



FOR LEASE

1640 W Frontier Ste. 120 Prosper, TX 75087



# EXECUTIVE SUMMARY & DISCLAIMER

*Wynmark Commercial Real Estate Group, PLLC is pleased to offer 1640 W. Frontier Pkwy, Ste. 120, Prosper, TX 75078 for lease.*

## PROSPER, TEXAS

- Amazing opportunity in the rapidly expanding Prosper and Celina market.
- Project is situated less than a minute from the Dallas North Tollway and Preston Road on the border of Prosper and Celina Texas.
- A diverse mix of retail and medical tenants including but not limited to Methodist, Which Wich, Paciugo and Swig.
- Buildings are located in front of Prosper High School, Boyer Elementary, Frontier Park and Light Farms master-planned community (~3,200 homes).
- Strong 3-mile radius demographics.

*All materials and information received or derived from Wynmark Commercial Real Estate Group, PLLC is directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to the completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.*



*Please  
Contact*

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## PROPERTY SUMMARY

**daylight  
donuts**  
DONUTS • ESPRESSO • ICE CREAM

### SUMMARY

Total Building Size: 10,259 SF

Year Built: 2022

### SUITE 120

Suite Size: 1,499 SF

2nd generation donut space

### ECONOMICS

Base Rent: \$40.00 PSF

NNN: \$17.73

### PROJECT TENANTS

Swig

Sharkey's Kids Haircuts

Allergist

Gideon Tutoring

Pediatric Dentist & General Dentist

Methodist

Feng Cha Boba Tea

Which Wich / Pacuigo Gelato

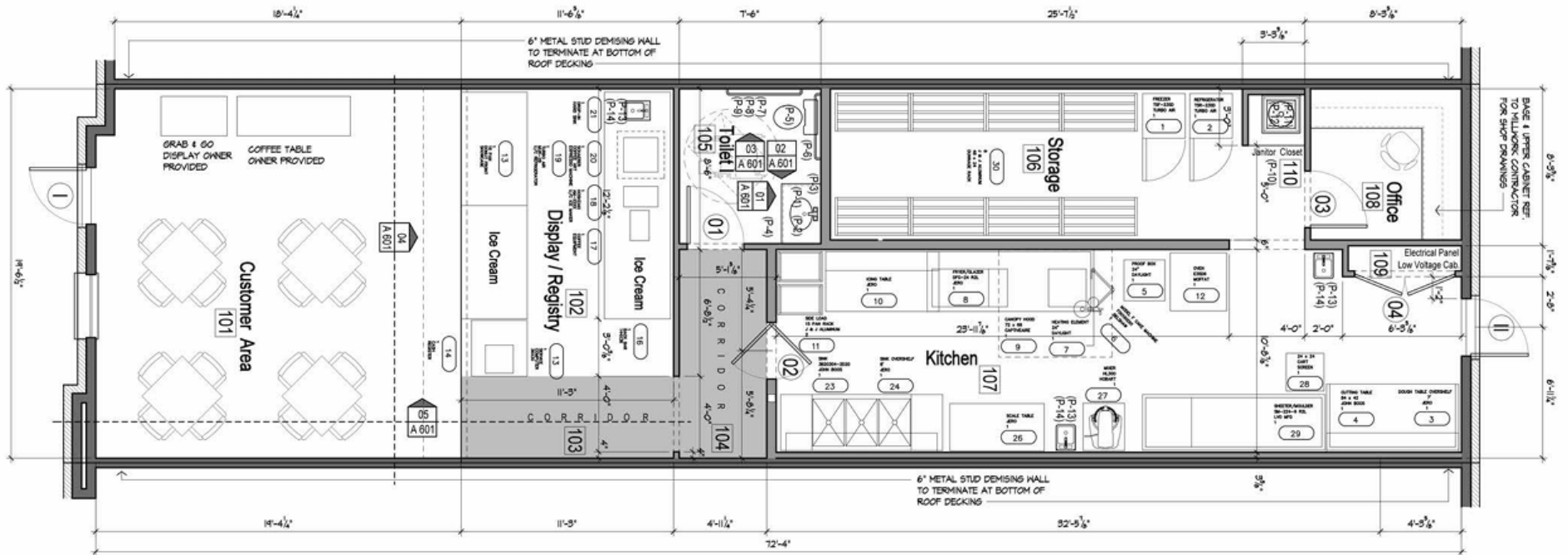
Aqua Kids

Amazing Explorers Daycare

Pediatric Speech Therapist

# SUITE 120 FLOOR PLAN

**1 Floor Plan (Daylight Donut Prein 2)**  
SCALE: 1/4" = 1'-0"  
GROSS AREA: 1,480 AC SQ. FT.





## SUITE 100 PHOTOS



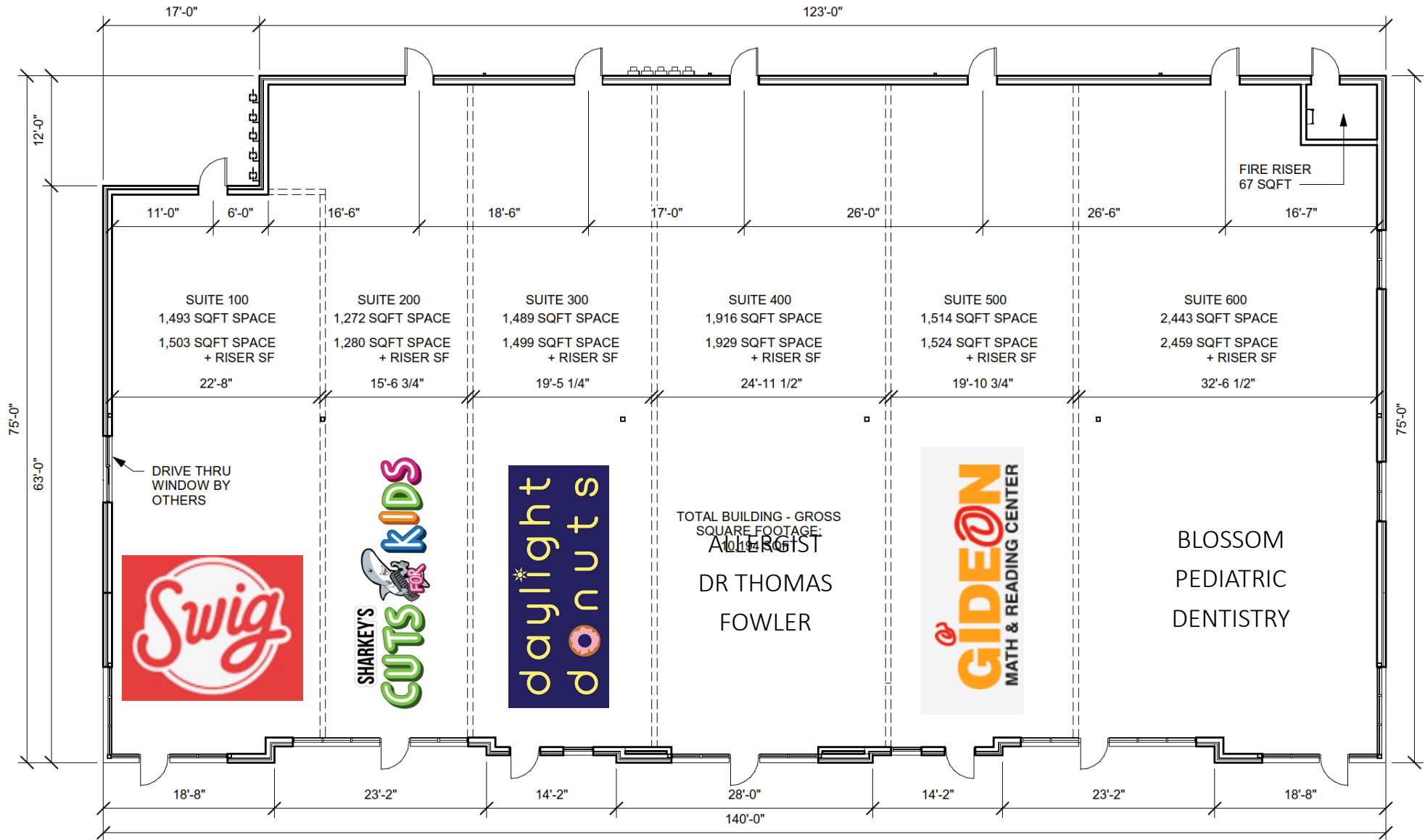


## SUITE 100 PHOTOS





# BUILDING TWO





## LOCATION

Light Farms is a 1,070 acre master planned community located in **Celina, Texas**. There will be up to 3,208 homes once all phases of construction are complete.



Expansion of Frontier Parkway to four lanes is underway and should be complete in the next four—six months.



## LOCATION

PROSPER HIGH SCHOOL &  
FOOTBALL STADIUM

FRONTIER PARK



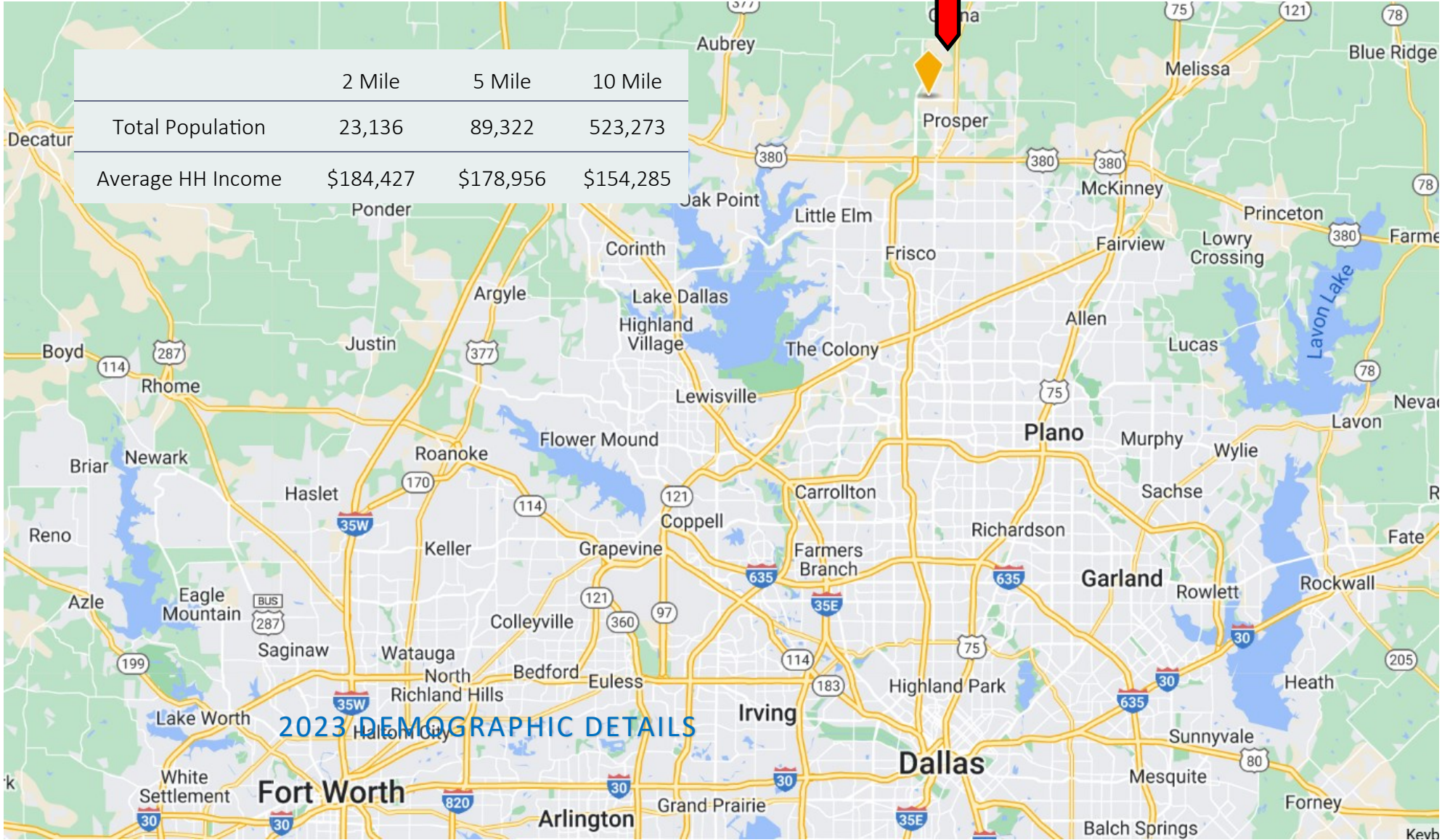
FRONTIER PARK

DALLAS NORTH TOLLWAY





# DEMOGRAPHICS







## 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 sponsored by a broker 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 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. 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.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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