

# The Offices at Prosper Trail

## Professional / Medical Office Space For Lease

### 1,187 SF

**PERFECT CORNER  
SUBLEASE OPPORTUNITY**



#### Location:

The Offices at Prosper Trail  
1630 W. Prosper Trail  
Suite 440  
Prosper, TX 75078



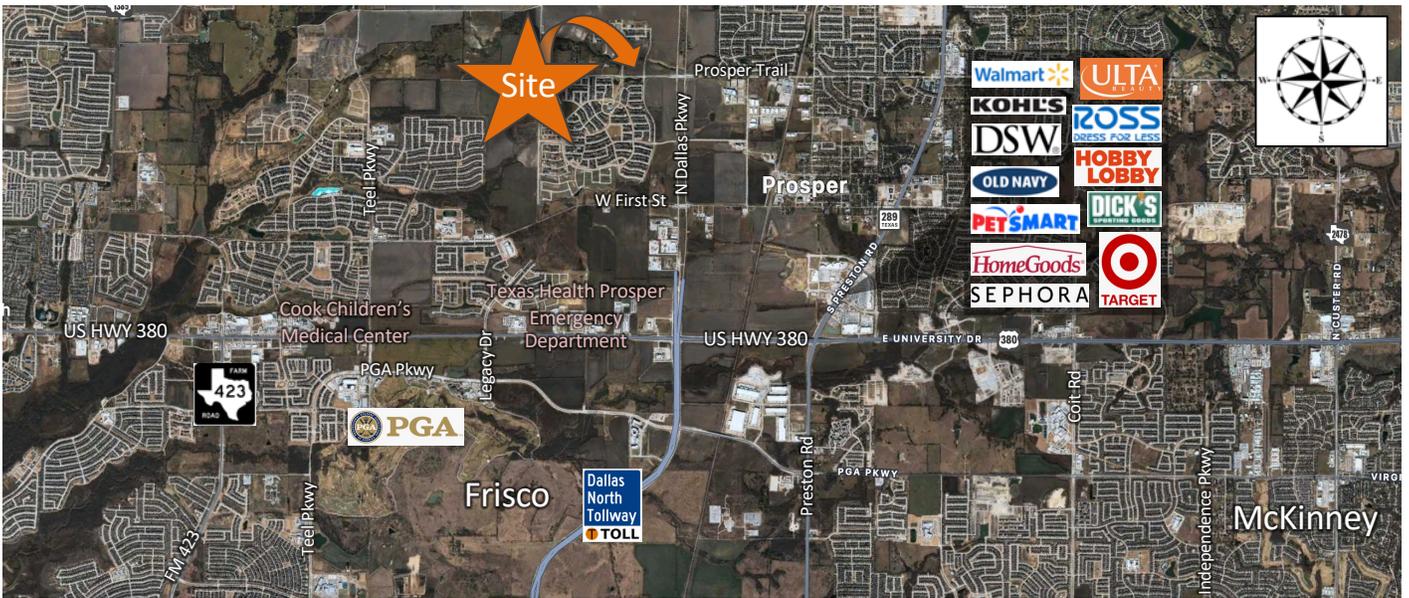
#### Space Available:

Fully Finished  
Professional / Medical Offices  
Available  
1,187 SF  
\$3,465.00 + E for Sublease

- New construction with upscale finishes in place & efficient floor plan available
- Perfectly placed on Prosper Trail
- Single Corner Suite sublease opportunity available
- Nearby the master planned community of Star Trail
- Close proximity to the Dallas North Tollway, US Hwy 380, & Frisco's "North Platinum Corridor"
- Abundant Parking & Building Signage Available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)  
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)



- Service to growing communities of Prosper, Frisco, Little Elm, Celina, and McKinney
- Close proximity to Restaurant & Retail Amenities such as The Gates of Prosper and the new PGA Headquarters

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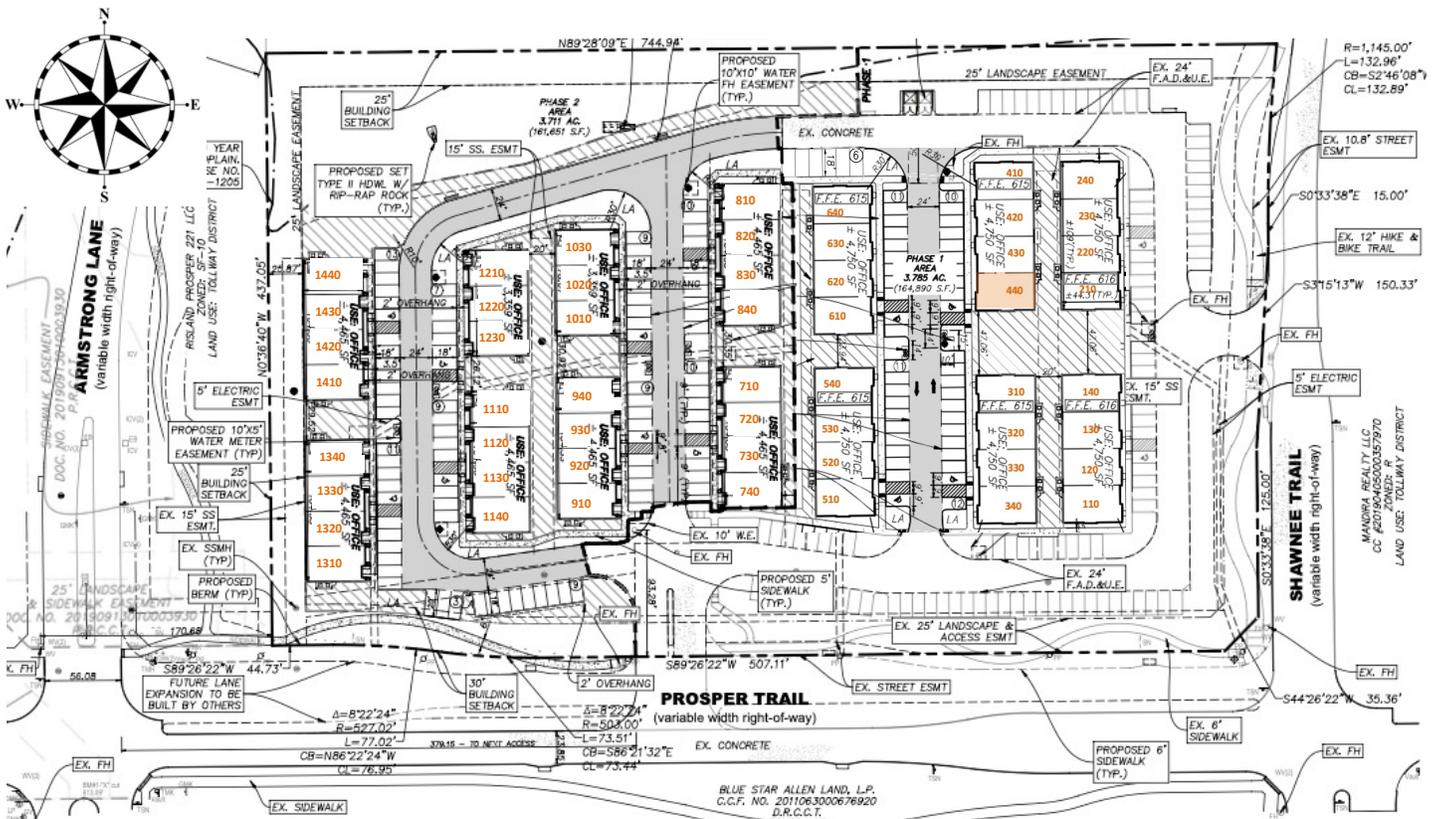
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# Site Plan



**Available for Lease**

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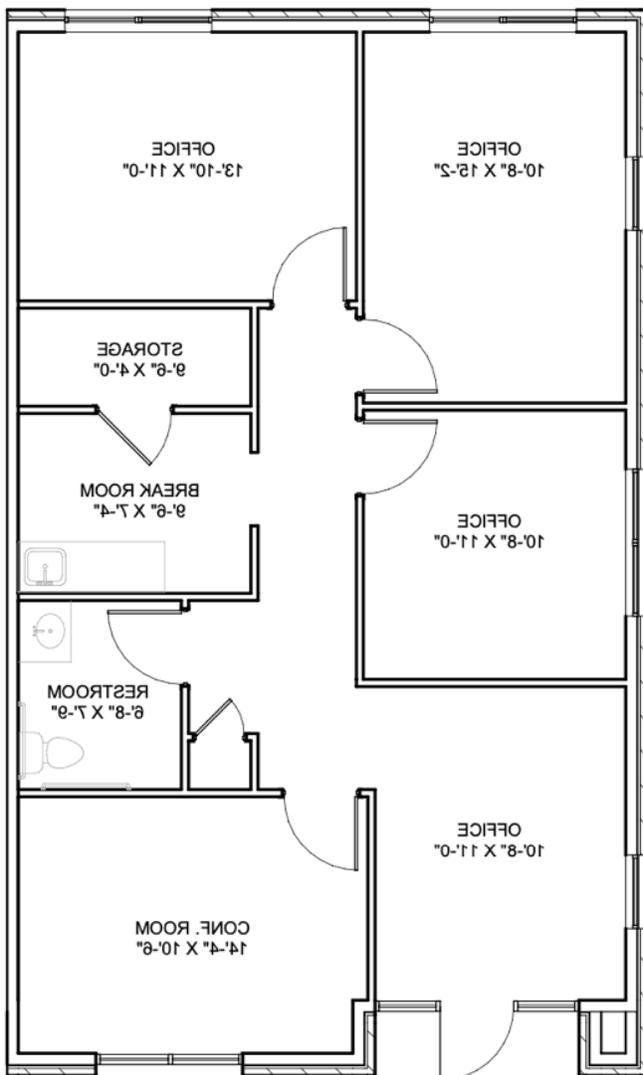
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## Floor Plan & Sample Finishes



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# Prosper Demographics

**Location**

North of Dallas, Prosper is located 32 miles from the Dallas/Fort Worth International Airport, 35 miles from Downtown Dallas, 14 miles from the Collin County Regional Airport and 55 miles from Fort Worth.

**Highlights**

- As of January 1, 2022, the population was estimated at 35,430.
- Land Area is 27 square miles.
- Located 25 minutes from 2 major airports.

**Demographic Information**

- As of 2022, the average valued home price was \$766,163.
- As of 2021, the median household income was \$153,777.

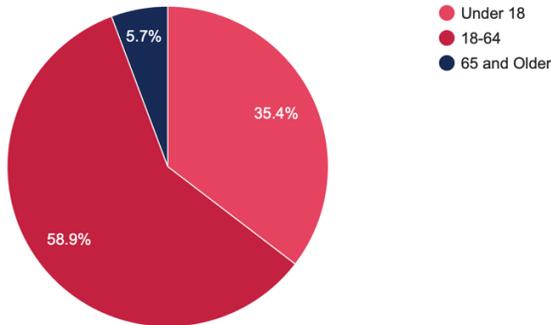
**Travel**

- DFW International Airport - World's 3rd largest in operations and 7th largest in total passengers. It serves 171 destinations with direct flights to every U.S. airport. DFW is the home base for American Airlines.
- Dallas Love Field - Provides over 100 daily flights to 17 destinations and is the home base for Southwest Airlines.
- Private Airports - Addison Airport and Collin County Regional Airport in McKinney Both are just 20 minutes from Prosper.

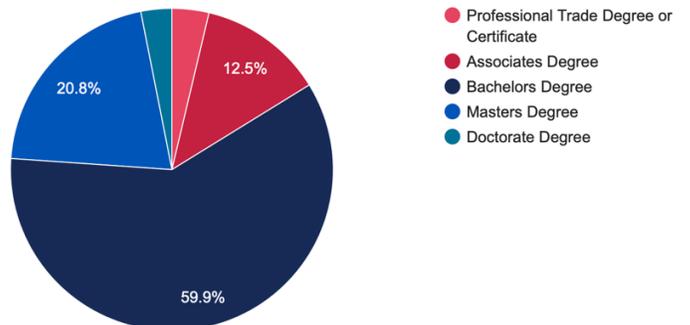
**Economic Indicators**

	Median Household Income	\$176,000
	Median Earnings/Worker	\$85,560
	Median Housing Value	\$436,600
	Median Monthly Owner Cost with Mortgages	\$2,921/month
	Median Monthly Rent	\$1,482/month
	Owner-Occupied Housing	86.5%
	Prosper Residents with Health Insurance	95.4%

**Age Breakdown**



**Prosper Higher Education Attainment**



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# Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - 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.

<b>Legacy Commercial Realty, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>0588681</b> License No.	<b></b> Email	<b>(972)292-1220</b> Phone
<b>Joe Martinez</b> Designated Broker of Firm	<b>455942</b> License No.	<b>martinez@LCRTexas.com</b> Email	<b>(214)535-1876</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tito Martinez</b> Sales Agent/Associate's Name	<b>788375</b> License No.	<b>Tito@LCRTexas.com</b> Email	<b>(972)533-3621</b> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date