



the **ZEPP COMPANY**
Commercial Real Estate Services

www.zeppcompany.com

FOR LEASE
Prosper Prof Ctr -Phase II
2760 W. First St. / Bldg. C
Prosper, TX 75078



Property Location: The campus is located just 1.4 miles west of the Dallas North Tollway, which used to be located on Fishtrap Rd and the Town of Prosper recently changed it to W. First Street.

General Area: This property is surrounded by continued new growth with Stuber Elementary School across the street (south side) & William Rushing Middle School to the west. To the west side is Rock Creek Church.

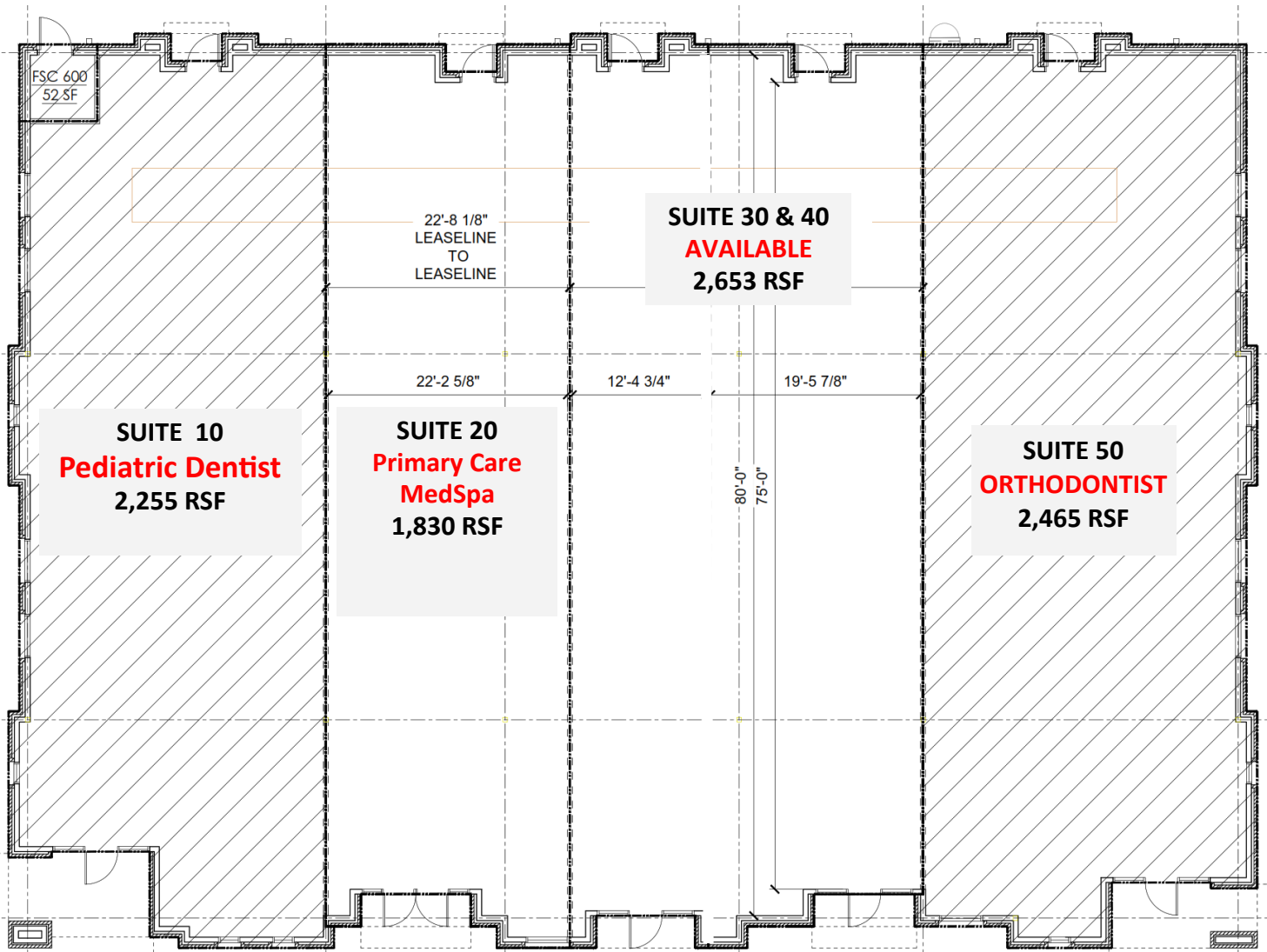
Campus Information: The overall site was 10 acres which is Zoned "O" Office District. It allows for office, medical, Health Fitness, Private/Public Schools and service retail uses. The overall development will be for office and medical office uses for Lease.

FOR INFORMATION CONTACT

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There exists 2 Buildings A, and B as shown in Phase I. Then Phase II / Bldg. C –2760 W. First St., LOT 3, will be approx. 9,203 +/- RSF to be completed by August 2024

Information furnished, while obtained by sources believed reliable, has not been verified by Katina Zepp, Broker and The Zepp Company. We make no guarantee, warranty or representation as to its accuracy and completeness. It is submitted subject to independent investigation by you, without reliance on us. This submission is subject to change in price, prior to sale or withdrawal without notice.



PROPERTY INFORMATION

2760 W. First Street
9,203 +/- RSF -Bldg. C- East

Suite 10 2,255 RSF **Pediatric Dentist**

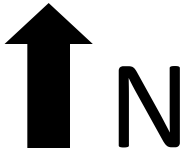
Suite 20- 1,830 RSF (Lease Out for Sign.)
MedSpa/Primary Care

Suite 30&40 **2,654 RSF Available**

Suite 50 2,465 RSF **Orthodontist**

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**2810-2770 Fishtrap Rd
Prosper, Texas 75078**



HIGHLIGHTS

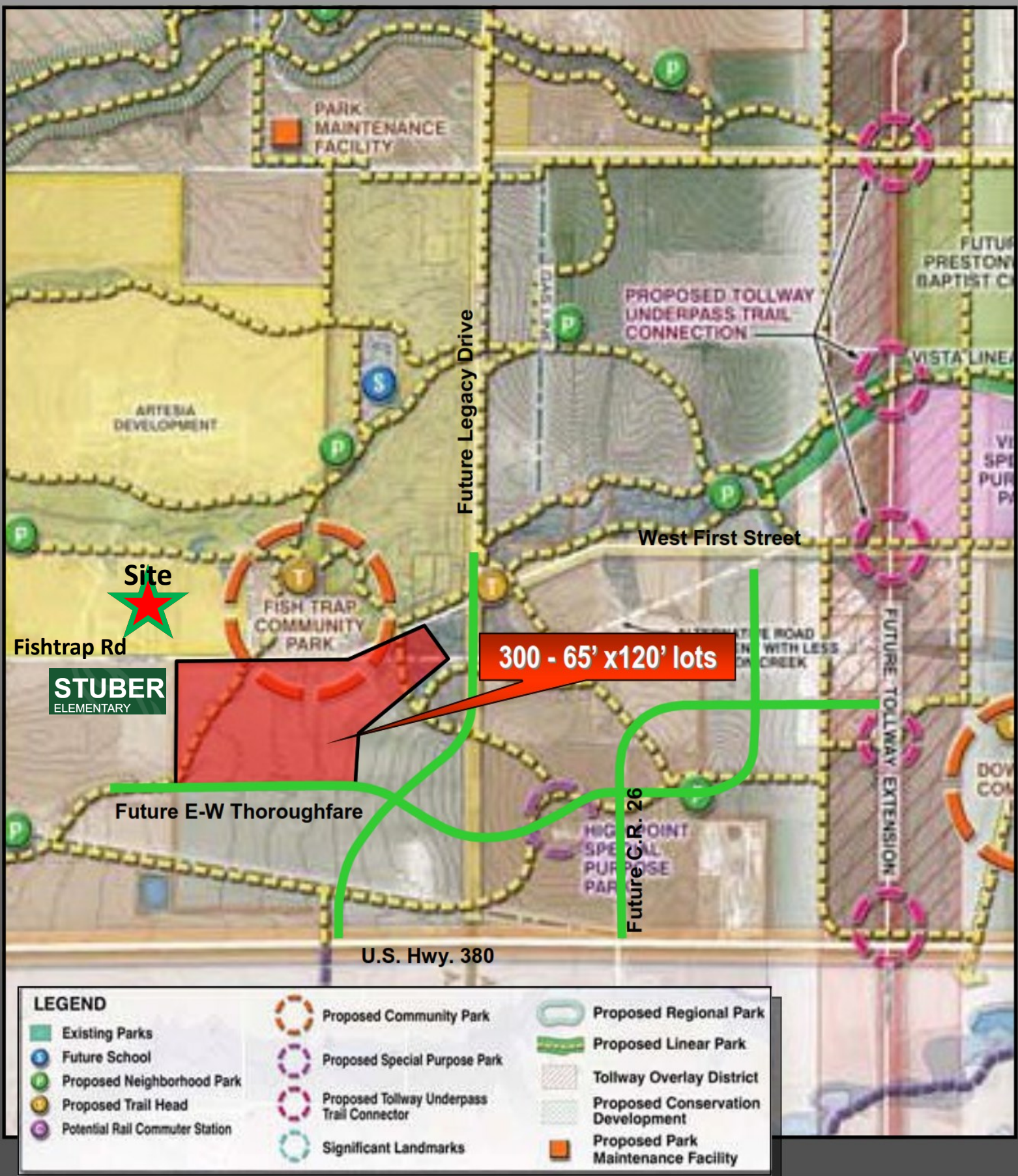
- As of January 1, 2021, the population was estimated at 31,100.
- Land Area is 27 square miles.
- Located 25 minutes from 2 major airports.

DEMOGRAPHIC INFORMATION

- As of 2019, the average valued home price was \$459,500.
- As of 2019, the median household income was \$146,733.



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Population, Employment, Household Forecast, 2000-2030

Recent projections from the North Central Texas Council of Governments (COG) confirm this optimistic scenario. Between now and 2010, the Metroplex population is projected to expand by 19.2% (see Table 7). Dallas County will grow at a slower pace while Collin and Denton Counties grow at more than twice the regional rate. The continued growth in households will continue to fuel the demand for new single and multi-family housing across the region. Employment growth is also projected to remain strong, though the suburban counties will likely capture much of the increase. Looking out even further, the COG expects the DFW region to boast 9.1 million residents and 5.4 million jobs by the year 2030.

Population Forecasts for 2000-2030

Region	Forecast 2010	Forecast 2030	Change 2000-2010	Change 2000-2030	% Change 2000-2010	% Change 2000-2030
DFW	6,328,200	9,107,900	1,018,973	3,798,673	19.2%	71.5%
Dallas County	2,486,989	2,817,191	254,513	584,715	11.4%	26.2%
Collin County	749,343	1,166,645	257,067	674,369	52.2%	137.0%
Denton County	643,572	1,085,343	215,493	657,263	50.3%	153.5%

Source: North Central Texas Council of Governments (COG) Table 7



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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.

11-2-2015



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
the ZEPP Company	455159	katina@katinazepp.com	214-676-3709
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date