

**DEVELOPMENT SITE AVAILABLE!**



**US Hwy. 380 & Legacy Dr. | Prosper, TX 75078**

**Giancarlo "GC" Carriero, CCIM**

President Dallas Retail - Partner  
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Market Director  
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**FOR SALE**  
**10.4 Acres**

**Nairl Robert Lynn**

4851 LBJ Freeway, 10th Floor  
Dallas, TX 75244  
214.256.7100  
www.nairl.com



# Property Overview



10.4 Acres positioned at the signalized Northeast Corner of US Highway 380 & Legacy Drive—a high-visibility entry point to Prosper



Frontage on the booming US Hwy 380 corridor, exposing the site to over **51,000 vehicles per day**



Directly North of Fields Development (2,545 AC master planned community)



Just 3 minutes from the **PGA of America Headquarters** and the new Omni PGA Frisco Resort and 5 Minutes to **Universal Kids Resort**



**Affluent Customer Base:** Exceptional demographics with an Average Household Income exceeding \$207,000 within a 1-mile radius, supporting high-end retail and service development



**Explosive Trade Area Growth:** Serves a rapidly expanding trade area with a population of over **200,000 residents** within 5 miles



**Surrounded by Traffic Drivers:** Strategic proximity to major national anchors including creating a powerful commercial synergy



**Elite School District:** Situated in the heart of the highly desirable **Prosper ISD**, directly adjacent to growing residential communities that ensure consistent daily traffic



**Retail & Automotive Hub:** Adjacent to high-volume automotive dealerships (Chrysler, Jeep, Dodge) and thriving retail centers, establishing immediate commercial viability

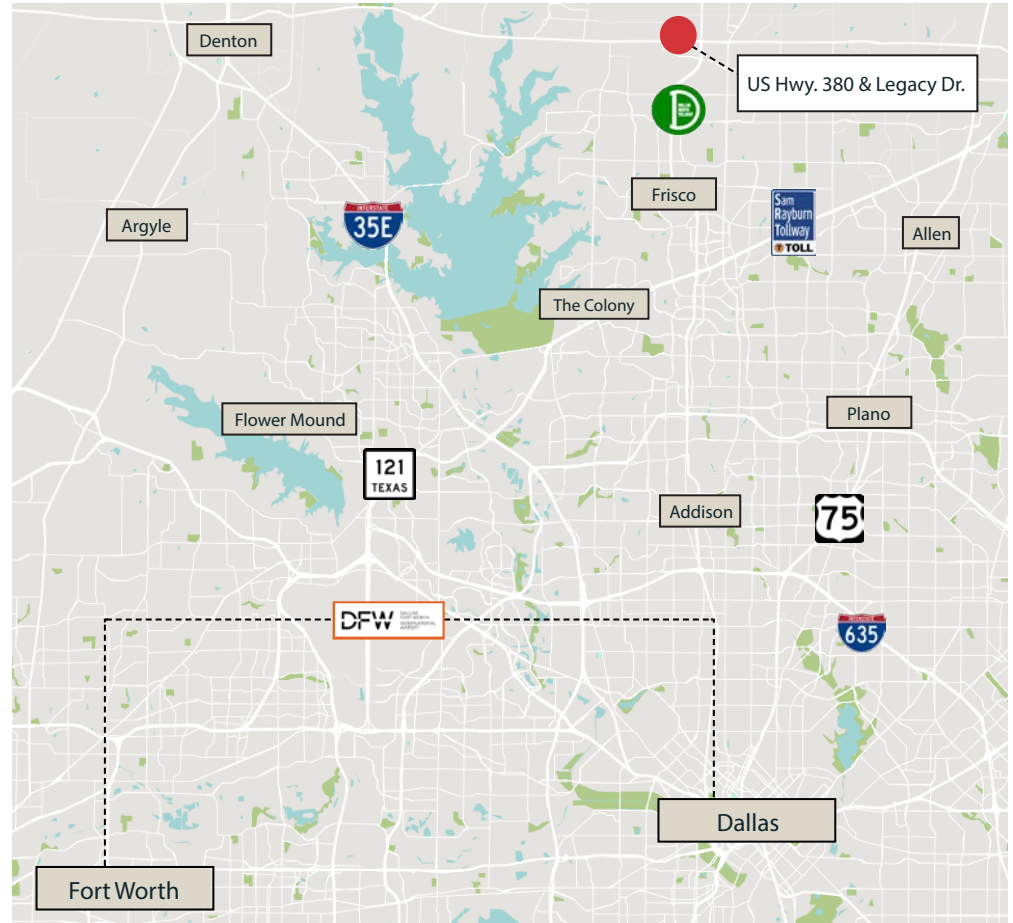


**Sale Price:** Contact Broker



US Hwy 380

**51,319 VPD**



	1 MILE	3 MILES	5 MILES
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<b>TOTAL POPULATION</b>	6,312	64,154	200,379
<b>TOTAL HOUSEHOLDS</b>	1,861	19,264	63,014
<b>AVERAGE HOUSEHOLD SIZE</b>	3.4	3.3	3.1
<b>AVERAGE HOUSEHOLD INCOME</b>	\$207,056	\$188,822	\$177,077



# Looking Northeast

Parks at Legacy  
300 Lots

One Community Church  
- Prosper Campus



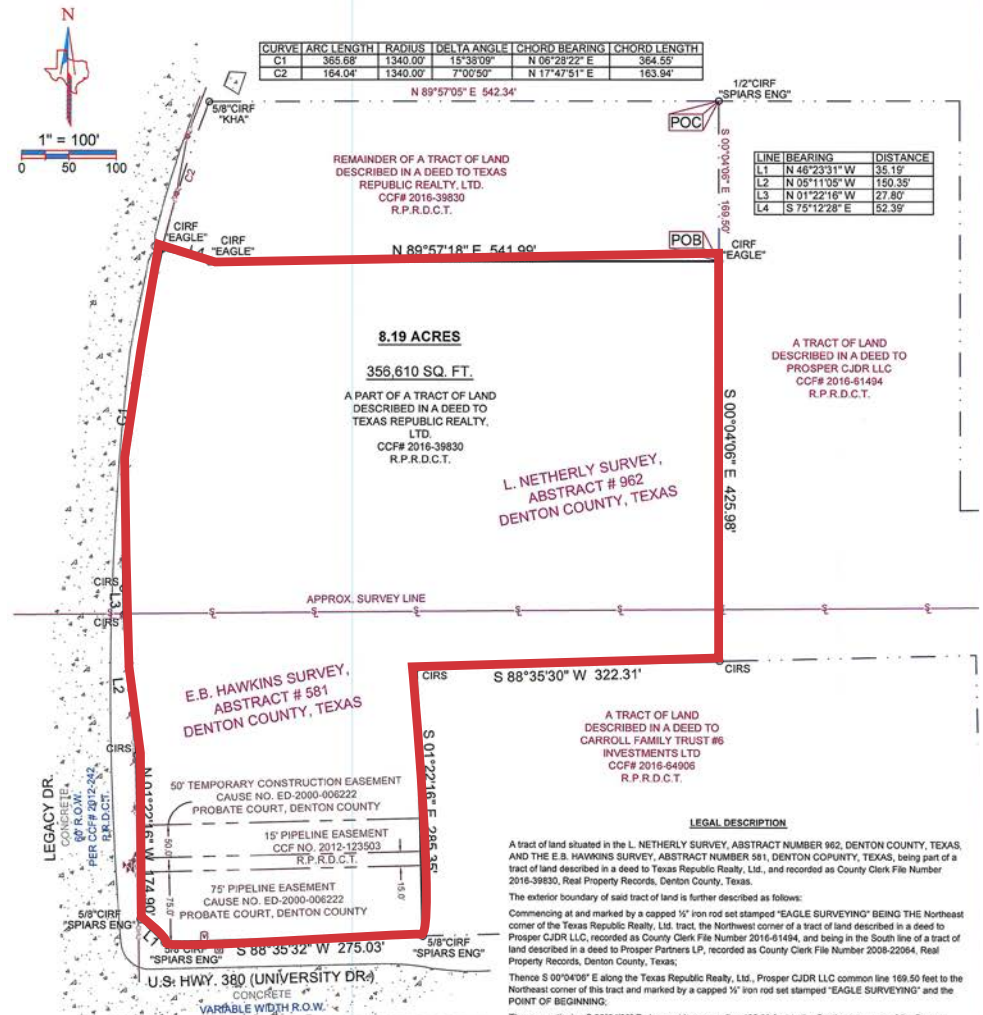
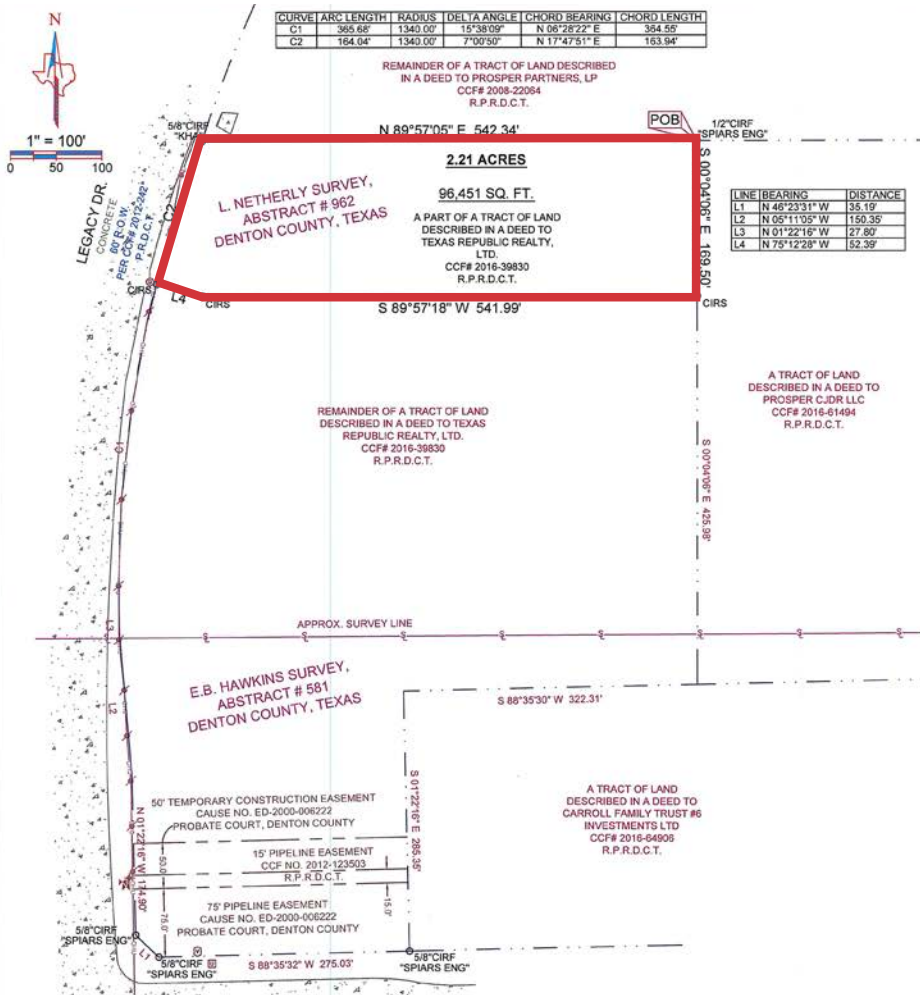
10.4 Acres Available

Legacy Dr



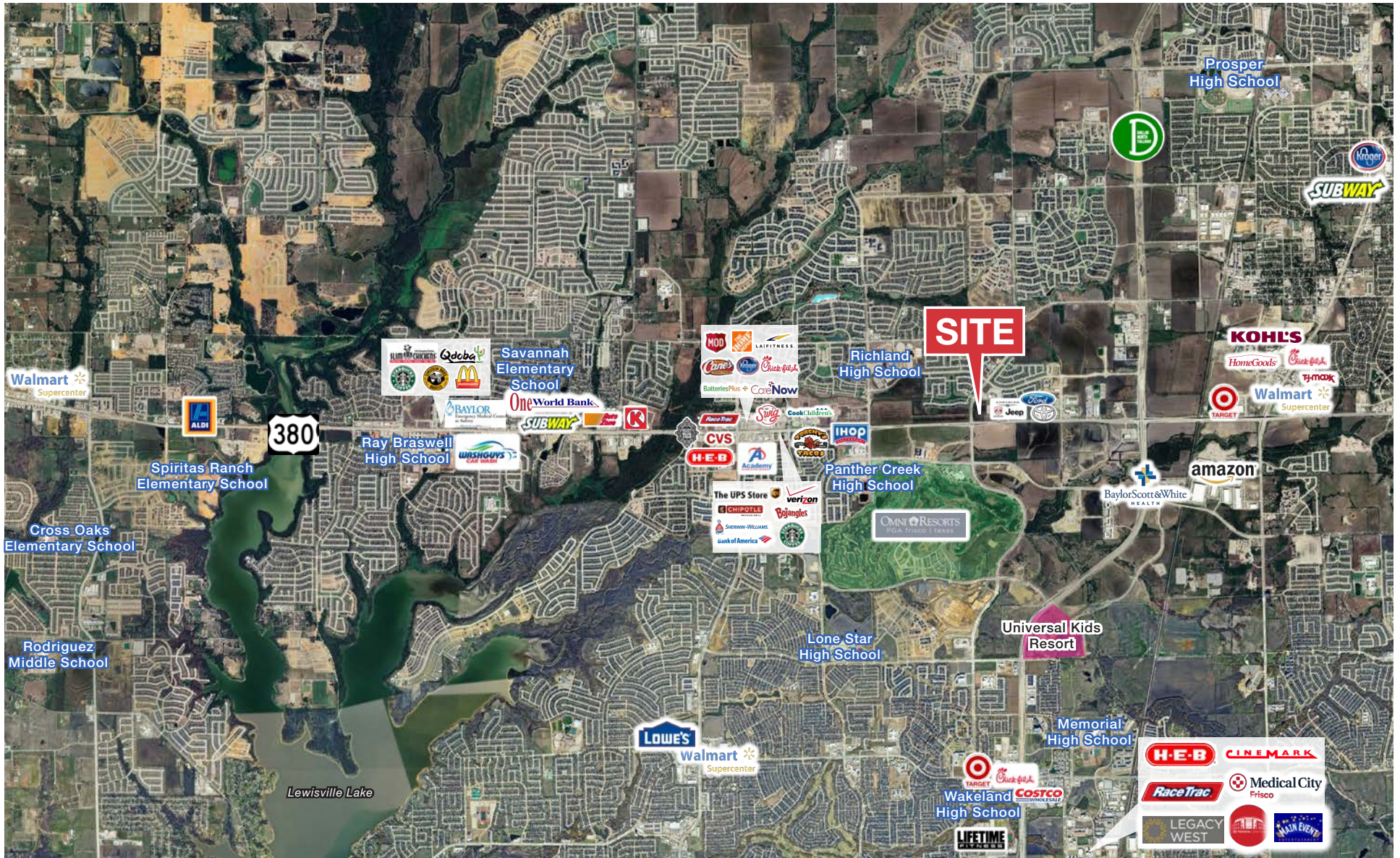


# Survey



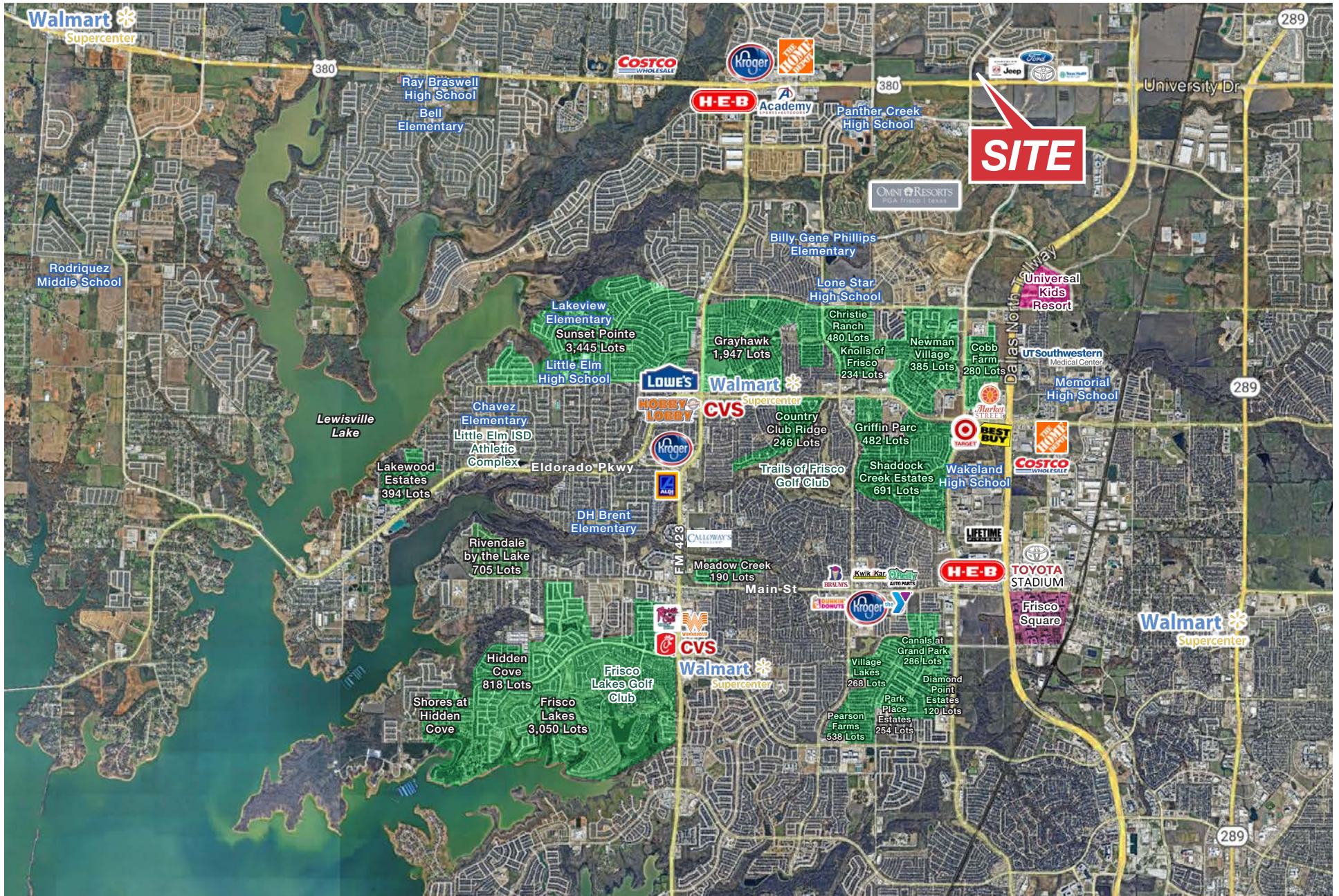


# Aerial





# Aerial





Richland  
High School

William Rushing  
Middle School

Parks at Legacy  
300 Lots

10.4 Acres Available

Legacy Dr

380



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# 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.



2-10-2025

## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
<b>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
<b>Designated Broker of Firm</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
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<b>Licensed Supervisor of Sales Agent/Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Giancarlo "GC" Carriero	526740	gc@nairl.com	214-256-7100
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>