

# Whispering Gables Office Park

## Professional & Medical Offices For Lease

### 1,400 SF – 5,894 SF

READY FOR CUSTOM  
FINISH OUT  
FULLY FINISHED SUITES  
AVAILABLE



#### Location:

Whispering Gables Office  
Park  
1010, 1030, 1050, 1100, &  
1120 S. Coit Road  
Prosper, TX 75078



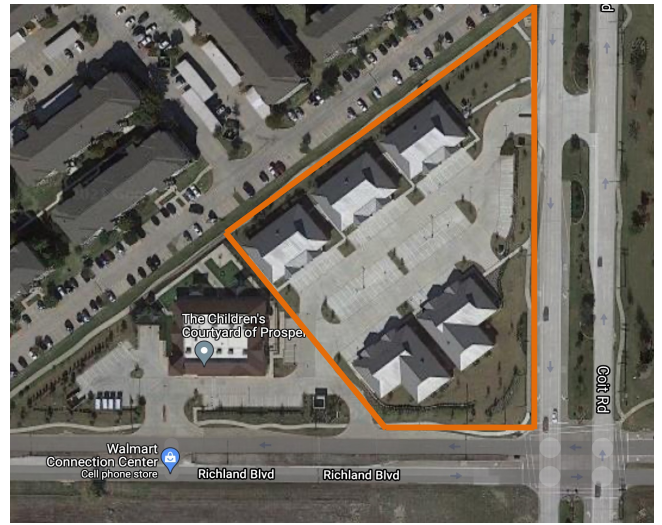
#### Space Available:

Shell Space & Fully Finished Out  
Professional & Medical Offices  
Available  
1,400 SF – 5,894 SF  
\$32 - \$36 + NNN for Lease

- Shell Space & Fully Finished Out suites available
- Excellent synergistic 5 Building Office Project located on Coit Road just north of US HWY 380
- New construction in prime Prosper location, great exposure
- Professional office environment with a fully maintained landscape
- Close proximity to the Dallas North Tollway, Preston Road, & US HWY 380
- Building & Monument signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)  
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- Centered perfectly to service to growing communities of Prosper, Celina, McKinney, & North Frisco
- Nearby multiple Elementary, Middle Schools, & the newest Prosper High School
- Close proximity to numerous Restaurant & Retail Amenities including the Gates of Prosper and future Market Street

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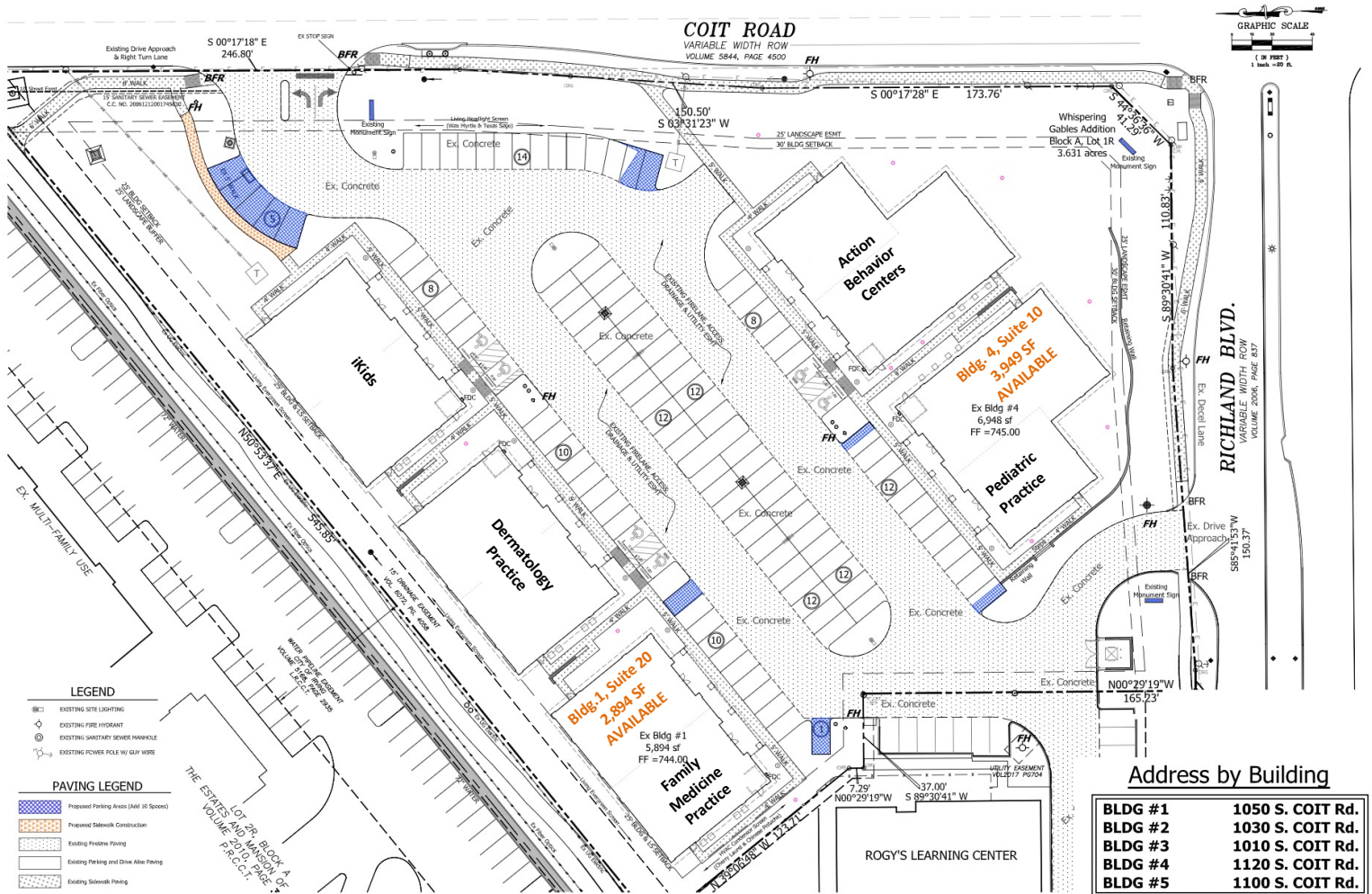
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# Site Plan



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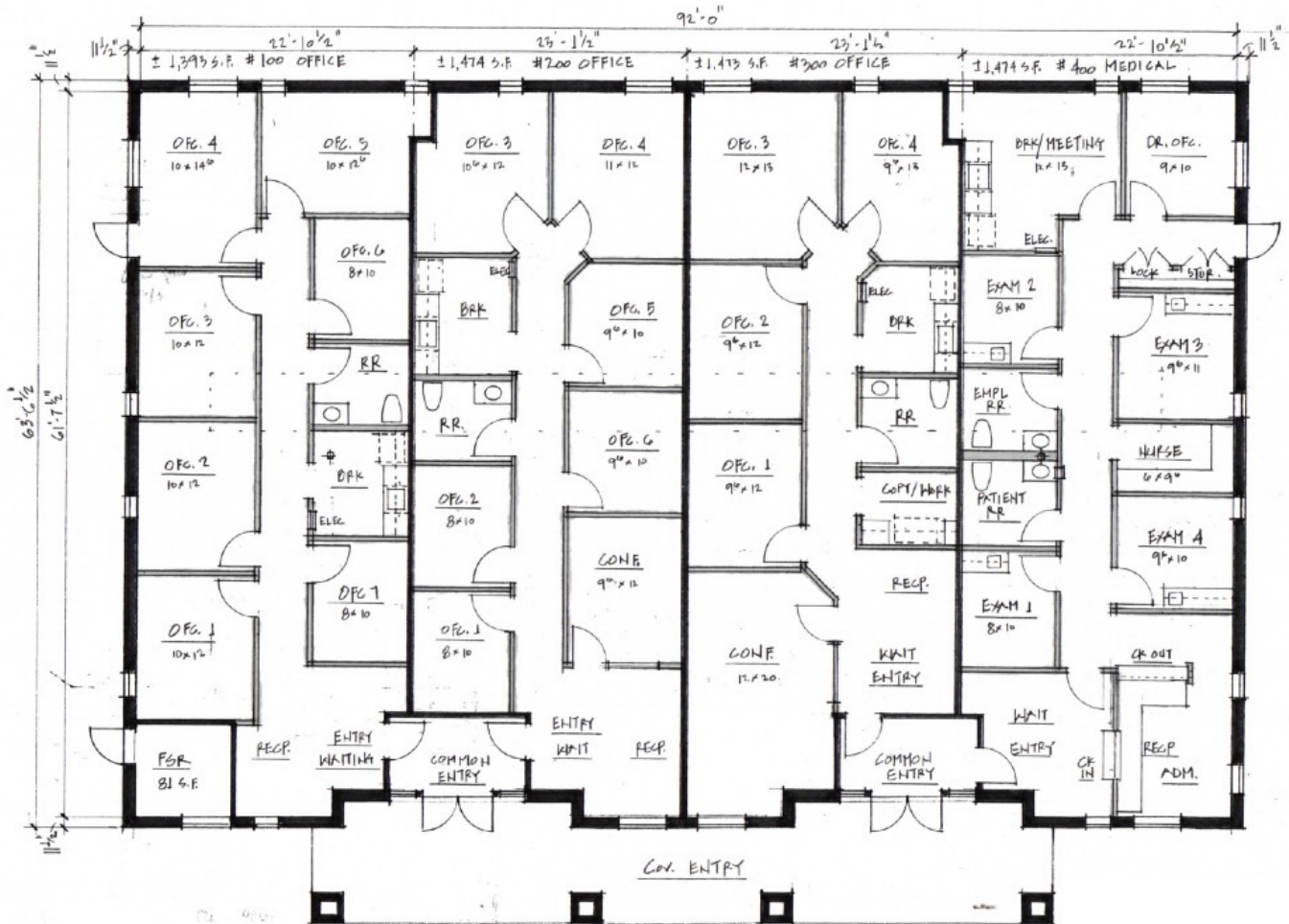
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# Preliminary Lease Building Plan



**Schematic Finish Out Floor Plans** 2-16-21  
Prosper Office Park - Building #1, Richland Blvd. & Coit Rd.

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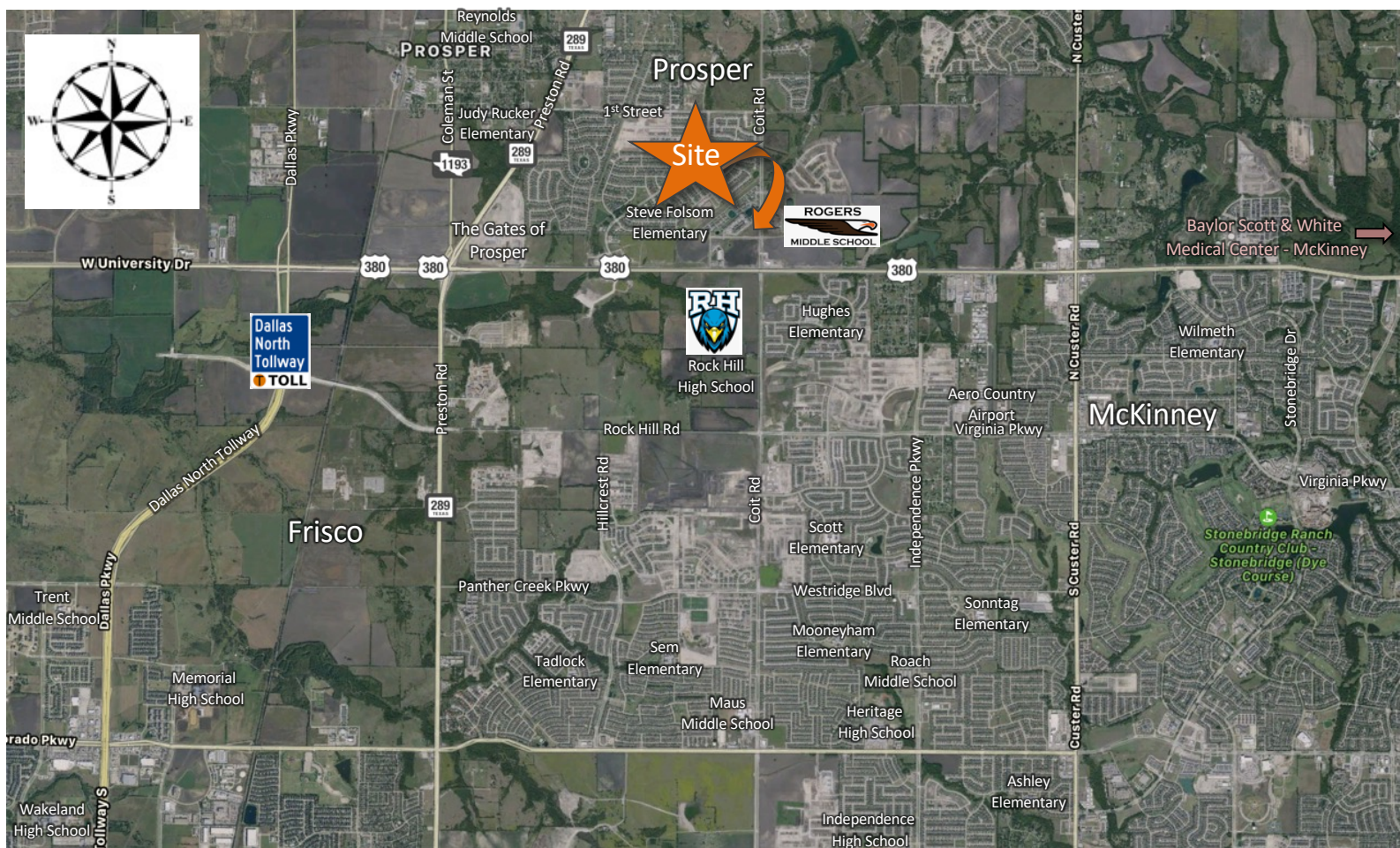
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# Aerial View



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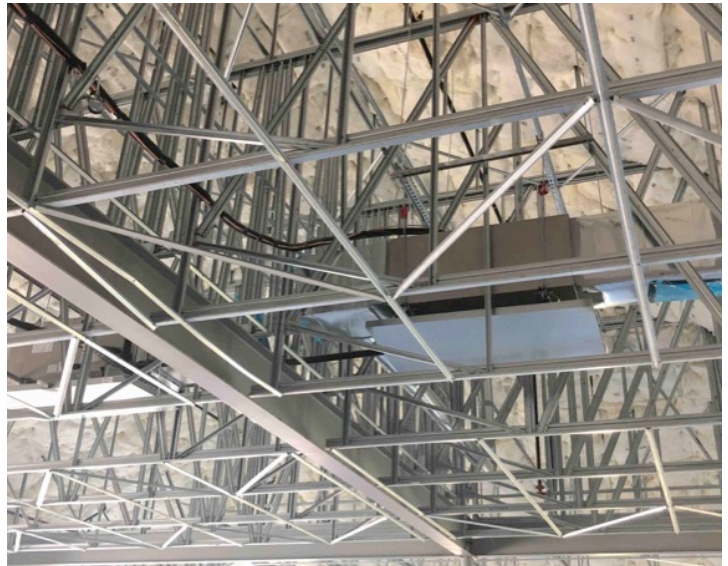
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## Professional / Medical Offices Available for Lease



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# Prosper Demographics

## PROSPER Fast Facts

2017 Population <sup>1</sup> .....	Estimated 20,170
	Annual growth rate: 13%
Population At Buildout <sup>2</sup> .....	72,050
Land Area <sup>2</sup> .....	27 Square miles
Bond Rating .....	Moody's Aa2
Median Household Income <sup>3</sup> .....	\$ 115,203
Average New Home Permit Value <sup>2</sup> .....	\$ 487,892
Median Age <sup>3</sup> .....	34.1
Average Home Value (by County) <sup>4</sup> ....	Collin \$460,766 Denton \$289,831
Adults Bachelor Degree + <sup>3</sup> .....	47.3%
Total Retail Trade Per Household <sup>3</sup> .....	\$ 35,399

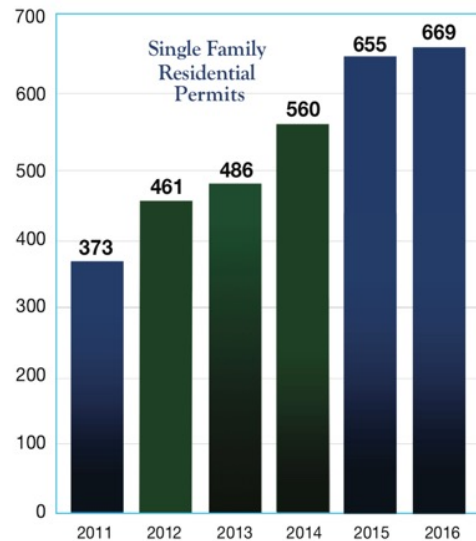
Source: <sup>1</sup> Town of Prosper, Planning Division, <sup>2</sup> Town of Prosper, Building Inspections Division <sup>3</sup> US Census Bureau, <sup>4</sup> CCAD & DCAD

### Medical Facilities

Texas Health Neighborhood Care & Wellness .....	In-Town
Baylor Medical Center of McKinney .....	5 miles
Baylor Scott & White-Centennial - Frisco .....	10 miles
Medical Center of McKinney .....	15 miles
Presbyterian Hospital - Plano.....	15 miles
Children's Medical Center Plano .....	13 miles
Medical City Frisco .....	8 miles

### Parks & Recreation

Open Space and Parks .....	407 acres
Hike and Bike Trails .....	22.33 miles
Lakes/Ponds .....	9
Tennis Courts.....	6
Equestrian Trails .....	1.8 miles
Fields: Baseball / Softball.....	7
Soccer / Multi-purpose.....	15
Outdoor Pavilion.....	10



### Prosper Independent School District

High Schools .....	1
Middle Schools .....	2
Elementary Schools .....	7

PERSONNEL: PISD employs nearly 1162 certified & support personnel.

2016 Student Enrollment Projection ..... 9,400+  
(100% growth in the last 5 years)

### PISD Ethnic Composition

White.....	71%
Hispanic.....	14%
African American.....	9%
Other.....	6%

### Higher Education

Collin College .....	McKinney, Frisco
Collin Higher Education Center .....	www.collin.edu/CHEC
University of North Texas.....	Satellite (Prosper High School), Denton
University of Texas at Dallas .....	Richardson

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# Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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:
  - 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.

<b>Legacy Commercial Realty, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>0588681</b> License No.	<b></b> Email	<b>(972)292-1220</b> Phone
<b>Joe Martinez</b> Designated Broker of Firm	<b>455942</b> License No.	<b>martinez@LCRTexas.com</b> Email	<b>(214)535-1876</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tito Martinez</b> Sales Agent/Associate's Name	<b>788375</b> License No.	<b>Tito@LCRTexas.com</b> Email	<b>(972)533-3621</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date