

PROSPER COMMONS

181 N PRESTON RD
PROSPER, TX 75078



OFFERING SUMMARY

Lease Rate:	\$45-47 SF/yr (NNN)
Building Size:	9,005 SF
Available SF:	3549 SF
Acres:	1.61
Parking:	37 (1/250)
Year Built:	2024

PROPERTY HIGHLIGHTS

- Retail/office development under construction at the northwest corner of Preston Rd & Broadway St in Prosper, Texas
- Space to be delivered in shell condition in Q4
- Easy access to US-380 and Dallas North Tollway
- * Less than 1 mile away from the Gates of Prosper Shopping Center
- * Approximately 5 minutes away from Prosper High School

PROPERTY OVERVIEW:

Area retailers include: Kroger, Market Place, Kohl's, Walmart, Hobby Lobby, CVS, Dicks Sporting Goods, Home Goods, Burlington.

PROPERTY HIGHLIGHTS

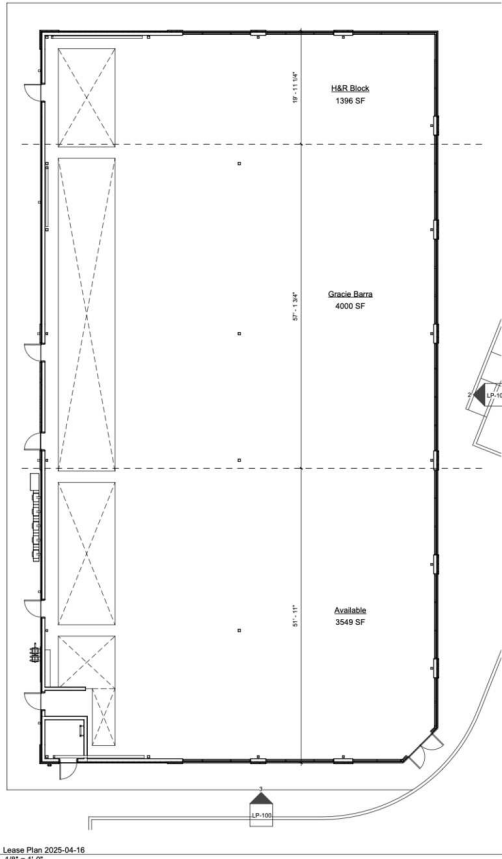
For more information or to schedule a tour, please contact:

Najdi Rafaty O: 214.267.9860
najdi@linc.realty M: 310.735.7980



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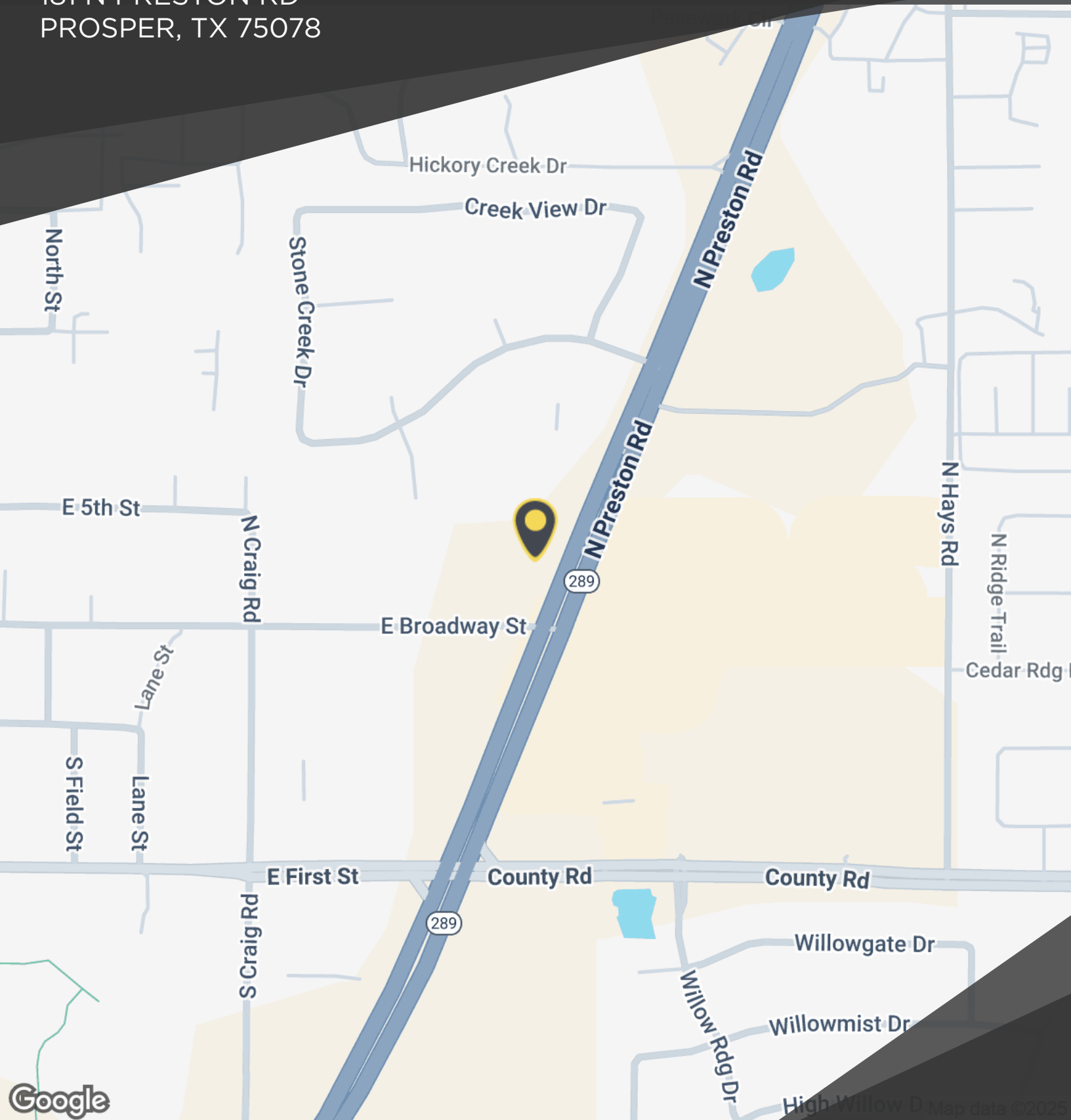


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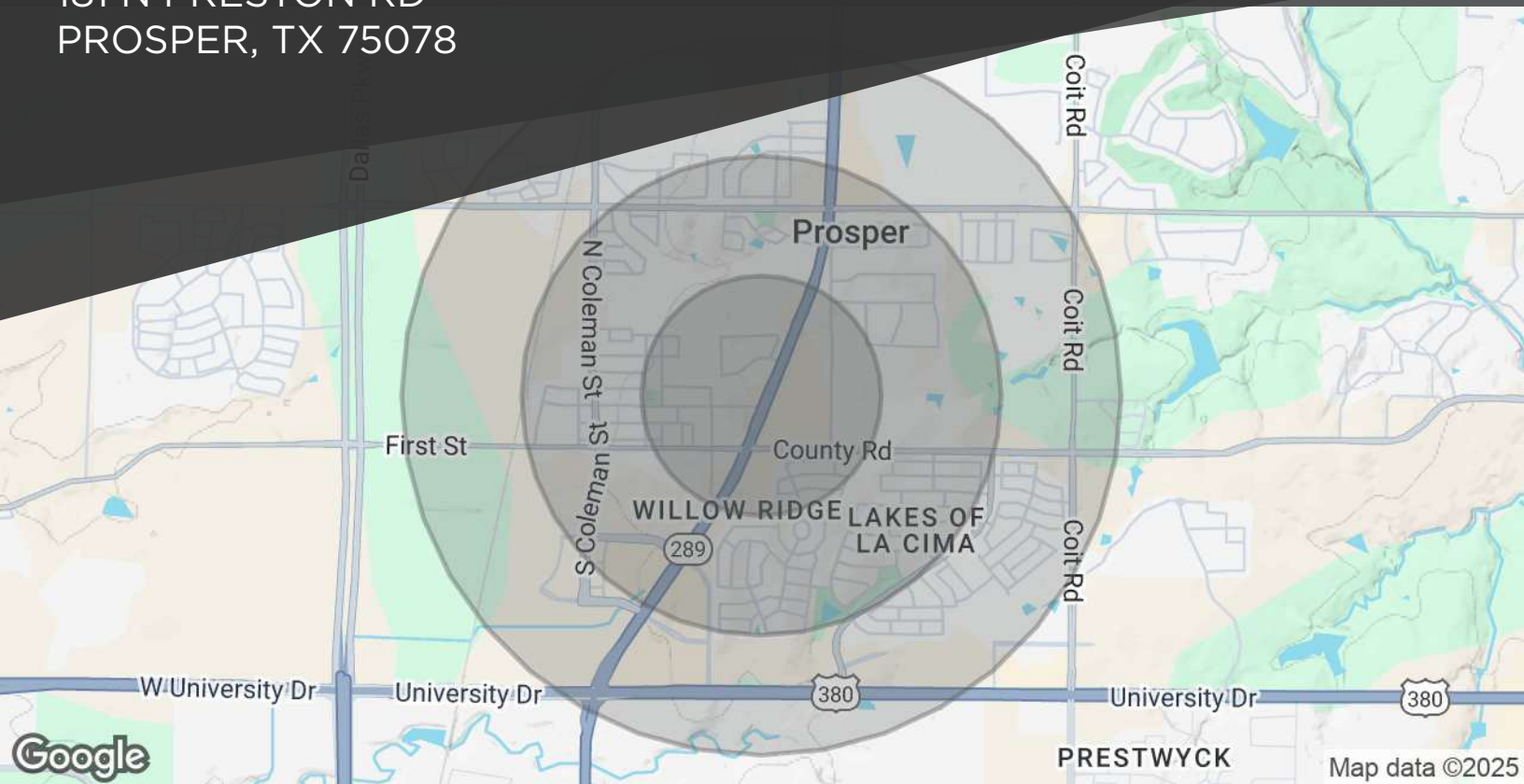
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LINC.

COMMERCIAL REALTY

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,340	5,360	11,915
Average Age	38.2	39.4	37.4
Average Age (Male)	37.2	38.8	35.4
Average Age (Female)	39.5	40.4	38.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	456	1,809	3,956
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$155,601	\$166,321	\$166,808
Average House Value	\$428,717	\$447,704	\$439,672

* Demographic data derived from 2020 ACS - US Census

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