

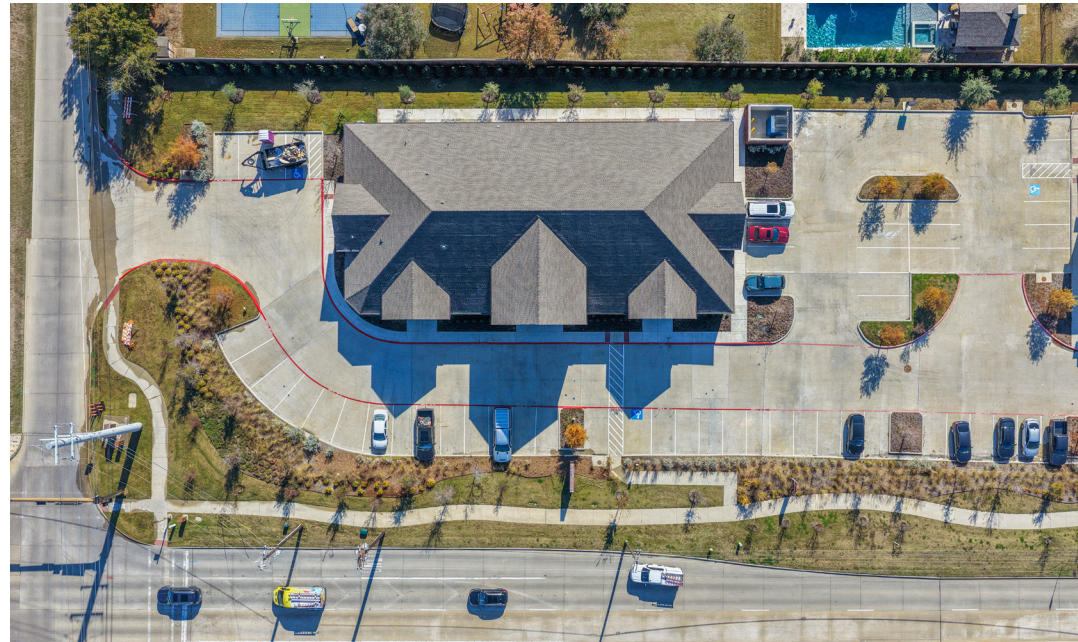


PROSPER TRAILS OFFICE PARK

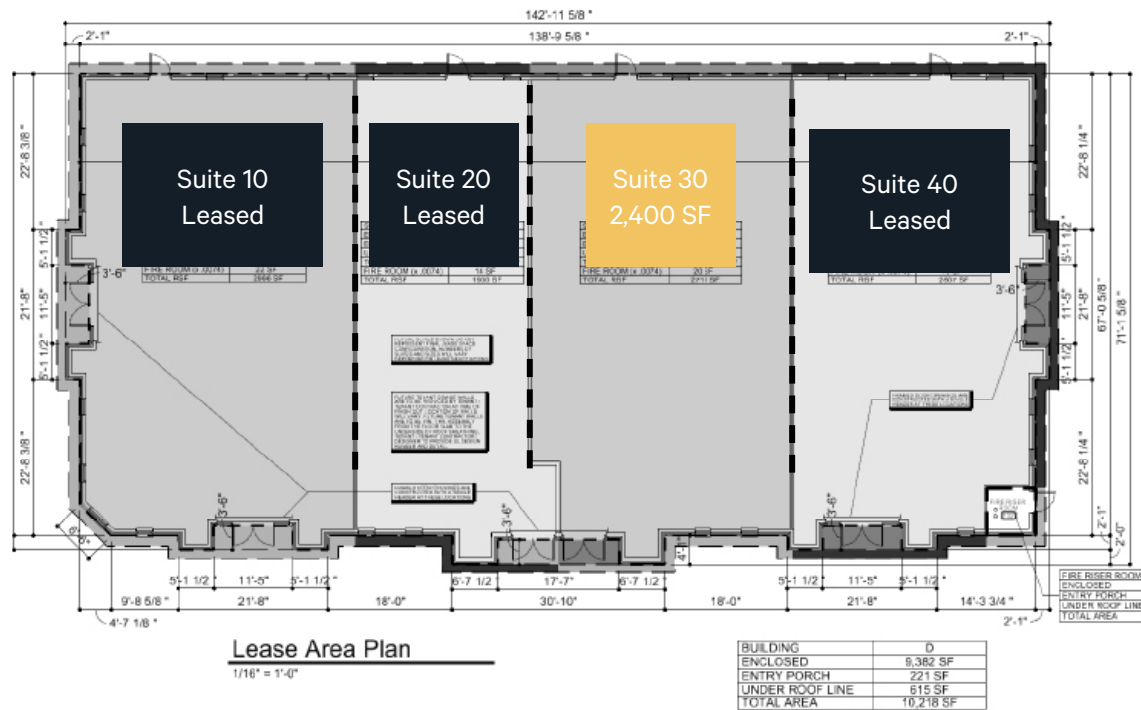
2350 PROSPER TRL | PROSPER, TX 75078 | **LAST REMAINING SPACE AVAILABLE: 2,400 SF**

PROPERTY DETAILS

ADDRESS	2350 Prosper Trail Prosper, TX 75078
COUNTY	Collin
CROSS STREET	Coit Rd & Prosper Trl
TAX PARCEL NUMBER	7780303
RENTAL RATE	Available Upon Request
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Professional
BUILDING CLASS	B
TOTAL RENTABLE SF	10,218
MINIMUM DIVISIBLE SF	2,400
LAND SIZE	1.14 AC (49,658 SF)
NUMBER OF FLOORS	1
YEAR BUILT	2025
PARKING RATIO	4.0/1,000 SF
WALK SCORE	Car Dependent (16)
CONSTRUCTION MATERIAL	Masonry

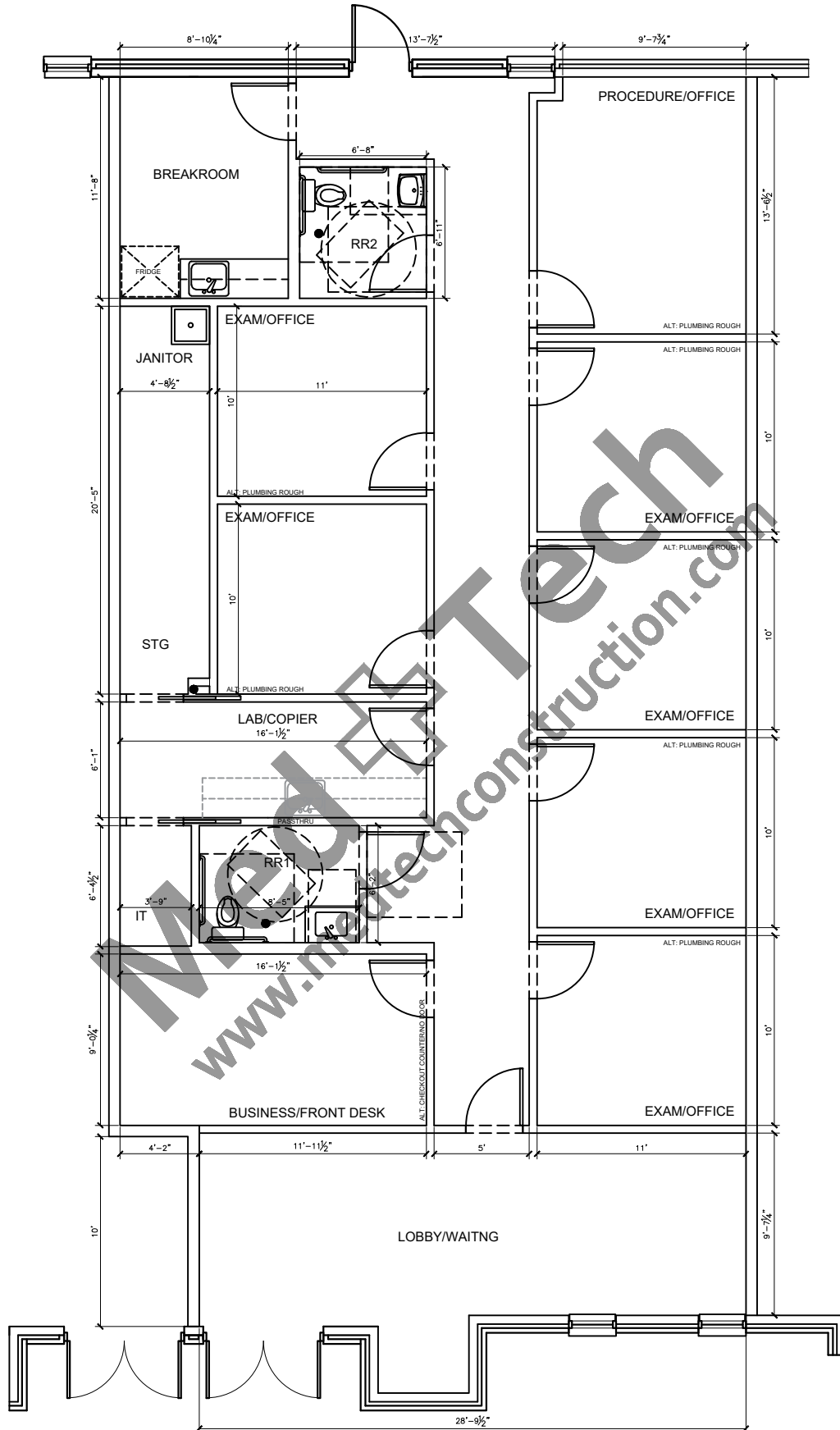


FLOOR PLAN

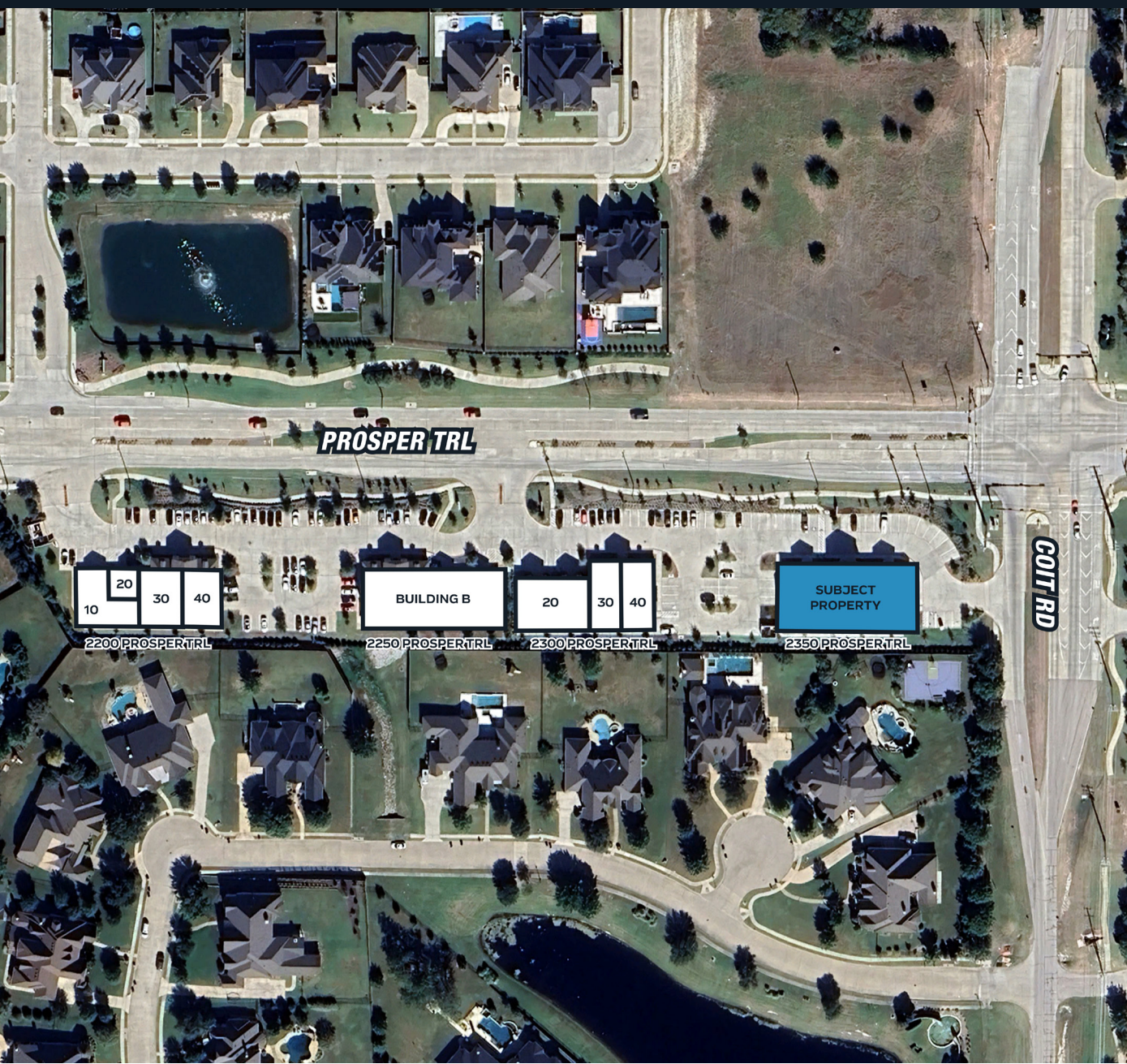


SPACE AVAILABLE	2,400 SF
RENTAL RATE	Market
SERVICE TYPE	NNN
SPACE TYPE	New
SPACE USE	Office/Medical
LEASE TERM	Negotiable

SUITE 30 EXAMPLE FLOOR PLAN



PRESTON TRAILS OFFICE PARK MAP



2200 E PROSPER TRL

- 10 Adriatica Womens Health Prosper
- 20 Inspire Health
- 30 It's A Secret Med Spa
- 40 Little Penguin Pediatric Dentistry

2250 E PROSPER TRL

- B The Behavior Exchange

2300 E PROSPER TRL

- 10 Winks Orthodontics
- 20 Prosper Periodontics & Dental Implants
- 30 The Therapy Spot
- 40 Prosper Star Dental Company

2350 E PROSPER TRL

- 10 Prosper Eye
- 20 FreeForm Chiropractic
- 30 **Last Remaining Space 2,400 SF**
- 40 Le Unique Wellness Center

PROPERTY HIGHLIGHTS

- Strategically located along the Prosper Trail corridor, an emerging commercial and residential development hub
- Easily accessible via multiple points of entry from Prosper Trail and Coit Road
- Situated in a high-traffic area with strong visibility for potential tenants and customers
- Surrounded by a mix of established neighborhoods and new luxury apartment communities, providing access to diverse demographics
- Nearby retail amenities include a Kroger grocery store, Subway, Mi Chante Mexican, Sushi Bene, Marco's Pizza and other restaurants, catering to daily needs
- Potential to leverage the growing population and economic development in the Prosper area

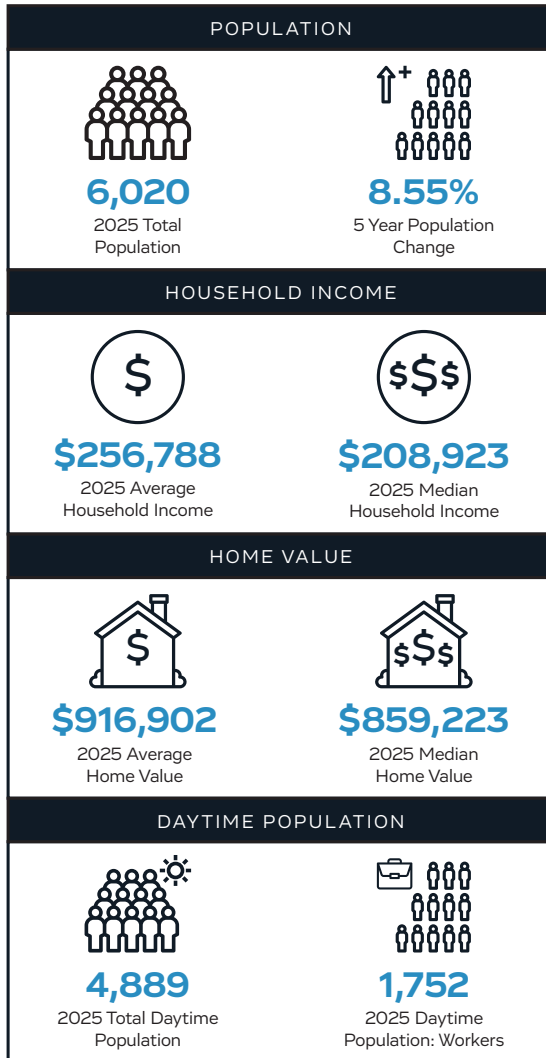


MONUMENT SIGN

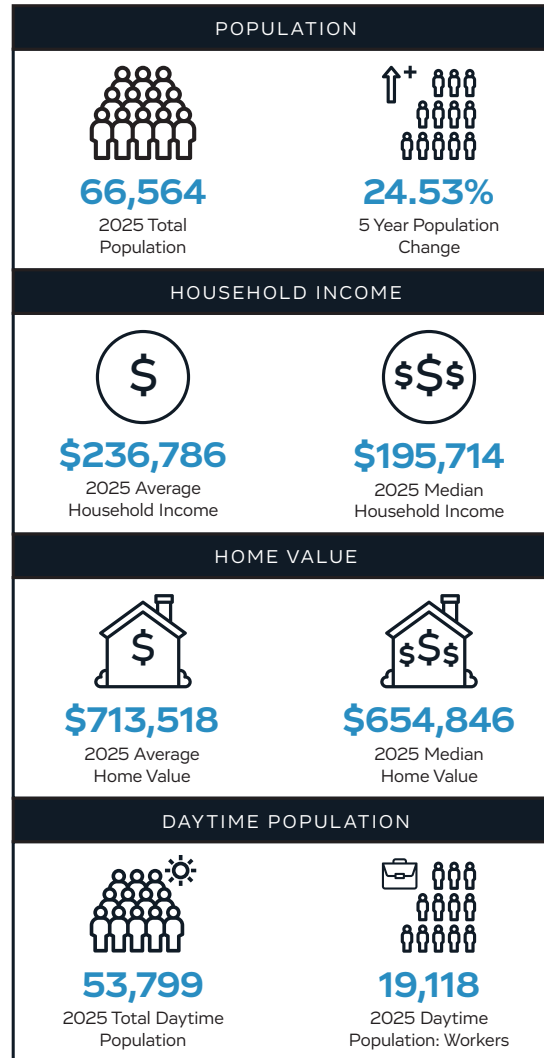


DEMOGRAPHICS

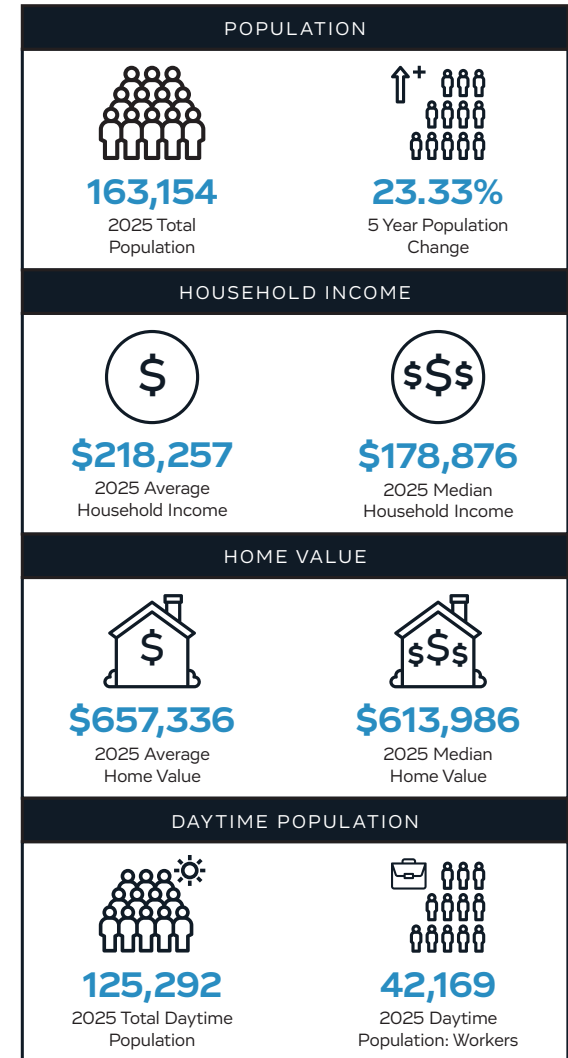
1 MILE



3 MILE



5 MILE



weitzman®

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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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Date