

# Commercial Building Available

1070 N Coit Rd, Prosper, TX 75078

## OFFERING MEMORANDUM



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## PROPERTY DETAILS

1070 N Coit Rd  
Prosper, TX 75078

**Outlying Collin County**  
Submarket

**Collin**  
County

**Available Upon Request**  
Rental Rate

**9,100 SF**  
Total SF

**2,000 - 9,100 SF**  
Total Vacant SF

**0.69 AC**  
Land Size (AC)

**30,013 SF**  
Land Size (SF)

**2024**  
Year Built

**1**  
Number of Floors

**B**  
Building Class

**Shell Q2 2025**  
Year Built

**Build to Suit**

6,067 VPD

North Coit Road

Prosper Trail

18,285 VPD

R-9111-00A-004D-1  
0.69 AC

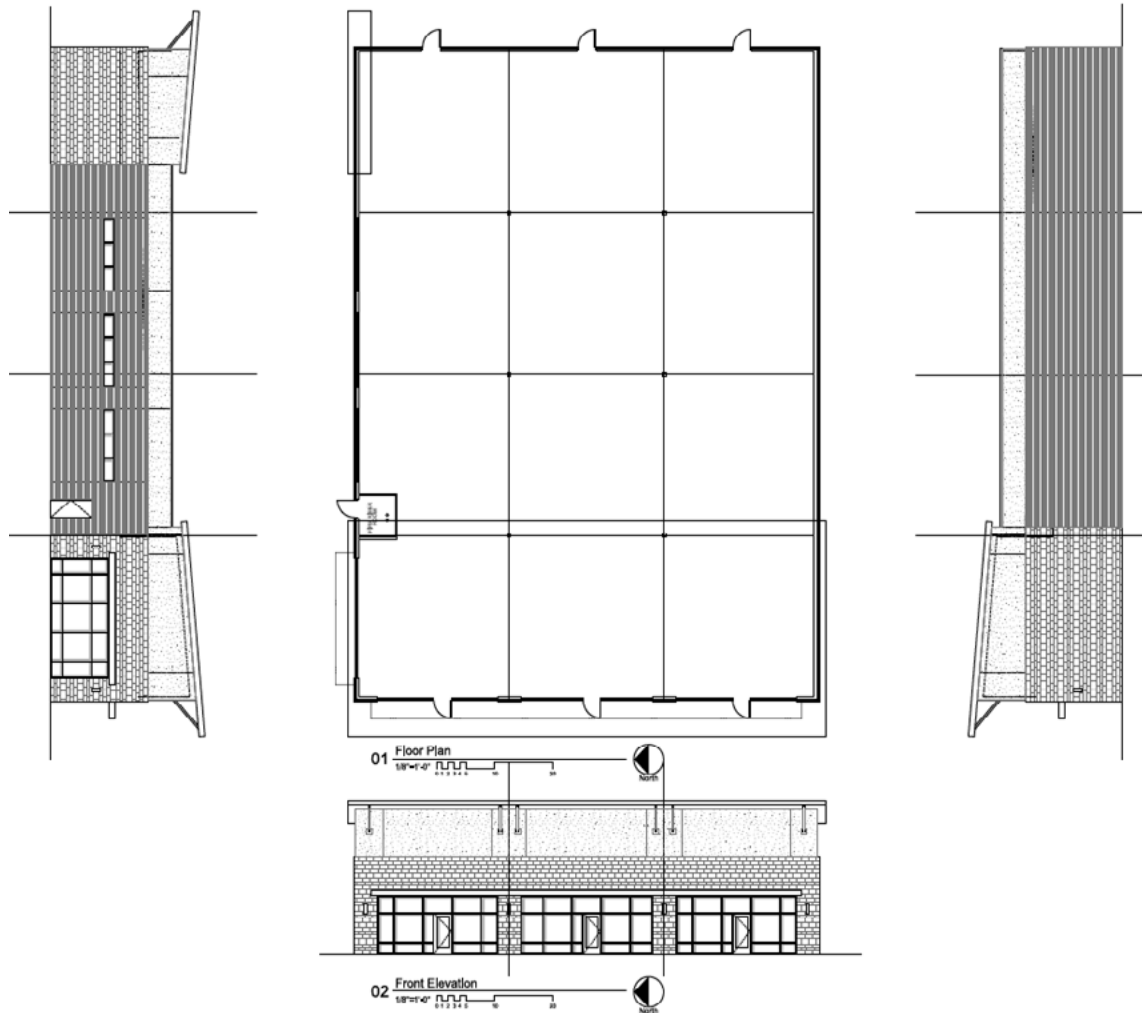


## PROPERTY HIGHLIGHTS



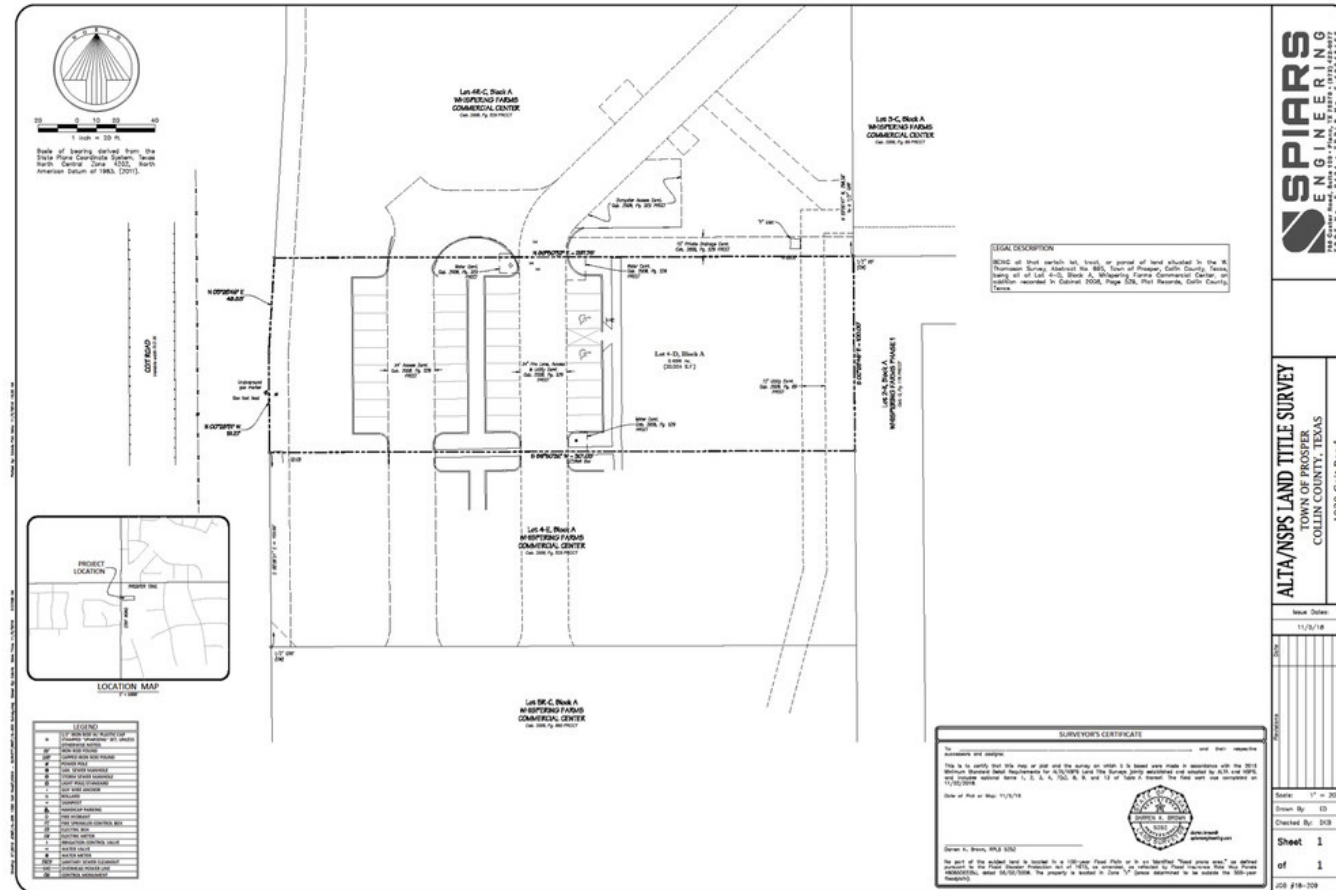
- Located at 1070 N Coit Rd, Prosper, TX 75078
- Classified as an Office space with a Medical subtype
- Building is categorized as Class B
- Total rentable area of 9,100 square feet
- Under construction and will be available in shell condition end of Q2 – Build to Suit
- Approved for daycare, school, medical, and retail use
- Space available ranging from 2,000 – 9,100 square feet, with rental rate to be determined

## ELEVATION & FLOOR PLAN



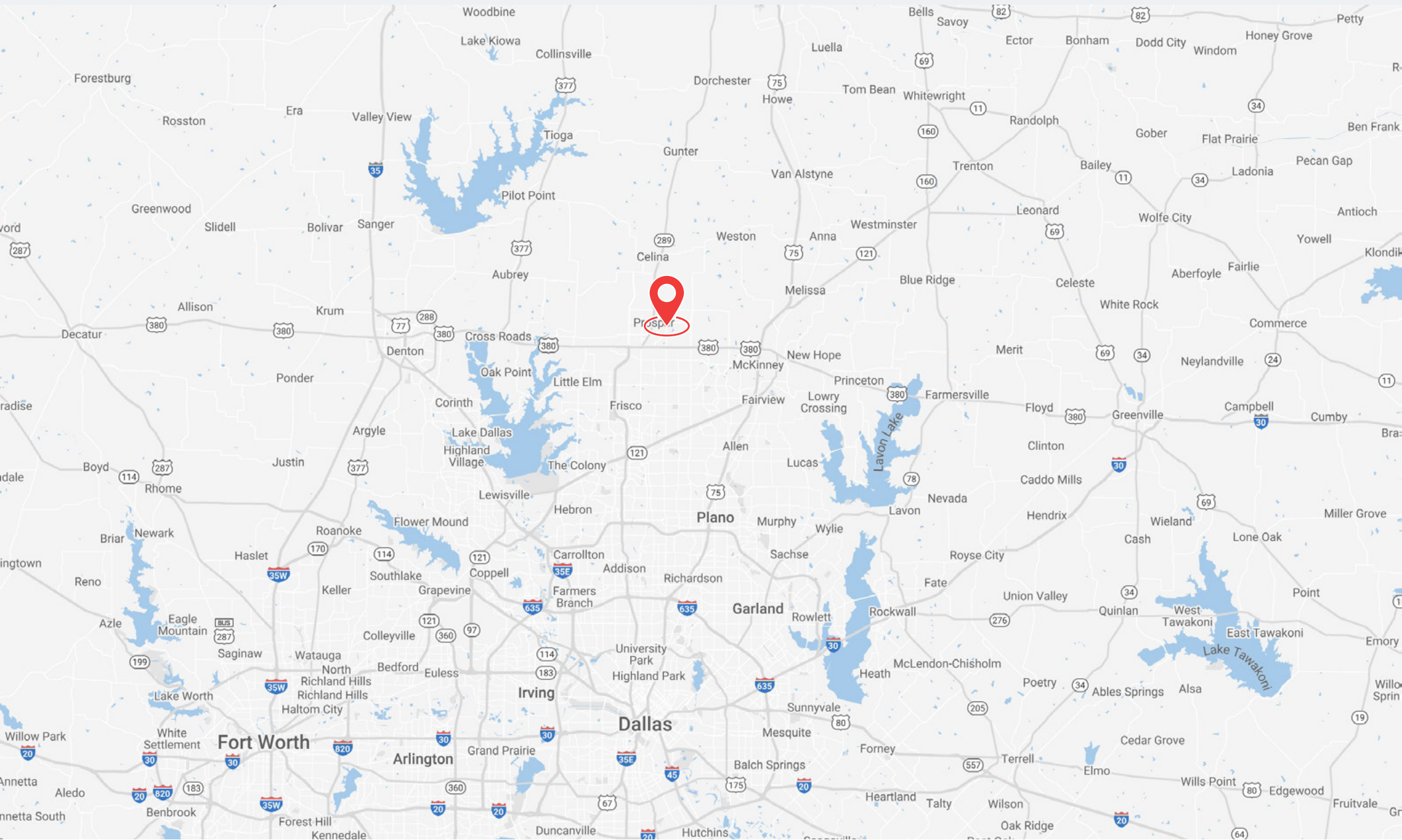
<b>Space Available</b>	2,000 - 9,100 SF
<b>Rental Rate</b>	Upon Request
<b>Date Available</b>	Shell Q2 2025
<b>Service Type</b>	TBD
<b>Space Type</b>	New
<b>Space Use</b>	Office/Retail
<b>Lease Term</b>	Negotiable

# SITE PLAN





## LOCATION MAP

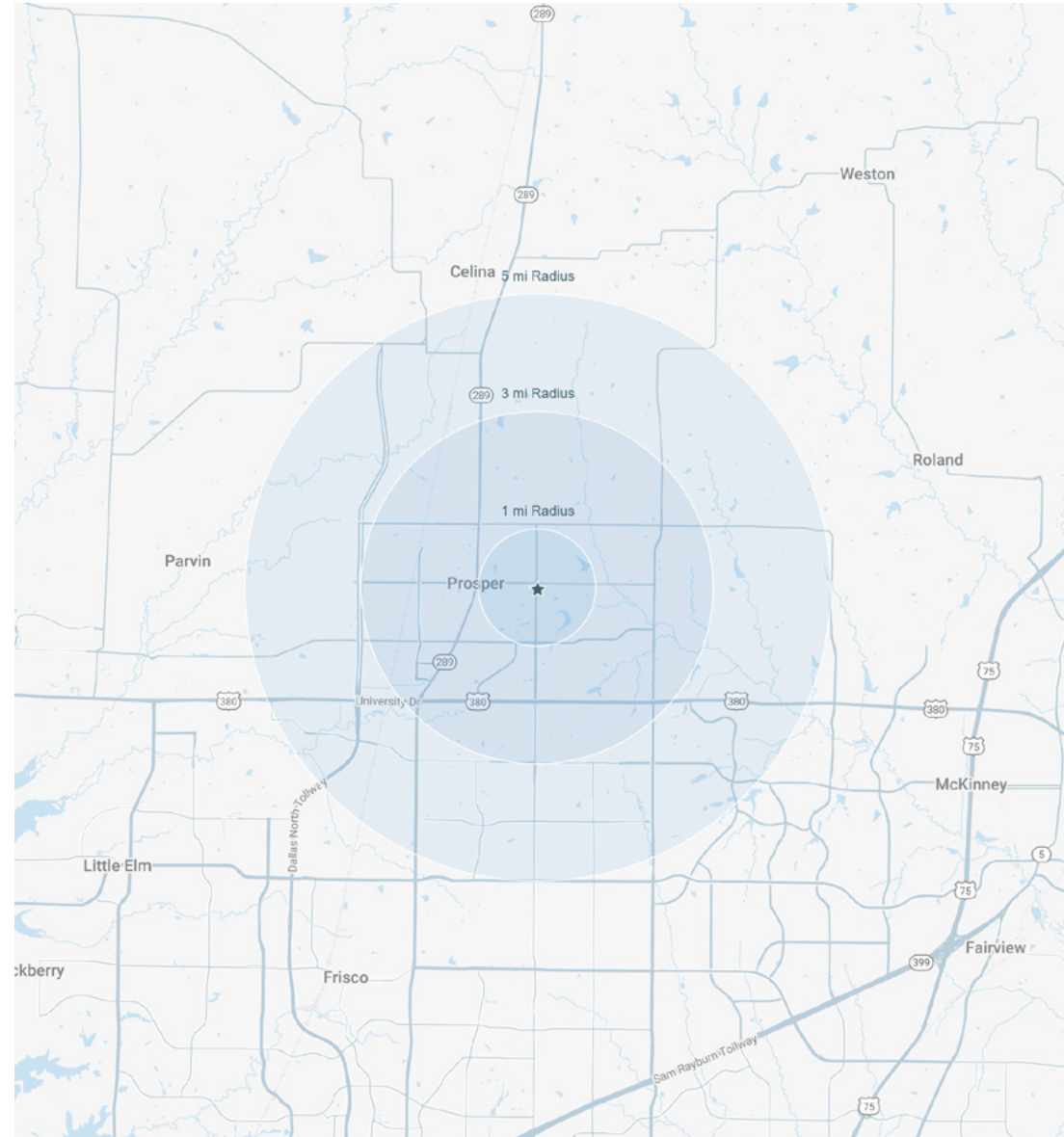


## DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
Estimated Population (2024)	5,569	48,644	139,318
Projected Population (2029)	6,414	59,077	164,938
Projected Annual Growth (2024-2029)	15.20%	21.40%	18.40%

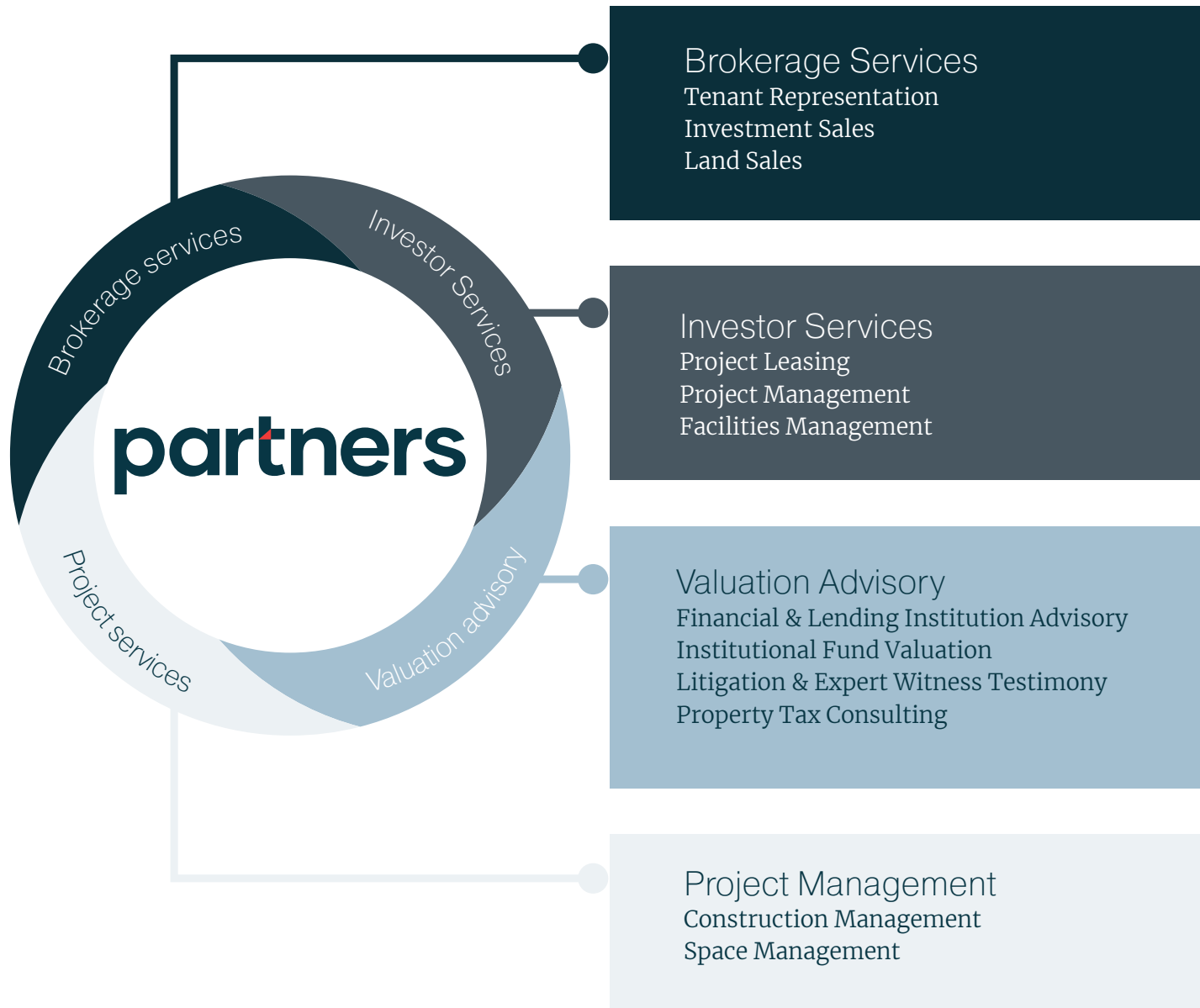
HOUSEHOLD INCOME	#	#	#
\$35K - \$49.9K	27	335	1,291
\$50K - \$74.9K	87	948	3,412
\$75K - \$99.9K	76	1,209	3,361
\$100K - \$124.9K	98	1,233	3,944
\$125K - \$149.9K	123	1,621	4,669
\$150K - \$199.9K	349	3,015	8,337
\$200K or More	860	6,311	16,582

HOUSEHOLD SIZE	1 mile	3 miles	5 miles
Estimated Household (2024)	1,692	15,165	44,794
Projected Households (2029)	2,000	18,915	54,431



Source: SitesUSA

## OUR SERVICES







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