

± 60 AC.
MAHG PARTNERSHIP

Prosper, Collin County, Texas

[INTERACTIVE LINK: DRONE IMAGERY | IMAGERY AS OF 12/2023](#)

SUBJECT



LEGACY DR

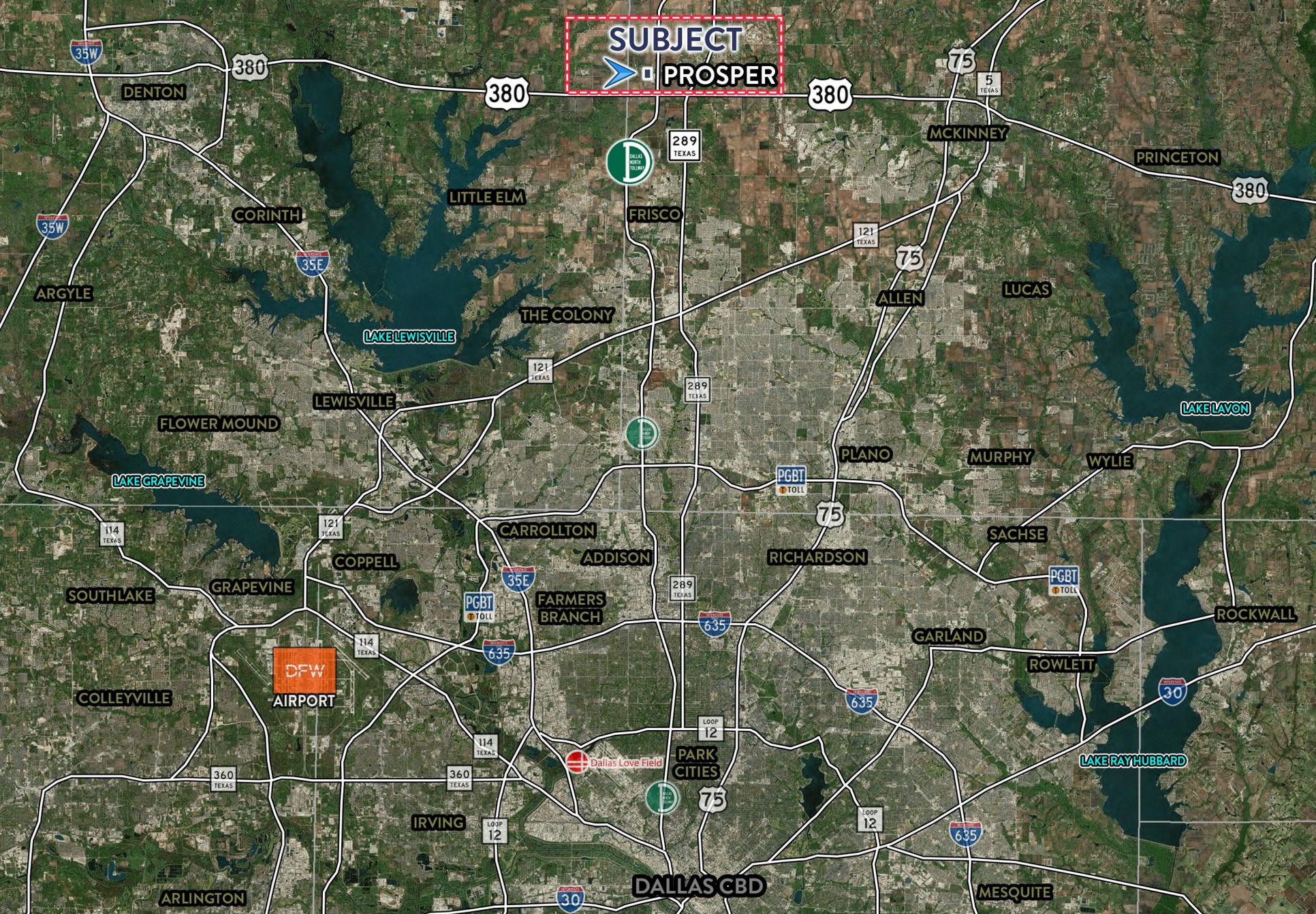
children'shealth



PRAIRIE DR

WEST 1ST ST





SUBJECT
➔ **PROSPER**

Property Information

West 1st St & Dallas Parkway | ± 60 AC.

ACREAGE

- ± 60.0 Gross Acres

LOCATION

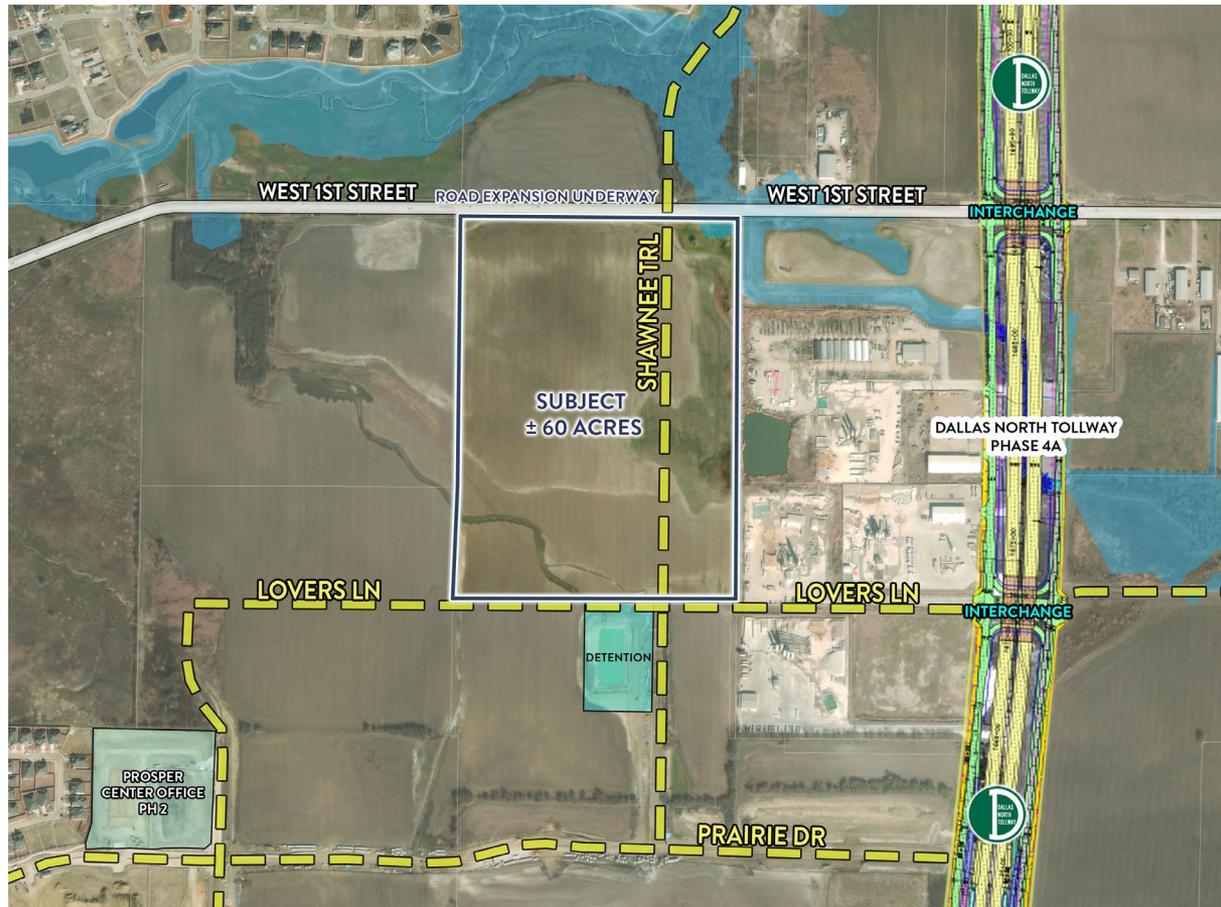
- Prosper, Collin County, Texas
- Prosper City Limits

PRICING

- Pricing available upon request

PROPERTY INFORMATION

- **Current Zoning:** Planned Development 41
- **Allowed Uses Pertaining to the Property:** Multi-Family, Commercial, Retail, & Office
- **Traffic Ct, W 1st Street (E/W):** ± 9,357 VPD
- **Traffic Ct, Dallas Pkwy (N/S):** ± 23,292 VPD
- **Road Frontage, W 1st Street:** ± 1,334 feet
- **Abundant water & sanitary sewer to site**



For More Information:

John St. Clair | 214.238.8003 | john.stclair@youngerpartners.com

APPROXIMATE DISTANCE FROM



1.25 MILES



1.90 MILES

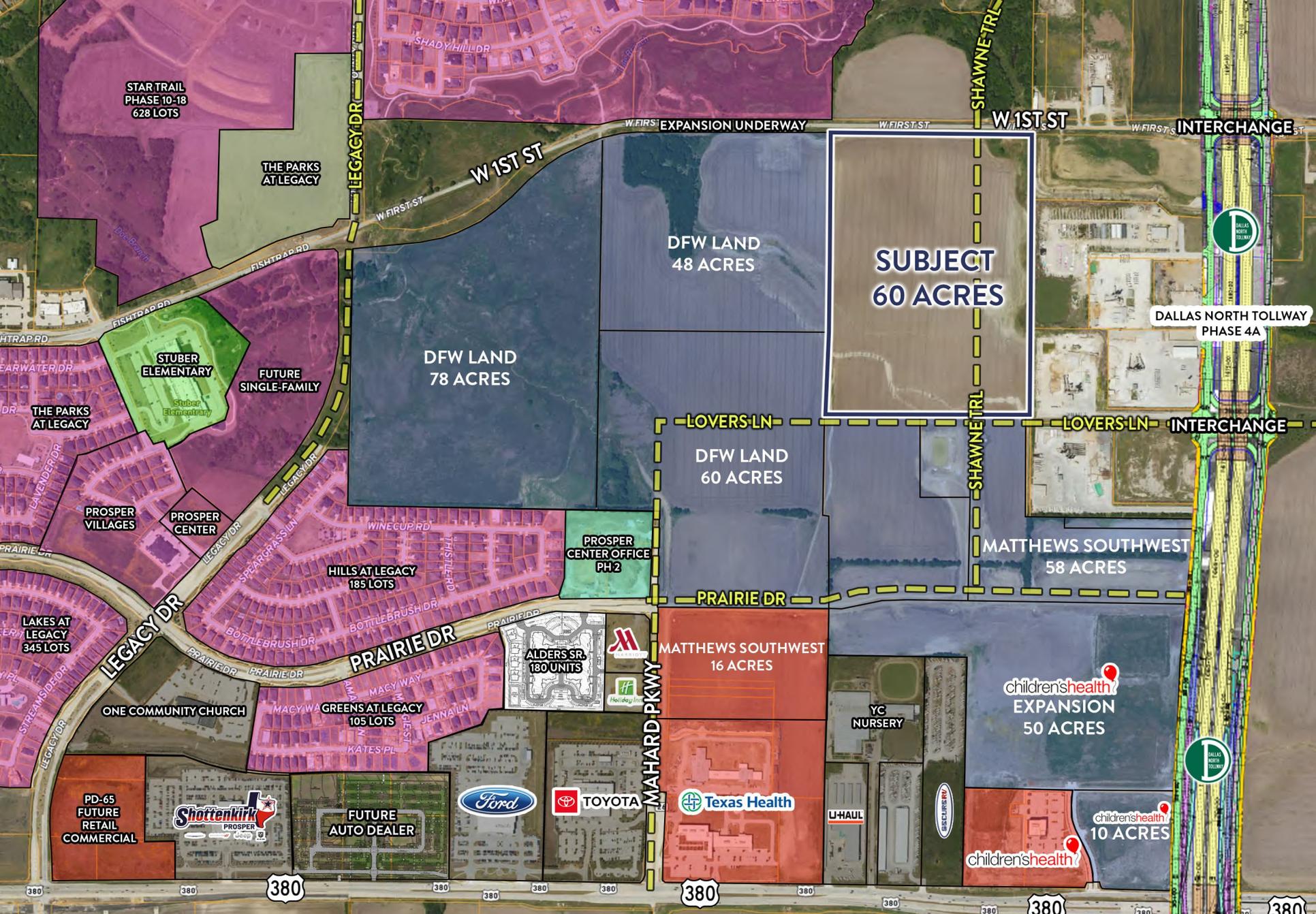


2.0 MILES



30 MILES

2022-2023 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	7 Mile
TOTAL EST. POP.	1,569	29,258	135,747	302,465
AVG HH INCOME	\$92,398	\$191,449	\$191,294	\$177,824
TOTAL HH EXPENDITURE	\$35.66 M	\$1.06 B	\$5.13 B	\$10.82 B



**SUBJECT
60 ACRES**

DALLAS NORTH TOLLWAY
PHASE 4A

NORTH

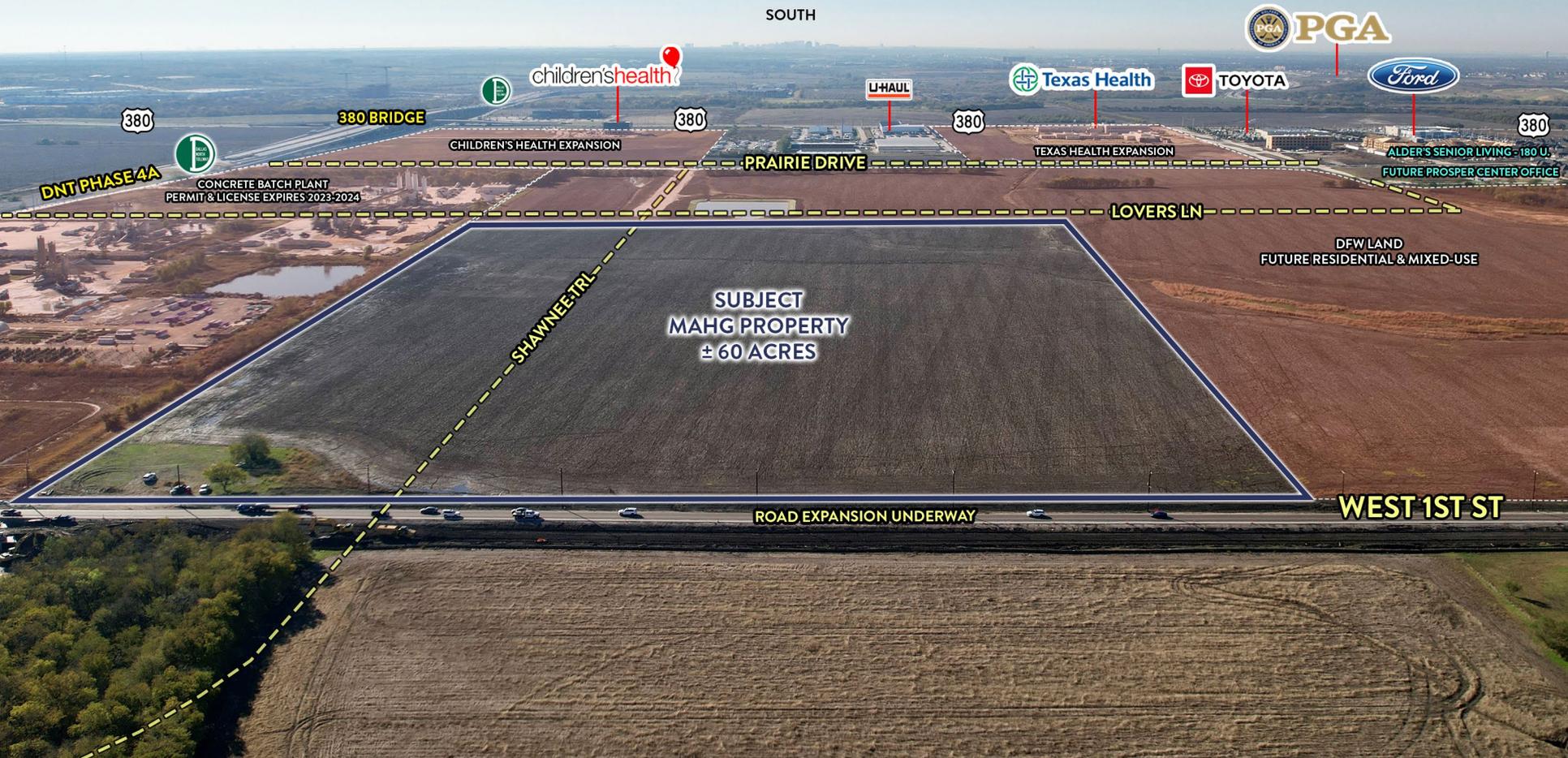
STAR TRAIL

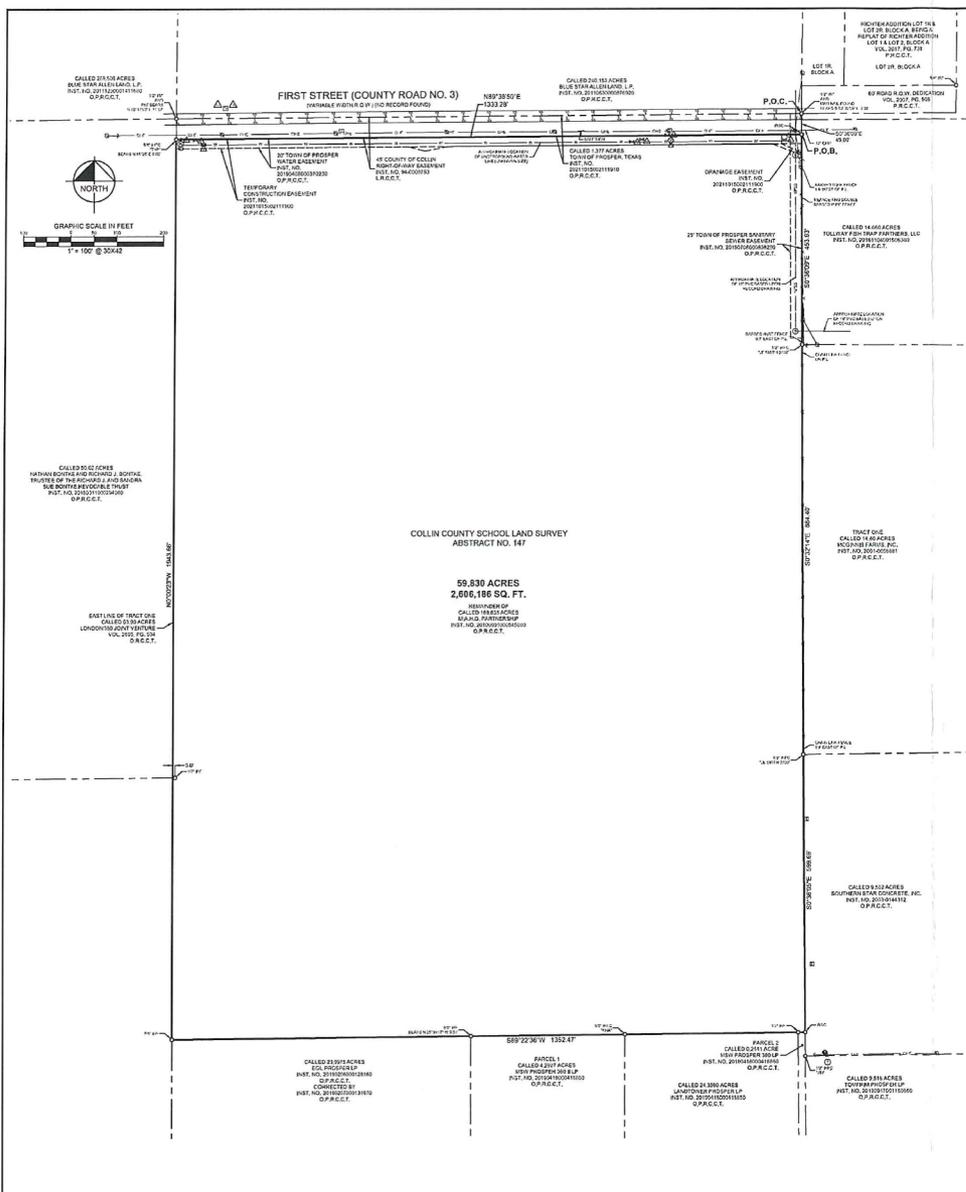
WEST 1ST STREET

SUBJECT PROPERTY

SHAWNEE TRL

PRAIRIE DR





LEGEND

1	BOUNDARY	20	WATER EASEMENT
2	CONCRETE	21	WATER EASEMENT
3	ASPHALT	22	WATER EASEMENT
4	GRAVEL	23	WATER EASEMENT
5	GRAVEL	24	WATER EASEMENT
6	GRAVEL	25	WATER EASEMENT
7	GRAVEL	26	WATER EASEMENT
8	GRAVEL	27	WATER EASEMENT
9	GRAVEL	28	WATER EASEMENT
10	GRAVEL	29	WATER EASEMENT
11	GRAVEL	30	WATER EASEMENT
12	GRAVEL	31	WATER EASEMENT
13	GRAVEL	32	WATER EASEMENT
14	GRAVEL	33	WATER EASEMENT
15	GRAVEL	34	WATER EASEMENT
16	GRAVEL	35	WATER EASEMENT
17	GRAVEL	36	WATER EASEMENT
18	GRAVEL	37	WATER EASEMENT
19	GRAVEL	38	WATER EASEMENT

LINE TYPE LEGEND

1	BOUNDARY
2	BOUNDARY
3	BOUNDARY
4	BOUNDARY
5	BOUNDARY
6	BOUNDARY
7	BOUNDARY
8	BOUNDARY
9	BOUNDARY
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100	BOUNDARY

NOTES:
 There are no buildings observed on the surveyed property.
 The surveyed property does not appear to be in use as a ditch, burrow, or sanitary landfill.
 No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 40060C020J, for Collin County, Texas and designated areas, dated June 03, 2009, this property is located in Zone A (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (1% Base Flood Elevation determined). If the site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Baseline shown below on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.D.C.T.

Underground utilities shown herein are from record drawings obtained from the Town of Prosper and the engineer of record as the surveyor cannot guarantee the locations of said utilities, except those that are observed on the surface at the time of this survey.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:
 (Please read Continuity of Title Insurance issued by Commonwealth Land Title Insurance Company, CF. No. CH-2428-2003030305, effective date September 21, 2001, issued October 26, 2001.)

- 10a. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: County of Collin
 Purpose: As provided in said document
 Recording Date: January 27, 1994
 Recording No. B-00000003, Real Property Records, Collin County, Texas
 Affects: as shown on survey.
- 10. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Town of Prosper
 Purpose: As provided in said document
 Recording Date: April 8, 2010
 Recording No. 2010000000000000, Real Property Records, Collin County, Texas
 Affects: as shown on survey.
- 10g. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Town of Prosper
 Purpose: As provided in said document
 Recording Date: July 8, 2015
 Recording No. 2015000000000000, Real Property Records, Collin County, Texas
 Affects: as shown on survey.
- 10h. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Town of Prosper
 Purpose: As provided in said document
 Recording Date: October 15, 2001
 Recording No. 2001000000000000, Real Property Records, Collin County, Texas
 Affects: as shown on survey.

SURVEYOR'S CERTIFICATION:
 I, M.A.H.G. Parson, a Texas general partnership:
 Commonwealth Land Title Insurance Company

This is to certify that this map or plan and the survey on which it is based was made in accordance with the Surveying Standards and Code of Ethics for ALTA/NSPS Land Surveyors. This Survey was conducted and adopted by ALTA and NSPS, and includes items 1.3, 8.8, 13 and 18 of Title A thereof. The field work was completed on October 15, 2021.

10/20/2021
 Sylvia Gurnak
 Registered Professional Land Surveyor No. 6481
 Kimley-Horn and Associates, Inc.
 6180 Harwin Pkwy., Suite 210
 Houston, Texas 77036
 Ph: 972-335-5389
 sylvia.gurnak@kimley-horn.com



DESCRIPTION OF SURVEYED PROPERTY:
 BEING a part of land situated in the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being the remainder of a called 188.835 acre tract of land described in a Trustee's Deed and Bill of Sale to M.A.H.G. Parson, as recorded in Instrument No. 2010000000000000 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch non rod found for the northeast corner of said 188.835 acre tract to the southeast corner of a called 245.153 acre tract of land described in a deed to Blue Star Atlas Land, LP, as recorded in Instrument No. 2011000000000000 of the Official Public Records of Collin County, Texas, and the northeast corner of a called 1.377 acre tract of land described in a deed to Town of Prosper, Texas, as recorded in Instrument No. 2021100000000000 of the Official Public Records of Collin County, Texas, same being in First Street (County Road No. 3), a reliable with right-of-way, no record found.

THENCE South 0°36'09" East, departing along First Street and along the westerly line of said 188.835 acre tract, the westerly line of said 1.377 acre tract, and the westerly line of a called 16.000 acre tract of land described in a deed to Victory Fish Trap Partners, L.P., as recorded in Instrument No. 2010100000000000 of the Official Public Records of Collin County, Texas, a distance of 45.000 feet to the southeast corner of said 1.377 acre tract, and the POINT OF BEGINNING of the herein described tract.

THENCE South 0°36'09" East, continuing along the westerly line of said 188.835 acre tract and the westerly line of said 16.000 acre tract, a distance of 433.93 feet to a 1/2 inch non rod with plastic cap stamped "E 58th 3700" found for the southeast corner of said 16.000 acre tract, corner to the northeast corner of a called 1.480 acre tract of land described as Tract One in a deed to McDermott Farms, Inc., as recorded in Instrument No. 2001000000000000 of the Official Public Records of Collin County, Texas.

THENCE South 0°37'14" East, continuing along the westerly line of said 188.835 acre tract and along the westerly line of said Tract One, a distance of 864.87 feet to a 1/2 inch non rod with plastic cap stamped "E 58th 3700" found for the southeast corner of said Tract One, corner to the northeast corner of a called 1.552 acre tract of land described as Parcel 2 in a deed to Southern Star Concrete, Inc., as recorded in Instrument No. 2005044412 of the Official Public Records of Collin County, Texas.

THENCE South 0°36'09" East, continuing along the westerly line of said 188.835 acre tract and along the westerly line of said 1.552 acre tract, a distance of 899.89 feet to a 1/8 inch non rod with plastic cap stamped "201A" set for the southeast corner of said 188.835 acre tract, corner to the northeast corner of a called 2.241 acre tract of land described as Parcel 2 in a deed to HSTV Prosper 300 LP, as recorded in Instrument No. 2010018000418000 of the Official Public Records of Collin County, Texas.

THENCE South 89°22'45" West, departing the westerly line of said 2.241 acre tract, along the northerly line of said 2.241 acre tract, the northerly line of a called 2.559 acre tract of land described in a deed to Landmark Prosper LP, as recorded in Instrument No. 2010018000418000 of the Official Public Records of Collin County, Texas, the northerly line of a called 2.287 acre tract of land described as Parcel 1 in a deed to HSTV Prosper 300 LP, as recorded in Instrument No. 2010018000418000 of the Official Public Records of Collin County, Texas, and the northerly line of a called 23.395 acre tract of land described in a deed to ECL, Prosper LP, as recorded in Instrument No. 2010020000120000 of the Official Public Records of Collin County, Texas, and a distance of 1522.47 feet to a 1/8 inch non rod found for the northeast corner of said 23.395 acre tract, same being along the westerly line of said 188.835 acre tract, and the westerly line of a called 93.90 acre tract of land described in a deed to Lend Lease, Joint Venture, as recorded in Volume 266, Page 524 of the Real Records of Collin County, Texas.

THENCE North 0°02'27" West, along the westerly line of said 188.835 acre tract and the westerly line of said 93.90 acre tract, a distance of 1815.93 feet to the southeast corner of a called 1.277 acre tract, same being, a 5/8 inch non rod with plastic cap stamped "TNP" found for west line North 85°29' East, 0.60 feet.

THENCE North 89°38'50" East, departing the westerly line of said 188.835 acre tract and the westerly line of said 93.90 acre tract, and along the westerly line of said 1.277 acre tract, a distance of 1333.333 feet to the POINT OF BEGINNING and containing 59.620 acres (2,626,185 square feet) of land, more or less.

ALTA/NSPS LAND TITLE SURVEY
 59.630 ACRES
 COLLIN COUNTY SCHOOL LAND SURVEY,
 ABSTRACT NO. 147
 TOWN OF PROSPER,
 COLLIN COUNTY, TEXAS

Kimley»Horn

6180 Harwin Parkway, Suite 210
 Houston, Texas 77036
 PH: 972-335-5389
 FAX: 972-335-5379

DATE	BY	REVISION
10/11/21	UPDATE SURVEY	



DOE BRANCH CREEK

100 YR FLOODPLAIN

WEST 1ST STREET

INTERCHANGE

DALLAS NORTH TOLLWAY
PHASE 4A

INTERCHANGE

SUBJECT
± 60 ACRES



COUNTY RD 6

ROLLING VISTA LN

STAR TRACE PKWY

MURNBERRY DR

CORNELL DR

SUNSET AVE

RED CEDAR TRAIL

STAR TRAIL PKWY

COTTONWOOD TRAIL

RAINFORREST DR

WHITE OAK WAY

ABERDEEN LN

PARKWOOD DR

SHADY HILL DR

WEST 1ST STREET

W FIRST ST

ATMOS

ATMOS

SUBJECT
± 60 ACRES



N DALLAS PKWY

N DALLAS PKWY

S DALLAS PKWY

FUTURE PRAIRIE DR

Market Overview – Prosper, Texas

12.11.2023



PRIME RESIDENTIAL OR MIXED-USE DEVELOPMENT OPPORTUNITY LOCATED IN A RAPIDLY GROWING MARKET

- The population of Prosper has increased by 201% from 2010-2020 with the population surpassing over 35,000+ residents
- Prosper's Median Household Income: \$176,000
- There are ± 1,750,000 available workers within a 25-mile radius of Prosper
- Prosper's city council is pro-business and pro-development
- Over \$1 billion dollars have been committed to Prosper's road infrastructure
- Children's Health announces new three-story medical facility expansion adding to the City of Prosper's health care hub
- Prosper ISD ranks as the 13th best public school system in the state of Texas (2020 Niche)
 - Prosper High School
 - Rock Hill High School
 - Walnut Grove High School



News Articles – Prosper, Texas

- **Dallas Morning News (08/02/2023): Prosper development site sells near intersection of tollway, U.S. 380**
 - *“DFW Land has been a big buyer of real estate in the tollway corridor. In August, the firm purchased a 110-acre site on Mahard Parkway, adjacent to Children’s Health’s new medical campus. Last year, the investor bought over 1,000 acres further north up the tollway in Gunter.”*
- **Dallas Morning News (02/02/2023): Prosper solidifies health hub status with Children’s Health center grand opening**
 - *“The booming North Texas town of Prosper is well on its way to becoming a pediatric health care hub, with the grand opening of the Children’s Health Specialty Center Prosper adding to the area’s medical options for children and adolescents. Located on a 72-acre parcel of land at the Dallas North Tollway and U.S. Highway 380, Children’s Health’s new three-story medical facility joins a group of other hospitals and outpatient facilities staking claim in Prosper. Fort Worth-based Cook Children’s hosted a ribbon cutting ceremony for its own medical center in November.”*
- **Dallas Morning News (08/31/2023): Prosper OKs zoning for Pradera, a 35-acre development**
 - *“The Prosper Town Council approved zoning and a development agreement for Pradera, a major mixed-use project on about 35 acres on the west side of the Dallas North Tollway extension at Prosper Trail.”*
- **The Real Deal (03/28/2022): Jerry Jones plans 1,000 units residential units in latest Prosper project**
 - *“The Cowboys owner’s family company is adding 1,000 residential units and a Target to its Gates of Prosper retail center in Prosper, according to the Dallas Morning News. The project marks the third phase of retail construction for the Preston Road development. The 140,000-square-foot superstore will make the Gates of Prosper the largest shopping center along U.S. 380 between McKinney and Denton, with more than 1 million square feet of shops and restaurant space.”*
- **NBC 5 DFW (09/20/2023): \$2.8 billion Prosper ISD bond includes \$94 million stadium**
 - *“It has seen a ton of growth in just the last year, year and a half that we’ve lived here,” Prosper resident Angela Dick said. That growth is exactly why Prosper ISD put a \$2.8 billion bond package on the November election. The district says it’s enrolling nearly 3,000 new students each year.*
- **Star Local Media (07/17/2023): The Gates of Prosper continues to see expansion**
 - *“The development situated on Preston Road just north of U.S. 380 has created a true “gateway” for the town of Prosper in multiple forms.*
- **Dallas Business Journal (07/19/2023): DMN: 3,000-home development inbound west of Celina and Prosper**
 - *“A developer plans to bring a 3,000-home development to one of the largest remaining sites west of Prosper and Celina. Prosper-based Old Prosper Partners has acquired the 1,076-acre Green Meadows property from Tomlin Investments, according to the Dallas Morning News. The site is west of the Dallas North Tollway on Punk Carter Parkway. The planned development is expected to include houses, apartments and retail at full build-out.*

For More Information:

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