

± 14 ACRE INDUSTRIAL DEVELOPMENT SITE

OUTSIDE STORAGE PERMITTED

SEC PROSPER TRAIL & COOK LANE, PROSPER, TX 75078



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

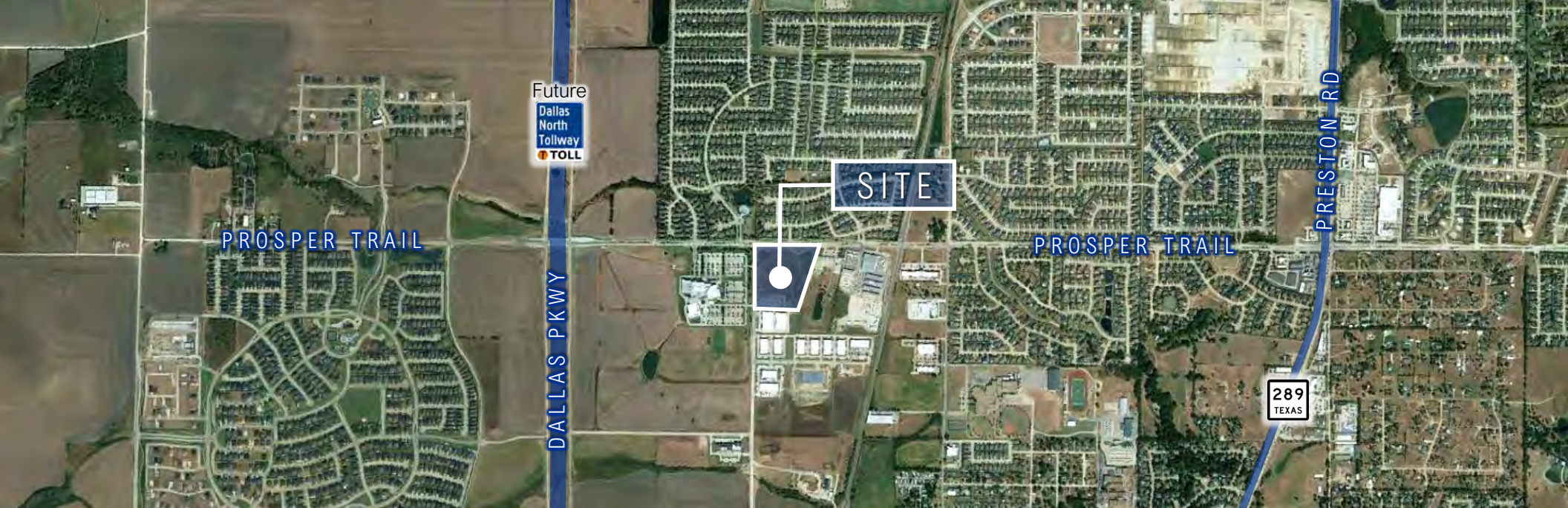
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SLJ

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PROPERTY PROFILE

ADDRESS

1020 Cook Ln, Prosper, TX 75078

LOCATION

The Property is located at the southeast corner of W Prosper Trail and Cook Ln in Prosper, Texas.

LAND AREA

±14.0 Acres (609,840 SF)

*No minerals are included in the proposed transaction

LOT DIMENSIONS

Frontage on W Prosper Trail:	±811 Feet
Frontage on Cook Ln:	±839 Feet

TRAFFIC COUNTS

W Prosper Trail:	±5,000 VPD (2014)
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ZONING

Planned Development-26-Office/Industrial District (PD-26-O/I)

Links:

[Link to Prosper Zoning Map](#)

[Link to PD-26-O/I](#)

ZONING INFORMATION

PERMITTED USES

Accessory Building
Administrative, Medical, or Professional Office
Airport/Heliport – S
Antenna and/or Antenna Support Structure, Commercial or Non-Commercial – C
Assisted Care or Living Facility
Athletic Stadium or Field, Public
Auto Parts Sales, Inside
Automobile Paid Parking Lot/Garage
Automobile Parking Lot/Garage
Automobile Repair, Major or Minor (outdoor storage of vehicles to be screened)
Automobile Sales, Used
Automobile Sales/Leasing, New
Automobile Storage
Bank, Savings and Loan, or Credit Union
Beer & Wine Package Sales – C
Bus Terminal – C
Business Service
Car Wash
Caretaker's/Guard's Residence
Civic/Convention Center
College, University, Trade or Private Boarding School
Commercial Amusement, Indoor
Commercial Amusement, Outdoor – S
Community Center
Dry Cleaning, Major (including plant) or Minor
Fairgrounds/Exhibition Area – S
Farm, Ranch, Stable, Garden, Orchard or Nursery
Feed Store

*Uses followed by an S are permitted by Specific Use Permit.

*Uses followed by a C are permitted subject to conditional development standards.

Furniture Restoration, Indoor Only
Golf Course and/or Country Club
Governmental Office
Gunsmith
Gymnastics/Dance Studio (permitted in Prosper Business Park – Exhibit A-1)
Health/Fitness Center
Helistop – S
House of Worship
Household Appliance Service and Repair
Indoor Gun Range
Insurance Office
Landfill – S
Locksmith/Security System Company
Mini-Warehouse/Public Storage – S
Mortuary/Funeral Parlor
Motorcycle Sales/Service
Municipal Uses Operated by the Town of Prosper
Museum/Art Gallery
Office and Storage Area for Public/Private Utility
Office/Showroom
Open Storage (must be screened from view of public street)
Park or Playground
Print Shop, Major or Minor
Private Recreation Center
Private Utility, Other Than Listed
Recycling Collection Point
Rehabilitation Care Institution – S
Research and Development Center - C



ZONING INFORMATION

PERMITTED USES

Restaurants or Cafeteria
Retail/Service Incidental Use
School District Bus Yard – C
Small Engine Repair Shop
Stable, Commercial
Stealth Antenna, Commercial – C
Taxidermist
Telephone Exchange
Temporary Building – C
Theater, Drive In – S
Theater, Regional
Transit Center
Utility Distribution/Transmission Facility – S
Veterinarian Clinic and/or Kennel, Indoor or Outdoor
Winery

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ADDITIONAL PERMITTED USES

*350' SETBACK FROM CENTERLINE OF PROSPER TRAIL

*Bottling Works
*Building Material and Hardware Sales, Major or Minor
*Cabinet/Upholstery Shop
*Car Wash, Self-Serve
*Contractor's Shop and/or Storage Yard
*Concrete/Asphalt Batching Plant, Permanent – S
*Distribution Center
*Electric Power Generating Plant – S
*Equipment and Machinery Sales and Rental, Major (indoor or screened from public street)
*General Manufacturing/Industrial Use Complying with Performance Standards
*Limited Assembly and Manufacturing Use Complying with Performance Standards
*Machine Shop, Indoor Only
*Miscellaneous Hazardous Industrial Uses – S
*Office/Warehouse/Distribution Center
*Recreational Vehicle Sales & Service, New/Used (outdoor storage must be screened from view)
*Recreational Vehicle/Truck Parking Lot or Garage (outdoor storage must be screen from view)
*Recycling Center
*Storage or Wholesale Warehouse
*Trailer Rental
*Truck Sales, Heavy Trucks
*Truck/Bus Repair
*Truck Terminal



