

LAND FOR SALE

508 E BROADWAY, PROSPER, TX 75078

508 E Broadway St, Prosper, TX 75078



PROPERTY DESCRIPTION

Presenting a prime investment opportunity, this property is ideally located on a high-visibility corner lot in the thriving downtown Prosper area. Boasting convenient access to major roadways, it offers an excellent platform for expanding businesses seeking to maximize exposure and accessibility. The potential for customized office space design provides a unique opportunity for investors looking to create tailored environments for tenant needs. Situated in a high-growth region with increasing property values, this property represents a compelling prospect for investors seeking to capitalize on the dynamic market in the area. CAD lists the property zoning as C1 (Vacant Residential Lot). City of Prosper confirms current zoning to be Downtown Office.

PROPERTY HIGHLIGHTS

- - Prime corner lot location for high visibility
- - Close Proximity to major roadways for convenient access
- - High growth area with increasing property values
- - Opportunity for customized office space design

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	13,493 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,397	33,702	183,778
Total Population	4,174	104,925	527,494
Average HH Income	\$163,413	\$151,320	\$135,884

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MARILYN KITTRELL

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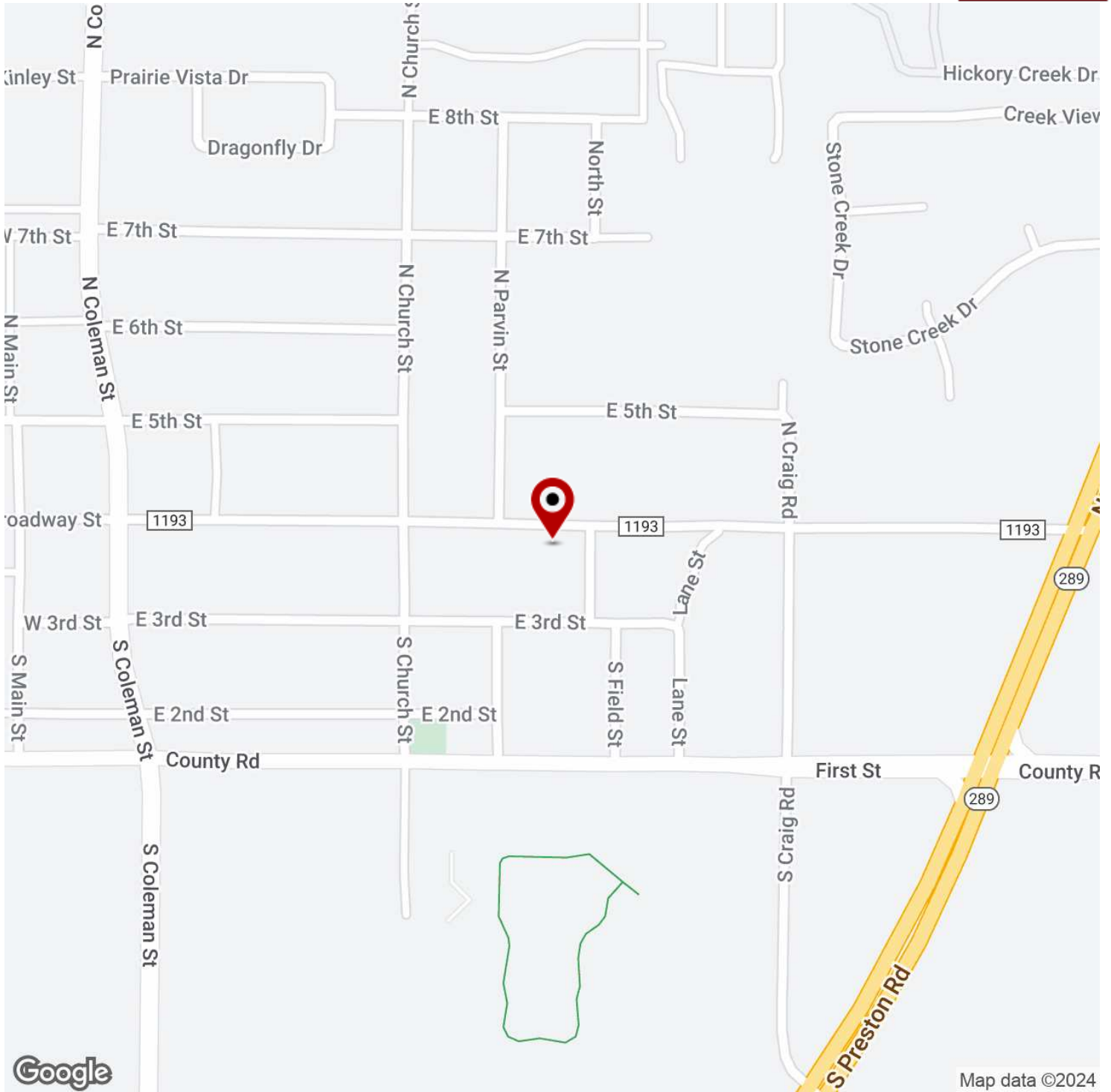
Selected features: 0



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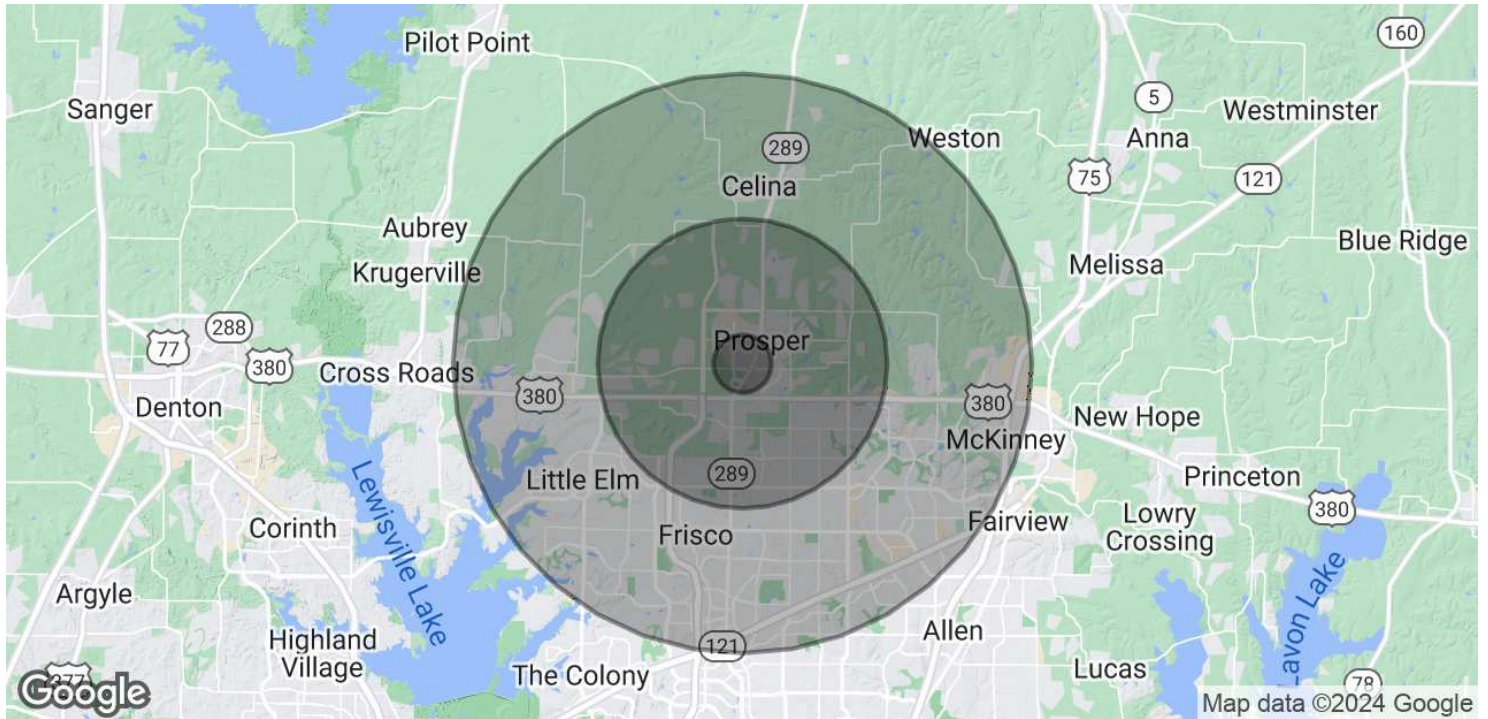
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,174	104,925	527,494
Average Age	39.3	35.9	37.1
Average Age (Male)	37.6	34.8	35.7
Average Age (Female)	40.7	35.9	37.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,397	33,702	183,778
# of Persons per HH	3.0	3.1	2.9
Average HH Income	\$163,413	\$151,320	\$135,884
Average House Value	\$431,809	\$401,169	\$358,886

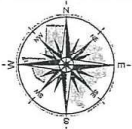
* Demographic data derived from 2020 ACS - US Census

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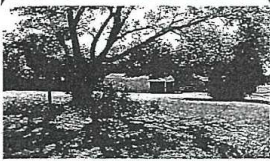
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C.B.G. Surveying, Inc.

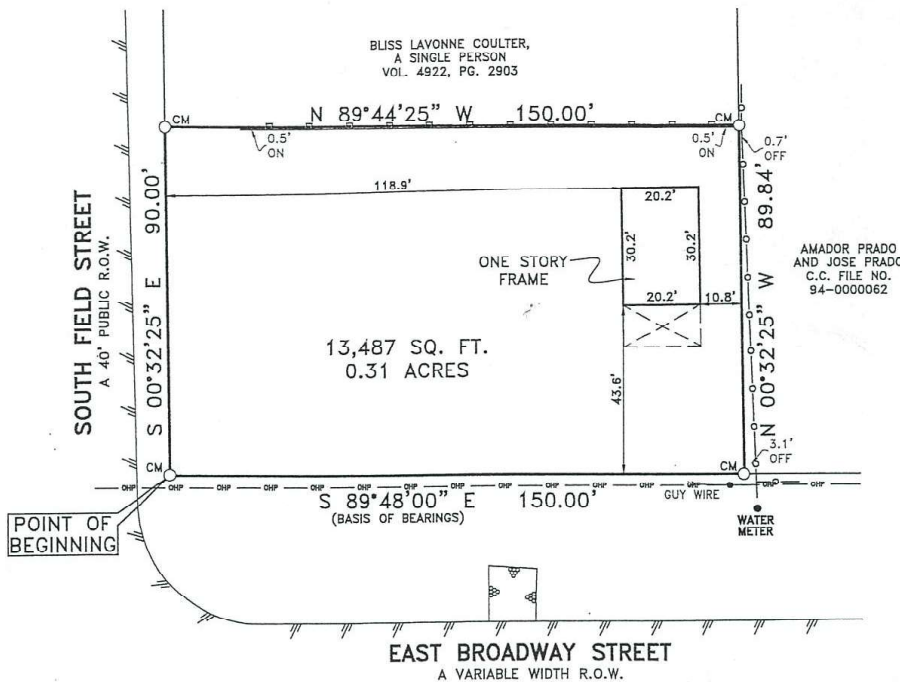


REPUBLIC TITLE

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ◆ 60d NAIL FOUND
- T TRANSFORMER PAD
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- OH— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- ▲ OVERHEAD ELECTRIC
- II— IRON FENCE
- X— BARBED WIRE
- /— EDGE OF ASPHALT
- ▲ EDGE OF GRAVEL
- ▨ CONCRETE
- ▨ COVERED AREA

EXCEPTIONS:



508 East Broadway Street

Being a tract of land situated in the Collin County School Land Survey, Abstract No. 147, in the City of Prosper, Collin County, Texas, same being a portion of Lots 4, 5 and 6, Block A, of Bryants Second Addition, an unrecorded subdivision in the City of Prosper, Collin County, Texas, same also being that tract of land conveyed to Mark Chovan, by deed recorded in Volume 5881, Page 3674, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 Inch Iron rod found for corner, said corner being the intersection of the South right-of-way line of East Broadway Street (a variable width public right-of-way) and the West right-of-way line of South Field Street (a 40 foot public right-of-way);

THENCE South 00 degrees 32 minutes 25 seconds East, along the West right-of-way line of said South Field Street, a distance of 90.00 feet to a 1/2 Inch Iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Bliss Lavonne Coulter, a single person, by deed recorded in Volume 4922, Page 2903, Deed Records, Collin County, Texas;

THENCE North 89 degrees 44 minutes 25 seconds West, along the North right-of-way line of said Coulter tract, a distance of 150.00 feet to a 1/2 Inch Iron rod found for corner, said corner being the Northwest corner of said Coulter tract, and being in the East line of that tract of land conveyed to Amador Prado and Jose Prado, by deed recorded in County Clerk's File No. 94-0000062, Deed Records, Collin County, Texas;

THENCE North 00 degrees 32 minutes 25 seconds West, along the East line of said Prado tract, a distance of 89.84 feet to a 1/2 Inch Iron rod found for corner, said corner being the Northeast corner of said Prado tract, and being in the South right-of-way line of said East Broadway Street;

THENCE South 89 degrees 48 minutes 00 seconds East, along the South right-of-way line of said East Broadway Street a distance of 150.00 feet to the POINT OF BEGINNING and containing 13,487 square feet or 0.31 acres of land.



30' 15' 0 30' 60'

SCALE: 1" = 30'

NOTES:

Bearings based on the North line of that tract of land conveyed to Mark Chovan, by deed recorded in Volume 5881, Page 3674, Deed Records, Collin County, Texas.

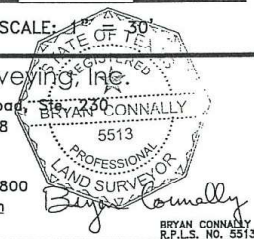
FLOOD NOTE: According to the F.I.R.M. No. 48085C0235J, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Republic Title of Texas. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____ Accepted by: _____ Purchaser
Purchaser

Drawn By: JAN
Scale: 1" = 30'
Date: 07/29/15
GF NO.: 1009-156103-RTT
Job No. 1511433

C.B.G. Surveying, Inc.
12025 Shiloh Road,
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BRYAN CONNALLY
R.P.L.S. NO. 5513



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marilyn Kittrell	0628419	mkittrell@mkittrellproperties.com	(214)412-7303
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Marilyn Kittrell	0628419	mkittrell@mkittrellproperties.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

M Kittrell Properties, Inc., 1407 Shanks Ave Dayton TX 77535
Marilyn Kittrell

Information available at www.trec.texas.gov

IABS 1-0 Date

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