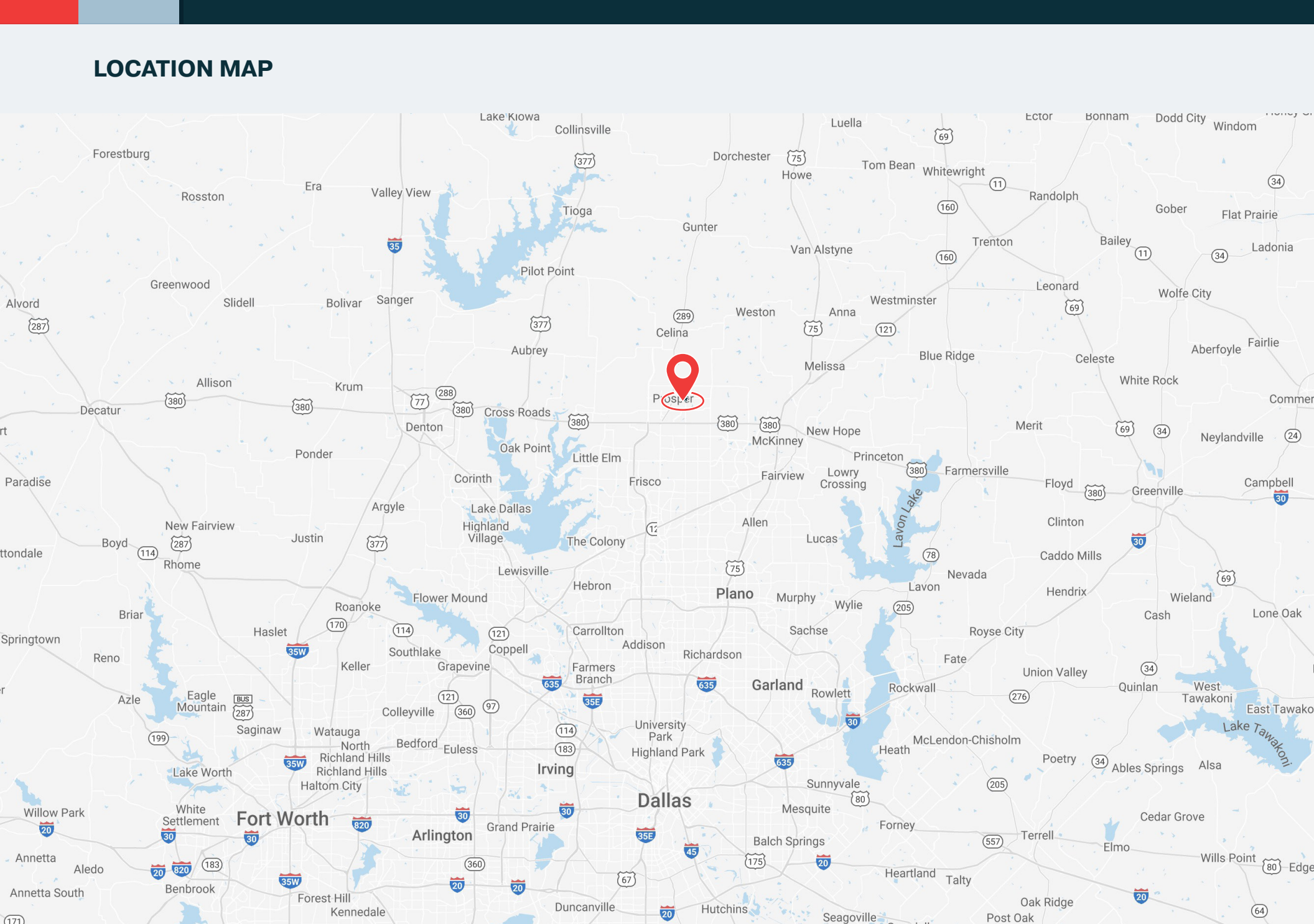
21
Parking Spaces

4/1,000 SF
Parking Ratio

Car Dependent (16)
Walk Score

Masonry
Construction Material

LOCATION MAP



RETAIL MAP



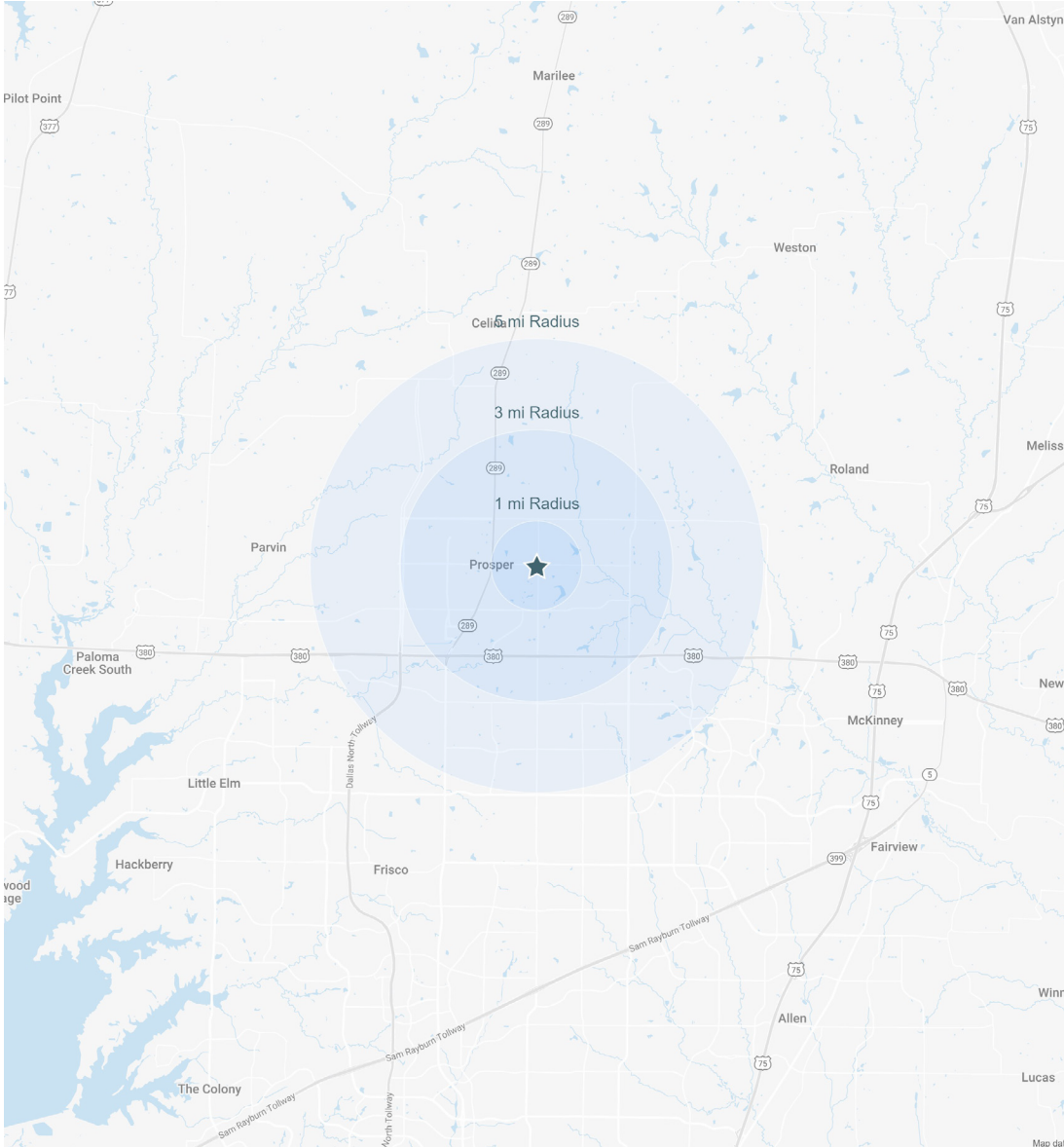
- Strategically located along the Prosper Trail corridor, an emerging commercial and residential development hub
- Easily accessible via multiple points of entry from Prosper Trail and Coit Road
- Situated in a high-traffic area with strong visibility for potential tenants and customers
- Surrounded by a mix of established neighborhoods and new luxury apartment communities, providing access to diverse demographics
- Nearby retail amenities include a Kroger grocery store, Subway, and Sushi Bene restaurant, catering to daily needs
- Potential to leverage the growing population and economic development in the Prosper area

DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
Estimated Population (2023)	5,668	48,558	137,955
Projected Population (2028)	6,524	59,079	163,425
Projected Annual Growth % (2023-2028)	3.02%	4.33%	3.69%

HOUSEHOLD INCOME	#		#		#	
\$35K - \$49.9K	27	332	1,254	9.1%	1,254	10.3%
\$50K - \$74.9K	87	932	3,350	15.9%	3,350	16.6%
\$75K - \$99.9K	76	1,192	3,284	12.4%	3,284	13.3%
\$100K - \$124.9K	98	1,225	3,940	10.5%	3,940	10.2%
\$125K - \$149.9K	537	11.5%	3,120	11.3%	6,828	9.0%
\$150K - \$199.9K	563	12.0%	3,424	12.4%	8,387	11.0%
\$200K or More	496	10.6%	3,948	14.4%	9,232	12.1%

HOUSEHOLD SIZE	1 mile	3 miles	5 miles
Estimated Household (2023)	1,723	15,117	44,300
Projected Households (2028)	2,034	18,889	53,854
Projected Annual Growth (2023-2028)	0.9%	1.1%	1.2%



PROSPER, TEXAS

Prosper, Texas, is a rapidly growing town known for its peaceful, family-friendly atmosphere. While it lacks large attractions, it offers beautiful parks like Frontier Park, with trails and sports fields for outdoor fun. Although Prosper doesn't have big entertainment venues, its proximity to the Dallas-Fort Worth area provides easy access to major events and attractions. As the town expands, new retail and dining options continue to enhance its appeal, offering a balance of suburban living with urban conveniences nearby.

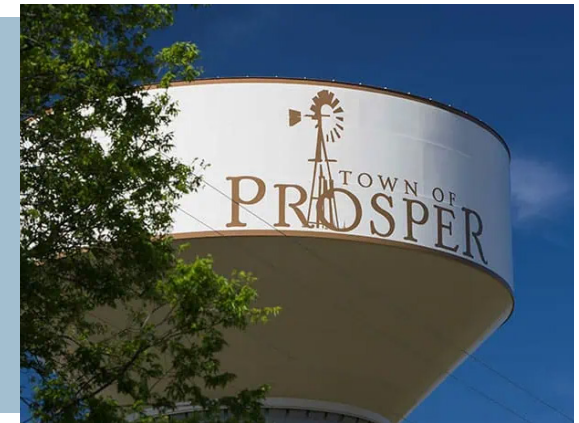


BUSINESS

Prosper's economy is fueled by its growing school district, small businesses, and local government. Many residents work in neighboring cities like Frisco, Plano, and Dallas, taking advantage of Prosper's strategic location for commuting. The town continues to attract new employers and businesses, adding to its already vibrant economy and community.

LOCATION

Located along U.S. Highway 380 and the Dallas North Tollway, Prosper offers convenient access to major highways, connecting it to the larger Dallas-Fort Worth area. About 40 minutes north of downtown Dallas and 30 minutes from Dallas/Fort Worth International Airport, Prosper provides the best of suburban living while staying well-connected to urban conveniences.

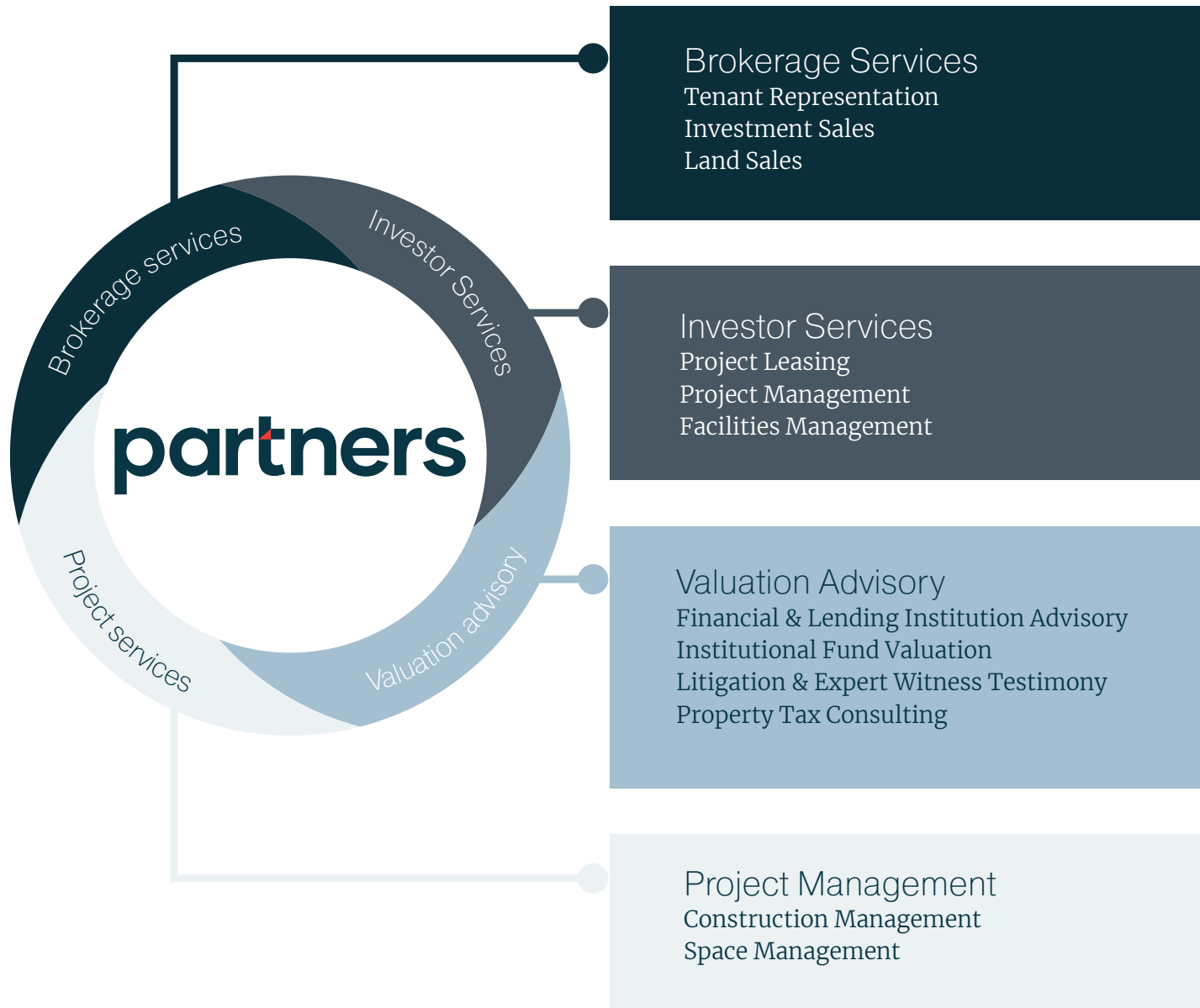


EXPERIENCE PROSPER

With a growing population approaching 40,000, Prosper blends modern suburban amenities with a small-town feel. The town hosts annual events like the Prosper Christmas Festival and local farmers' markets that bring the community together. Its highly rated schools, well-planned neighborhoods, and close proximity to major cities make it a sought-after place to live, offering a peaceful yet connected lifestyle.



OUR SERVICES





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