

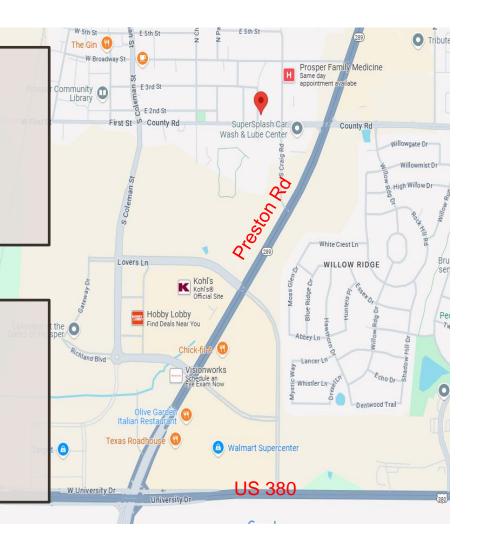
LOCATION, USAGE AND FACILITY OVERVIEW

East First Street

- 1660 SQFT; 4 Suites; 4 Restrooms with 2 ADA Compliant
- Independent 2 story building.
- Near by Shopping, Hospital, Banks, Café, Restaurants, Businesses, & more.
- Surrounded by Medical offices / Offices, Salon and markets and small shops etc.

Commercial Zoning – Prosper – Downtown Office; Usages allowed

- Professional Offices,
- Salon suites
- Medical Offices
- Church, Catering, Dance Studio, Massage and more.
- No Schools or daycare allowed



















SITE PLAN & SURVEY DEBRA JAYNE BOMAR AND DAWN DAUGHTRY LUTHER INST. NO. 20180917001166080 PLACE OF BEGINNING 89°45'37" E 100.13 - 10' REAR SETBACK (CM) N.E. CORNER OF 200.00" —7.7° ONE STORY METAL DANIEL A. GAPPINGER & CARRIE GAPPINGER HUSBAND & WIFE LOT 1, BLOCK 1 C SAUNDERS ADDITION 6' MASONRY INST. NO. 20070705000921820 INST. NO. 2021-501 +5' UTILITY ESMT. 14.4" STORM SHELTER 6.7' X 4.1' ONE STORY NETAL NO FOUNDATION EXIST. DRIVE TO BE REMOVED DONALD E. METTICA AND WIFE MARCEY L. METTICA INST. NO. 20120803000958710 O.P.R.C.C.T. 5' LANDSCAPE ---LOT 1, BLOCK 1 C SAUNDERS ADDITION INST. NO. 2021-501 STREET LOT 1, BLOCK 1 C SAUNDERS ADDITION INST. NO. 20200731010002860 P.R.C.C.T. TWO STORY FRAME (701) 42.3" $\mathbb{C} \times \mathbb{C}$ 23,414 eq. ft. 0.54 of an agre TREE SOUTH 00.01 MARK SPACE AS VAN ACCESSIBLE 6 RESIDENCE ΚÞ PROPOSED CONCRETE PAVEMENT (DOWNTOWN OFFICE ZONING) 0.54 Acres of Land 4 SPACES. 0 9 36.0 CARRIE A. GAPPINGER INST. NO. 20130114000055400 0.P.R.C.C.T. 41.0' 25' BUILDING LINE 15" LANDSCAPE EASEMENT — INST. NO. 20200731010002860 0.P.R.C.C.T. - 5 UTILITY ESMT. LANDSCAPE & HIKE AND BIKE ESMT. RIGHT-OF-WAY DEDICATION — TO THE TOWN OF PROSPER INST. NO. 20200731010002860 0.P.R.C.C.T. -25" R.O.W. DEDICATION _1/2" IRF FOR REFERENCE N 00'10'05" W - 15.02" 5' LANDSCAPE BUFFER 14.4 DRIVEWAY (CM) S.E. CORNER OF LOT 1, BLOCK A STANTON ADDITION VOL. 2014, PG. 461 - 5" SIDE SETBÄCK S 89'20'51" W 100.00 S 89"20'51" W 100.00' E. 1ST STREET L30" R.O.W. DEDICATION ... E. 1ST STREET

FLOOR PLAN - 701 E FIRST ST.

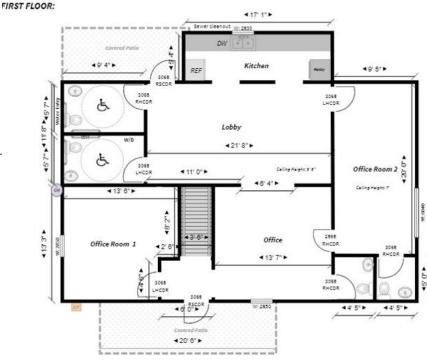
FLOOR PLAN & IMPROVEMENTS IN 2024

Interior-Fully Reconstructed

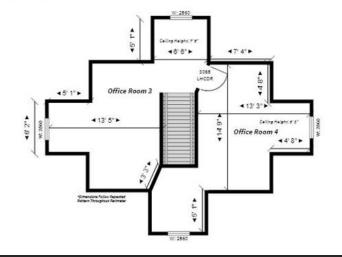
- New HVAC Systems & duct work 2024 10-Year warranty
- New Commercial Electrical wiring systems-2024
- New Plumbing and 4 Restrooms (2 ADA Restrooms)-2024
- New Foam insulation-2024
- New doors, trims and windows-2024
- New Flooring, Painting, door knobs and other finish items-2024;

Exterior

- New concrete, sidewalks, parking per approved site plan to be built.
- New Landscaping.



SECOND FLOOR:



Commercials

Building for Lease -

- \$4980 / Month Includes Taxes and Insurance.
- Utilities and maintenance on actual paid directly by Tenant.
- 5 plus year terms.

Building for Sale

• \$950000

