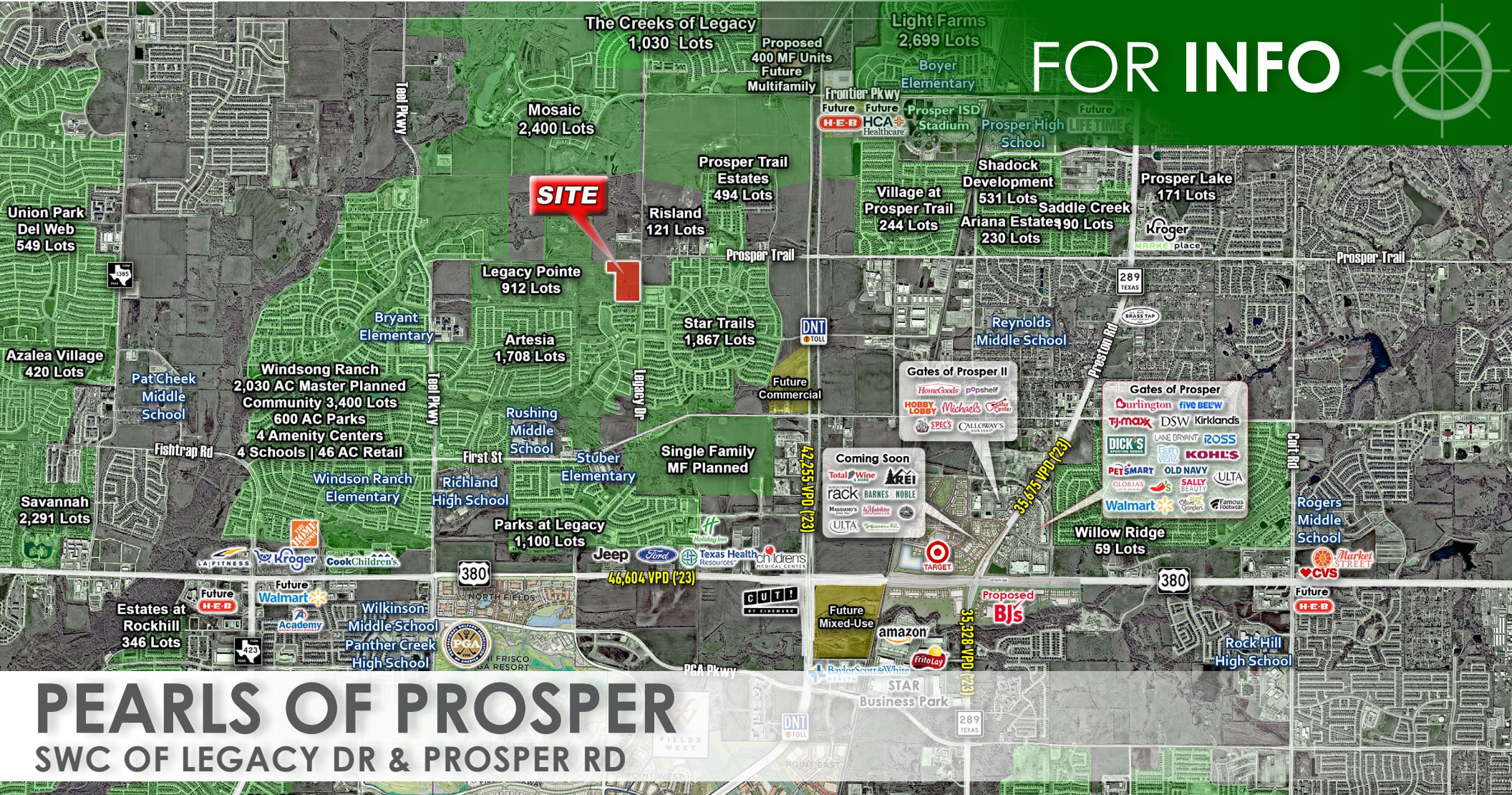


FOR INFO



PEARLS OF PROSPER SWC OF LEGACY DR & PROSPER RD

PROSPER, TEXAS

SCOTT RODGERS Partner
scottrodgers@duwestrealty.com | 214.720.0004

BRANDON CROW Vice President - Land
bcrow@duwestrealty.com | 214.720.0004

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

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PEARLS OF PROSPER | SWC of Legacy Dr & Prosper Rd, Prosper, Texas 75078

OVERVIEW

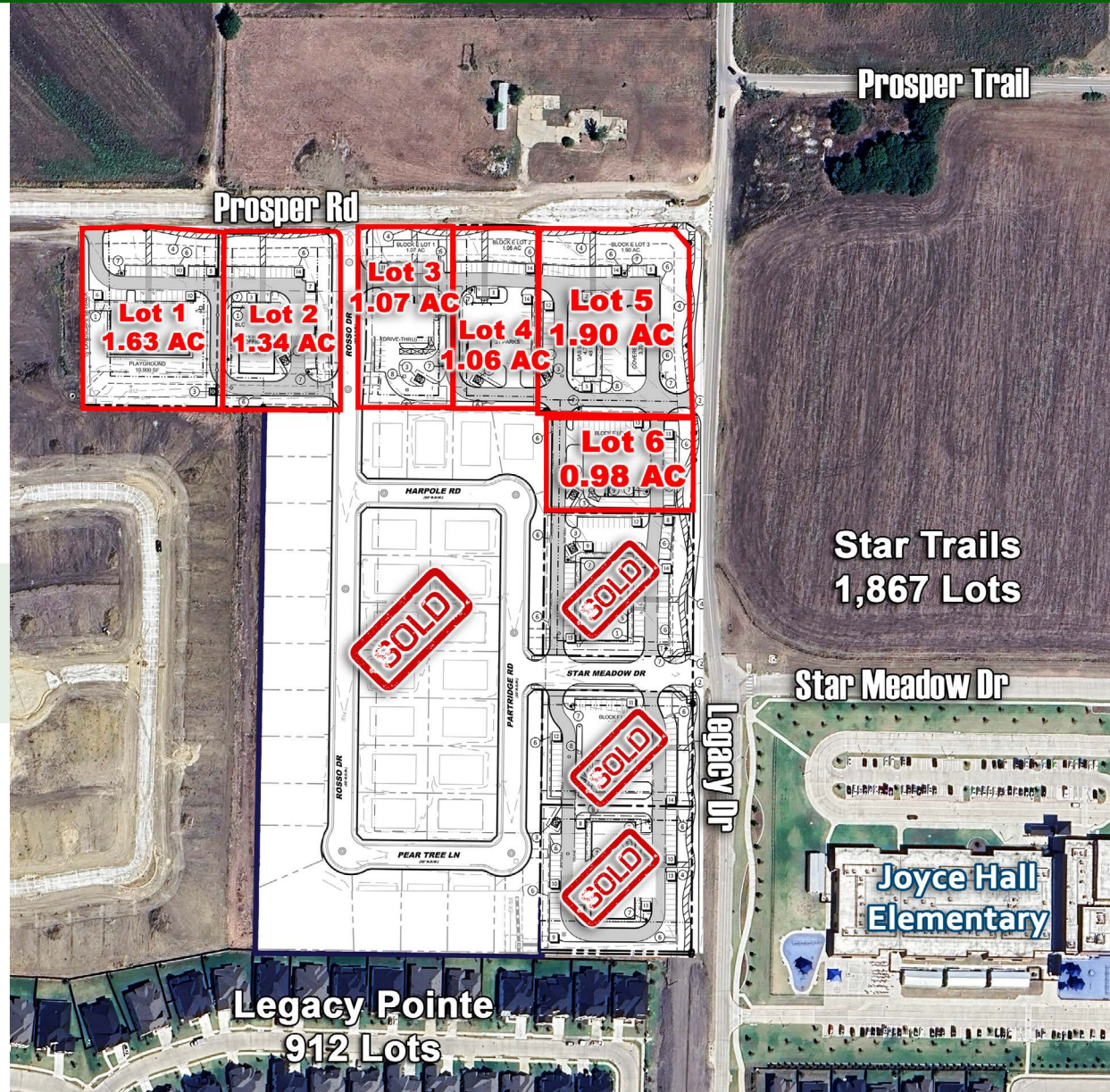
- ±85 Acres Available (divisible)
- Zoned: PD-14 (Planned Development)
- Utilities: All Utilities Near Site
- Located just north of the PGA Headquarters with 2 TPC golf courses and 3 miles/12 minutes from The Gates of Prosper, an 800-AC Mixed Use Development)
- Prosper ISD is one of the top 5 school districts in DFW
- Call for Info & Price

TRAFFIC COUNTS

University Dr/US-380: 46,604 VPD (TXDOT 2023)
 Dallas North Tollway: 42,255 VPD (TXDOT 2023)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	5,097	42,160	152,317
2029 Projected Pop.	8,292	71,130	212,754
Daytime Pop.	3,613	35,728	114,600
Avg HH Income	\$222,374	\$203,533	\$187,044



PEARLS OF PROSPER | SWC of Legacy Dr & Prosper Rd, Prosper, Texas 75078



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Windsong Ranch
2,030 AC Master Planned
Community 3,400 Lots
600 AC Parks
4 Amenity Centers
4 Schools | 46 AC Retail

380

Artesia
1,708 Lots

Legacy Pointe
912 Lots

SOLD

SOLD

SOLD

Lot 1
1.63 AC

Lot 2
1.34 AC

Lot 3
1.07 AC

Lot 4
1.06 AC

Lot 5
1.90 AC

Lot 6
0.98 AC

Legacy Dr

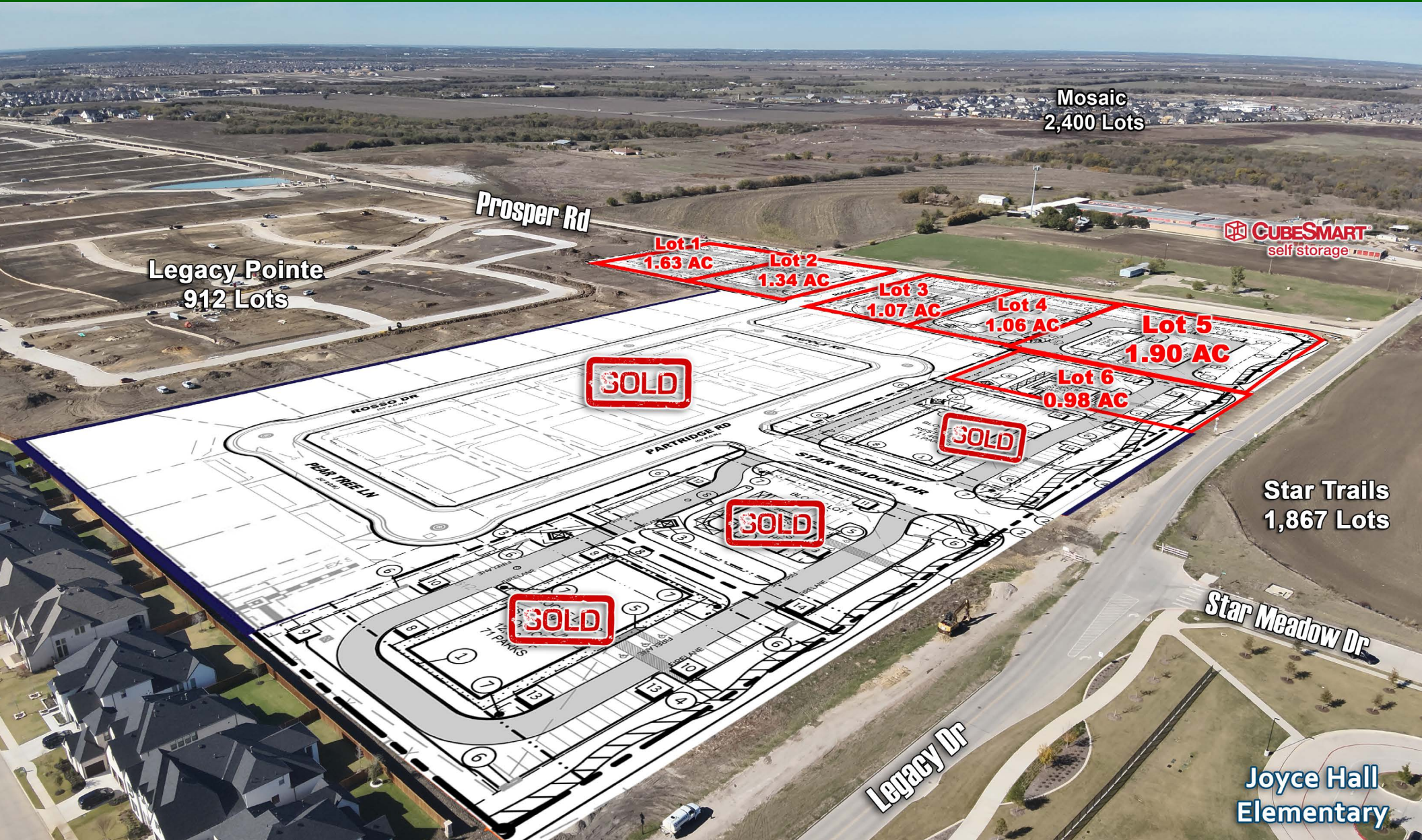
Star Meadow Dr

Prosper Rd

Legacy Dr

Star Trails
1,867 Lots

PEARLS OF PROSPER | SWC of Legacy Dr & Prosper Rd, Prosper, Texas 75078



Legacy Pointe
912 Lots

Mosaic
2,400 Lots

CUBESMART
self storage

SOLD

SOLD

SOLD

SOLD

Star Trails
1,867 Lots

Star Meadow Dr

Joyce Hall
Elementary

Legacy Dr

PEARLS OF PROSPER | SWC of Legacy Dr & Prosper Rd, Prosper, Texas 75078

Windsong Ranch
2,030 AC Master Planned
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Prosper Rd

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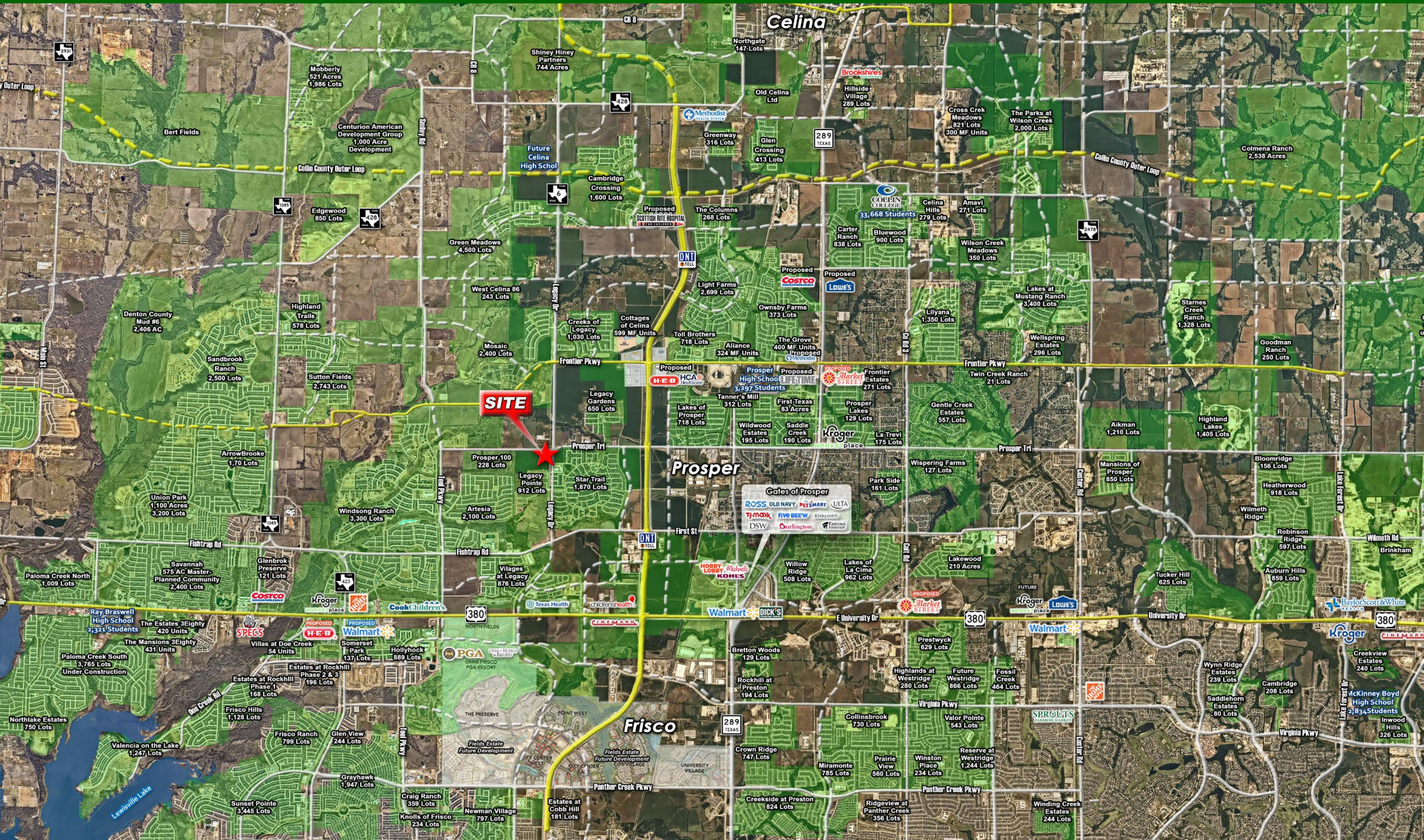
Legacy Dr

**Joyce Hall
Elementary**

Star Meadow Dr

Star Trails
1,867 Lots

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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.

2-10-2025



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.

DuWest Management Inc.	605046		214.720.0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____

Buyer/Tenant/Seller/Landlord Initials

Date