

OFFICE SPACE FOR LEASE

\$3,300 + HOA + E 1,200 SF

291 S Preston Road Ste 840


Prosper, Texas



APPIAN
COMMERCIAL REALTY

Preston Taylor
(972)562-9988 Opt. 3
www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR
(972)562-9988 Opt. 2
www.AppianCommercial.com

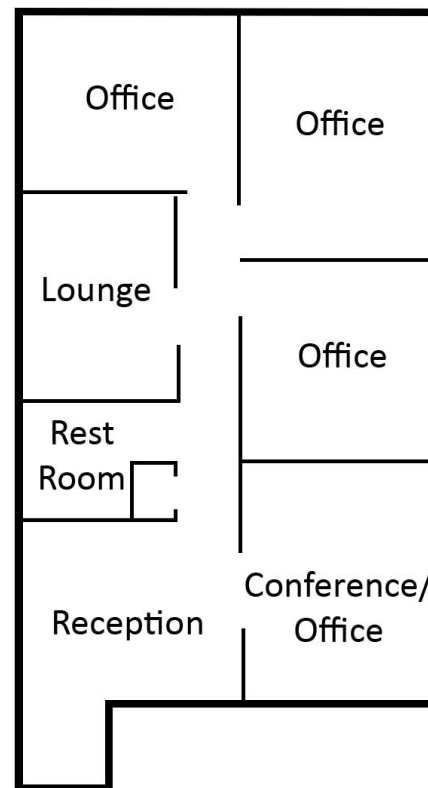
 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR LEASE

Office Space
291 S Preston Rd #840
Prosper, TX 75078

FLOOR PLAN

291 S Preston Road, Suite 840
1,200 SF



OFFICE SPACE FOR LEASE

Office Space
291 S Preston Rd #840
Prosper, TX 75078



APPIAN
COMMERCIAL REALTY

Preston Taylor
☎ (972)562-9988 Opt. 3
🌐 www.AppianCommercial.com

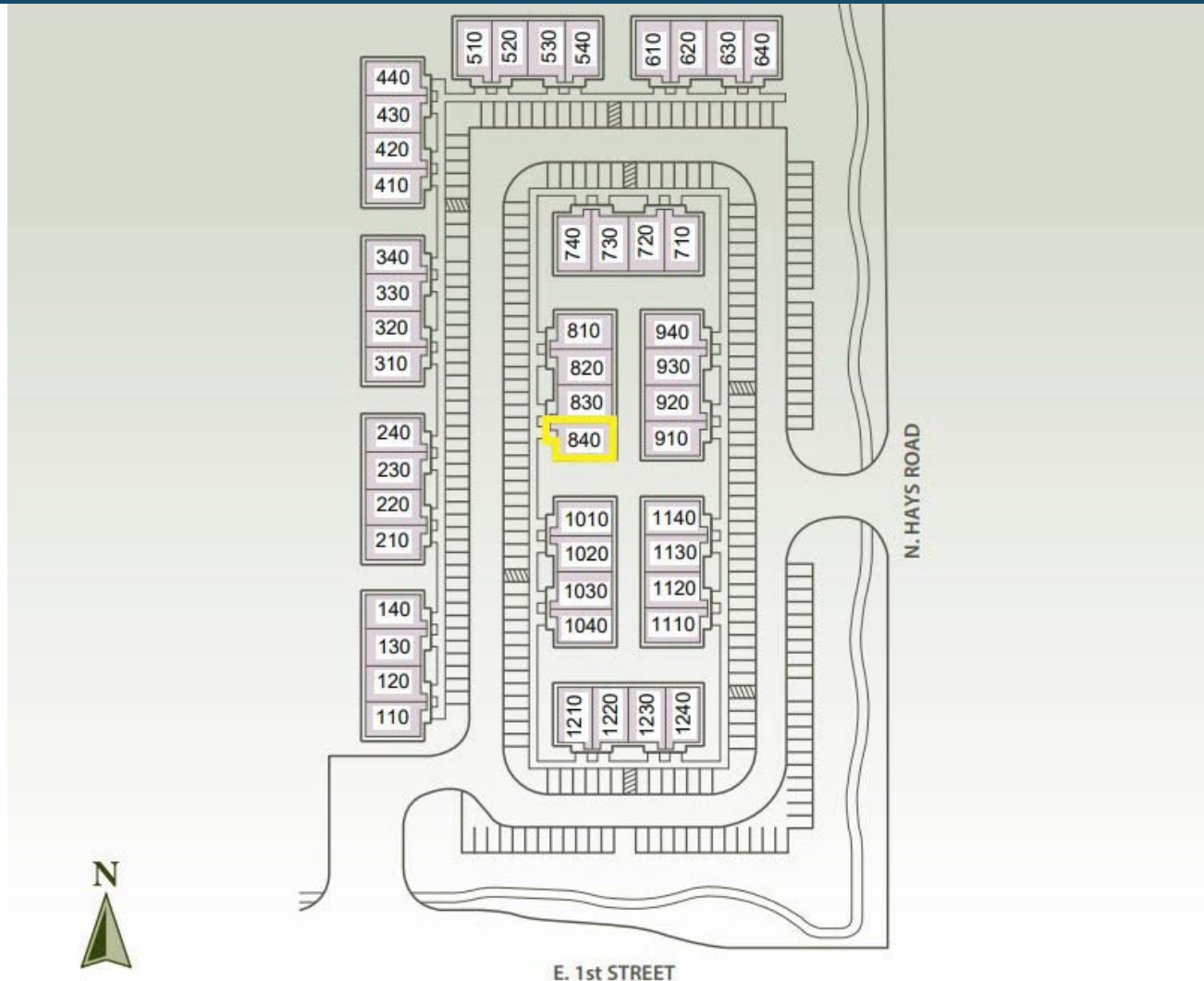
Ray Eckenrode, CCIM, SIOR
☎ (972)562-9988 Opt. 2
🌐 www.AppianCommercial.com

📍 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR LEASE

Office Space
291 S Preston Rd #840
Prosper, TX 75078

SITE PLAN



APPIAN
COMMERCIAL REALTY

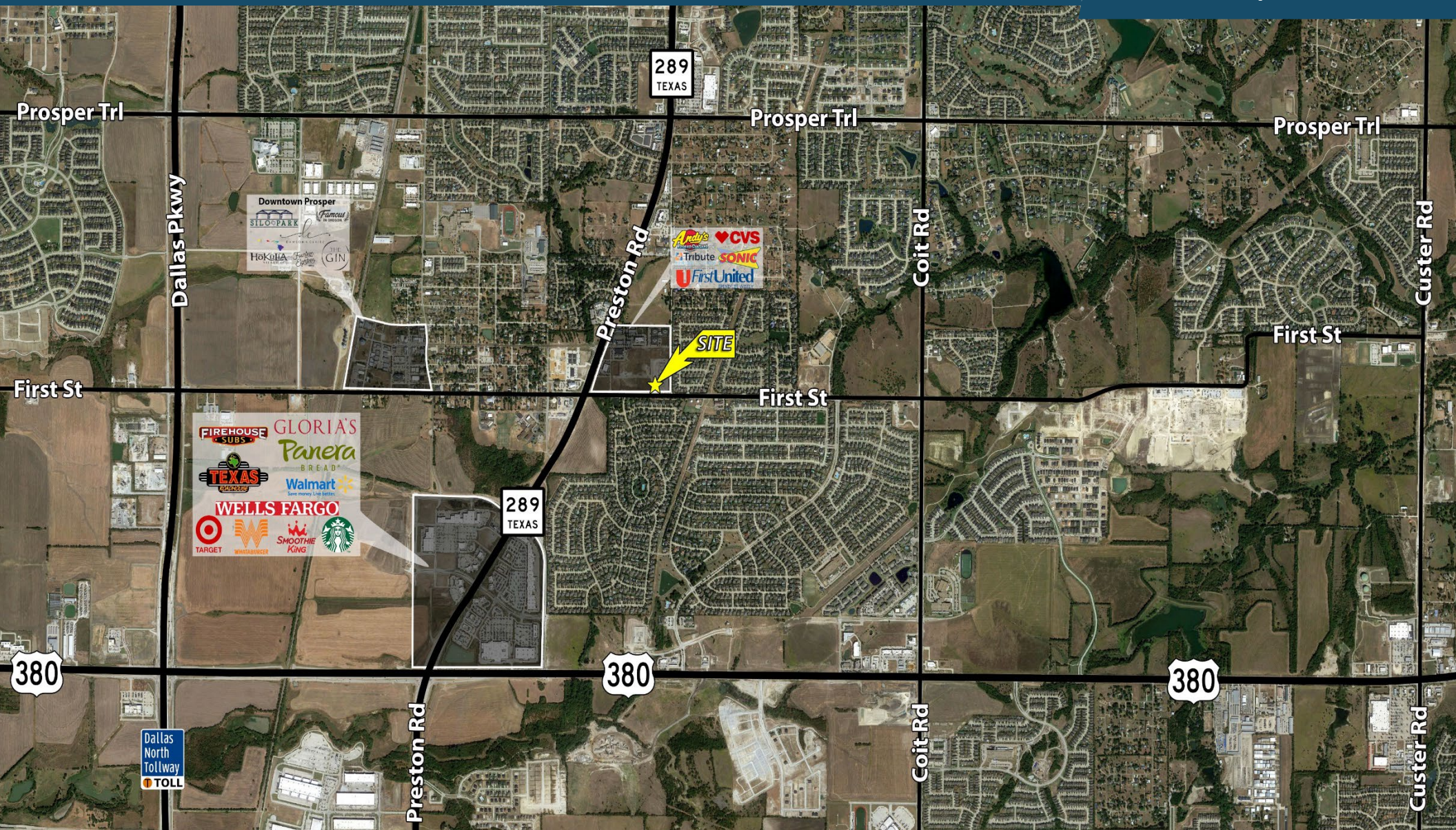
Preston Taylor
☎ (972)562-9988 Opt. 3
🌐 www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR
☎ (972)562-9988 Opt. 2
🌐 www.AppianCommercial.com

📍 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR LEASE


Office Space
291 S Preston Rd #840
Prosper, TX 75078



APPIAN
COMMERCIAL REALTY

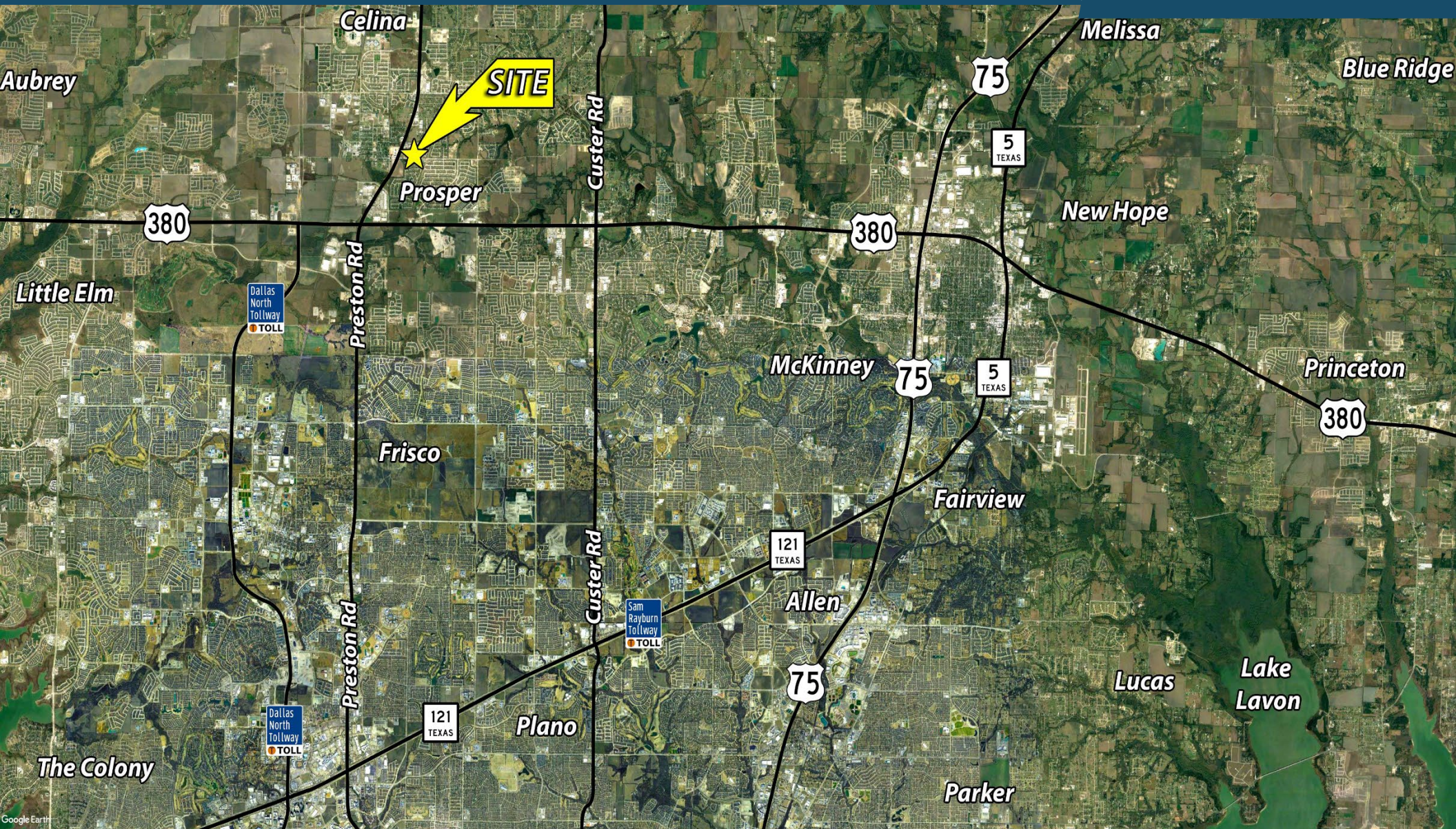
Preston Taylor
(972)562-9988 Opt. 3
www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR
(972)562-9988 Opt. 2
www.AppianCommercial.com

 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR LEASE


Office Space
291 S Preston Rd #840
Prosper, TX 75078



APPIAN
COMMERCIAL REALTY

Preston Taylor
(972)562-9988 Opt. 3
www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR
(972)562-9988 Opt. 2
www.AppianCommercial.com

 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071



OFFICE SPACE FOR LEASE

Office Space
291 S Preston Rd #840
Prosper, TX 75078

PROPERTY DETAILS

- **Price:** \$3,300/Month + HOA
(\$240/Month) + Electricity
- **Property Type:** Office Condo
- **Available SF:** 1,200 SF
- **Suite:** 840
- **Address:** 291 S Preston Road

- **City:** Prosper
- **County:** Collin
- **Date Available:** Immediate
- **Cross Street:** Preston Rd & E First St
- **Property Status:** Existing
- **Building Size:** 4,800 SF

PROPERTY INFORMATION

This property is located on the NE corner of Preston Road and East First Street in the thriving town of Prosper, Texas. Prosper has been recognized as one of the best suburbs in Texas with a population estimated at 34,136 and an average household income of \$198,000. Prosper features several master-planned communities, including Windsong Ranch, Star Trail, and Light Farms, which will continue to fuel Prosper's strong growth and demographics. This prime location offers easy access to major highways such as Highway 380 and Dallas North Tollway, making it an ideal spot for businesses that require frequent travel. Additionally, it is situated close to a variety of shops, restaurants, and amenities, providing convenience and accessibility for employees and clients alike.



Preston Taylor
📞 (972)562-9988 Opt. 3
🌐 www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR
📞 (972)562-9988 Opt. 2
🌐 www.AppianCommercial.com

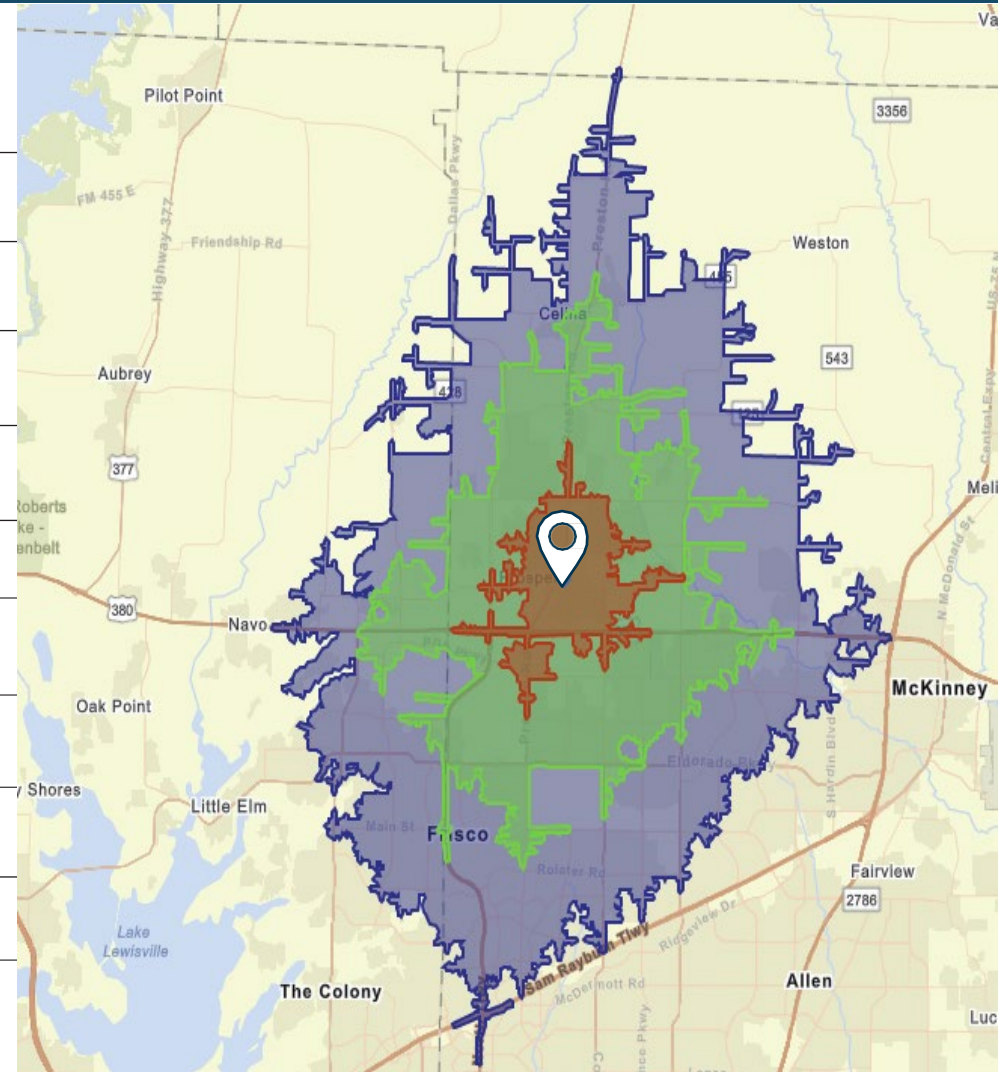
📍 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR LEASE

Office Space
291 S Preston Rd #840
Prosper, TX 75078

DEMOGRAPHICS

2022 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	20,374	130,740	353,861
Households	6,320	40,056	114,308
Families	5,116	32,002	89,302
Average Household Size	3.22	3.26	3.09
Owner Occupied Housing Units	5,343	32,894	84,471
Renter Occupied Housing Units	977	7,162	29,838
Median Age	34.8	34.6	34.4
Median Household Income	\$161,368	\$136,039	\$130,142
Average Household Income	\$200,110	\$170,762	\$165,573



APPIAN
COMMERCIAL REALTY

Preston Taylor
📞 (972)562-9988 Opt. 3
🌐 www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR
📞 (972)562-9988 Opt. 2
🌐 www.AppianCommercial.com

📍 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

DEMOGRAPHIC SUMMARY

291 S Preston Road Ste 130-140 Prosper, TX 75078

Drive time of 5 minutes

KEY FACTS

20,374

Population



6,320

Households

34.8

Median Age

\$127,195

Median Disposable Income

EDUCATION

2%

No High School Diploma



12%

High School Graduate



22%

Some College



64%

Bachelor's/Grad/Prof Degree

INCOME



\$161,368

Median Household Income



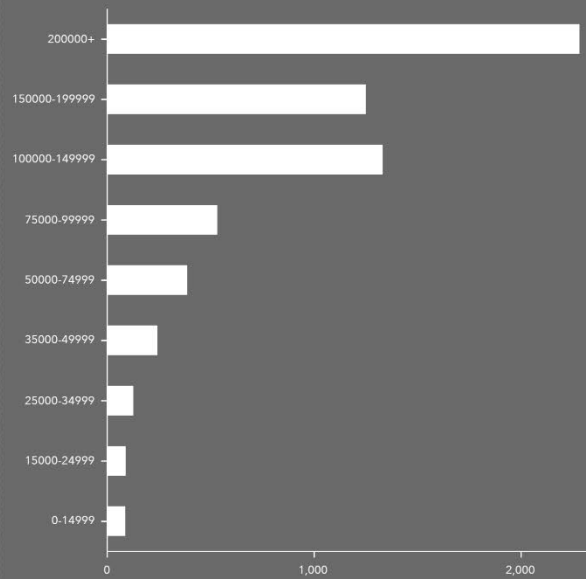
\$59,672

Per Capita Income

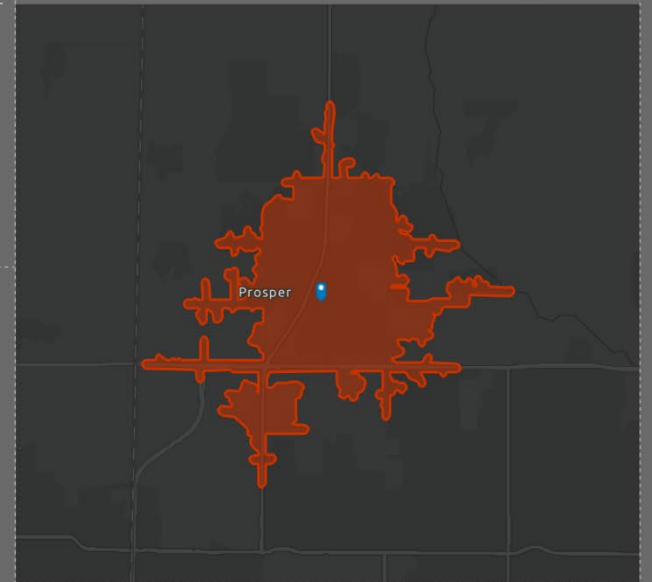


\$726,607

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

82%



Blue Collar

11%



Services

8%

2.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

© 2023 Esri

DEMOGRAPHIC SUMMARY

291 S Preston Road Ste 130-140 Prosper, TX 75078

Drive time of 10 minutes

KEY FACTS

130,740

Population



40,056

Households

34.6

Median Age

\$110,133

Median Disposable Income

EDUCATION

3%

No High School Diploma



11%

High School Graduate



24%

Some College



62%

Bachelor's/Grad/Prof Degree

INCOME



\$136,039

Median Household Income



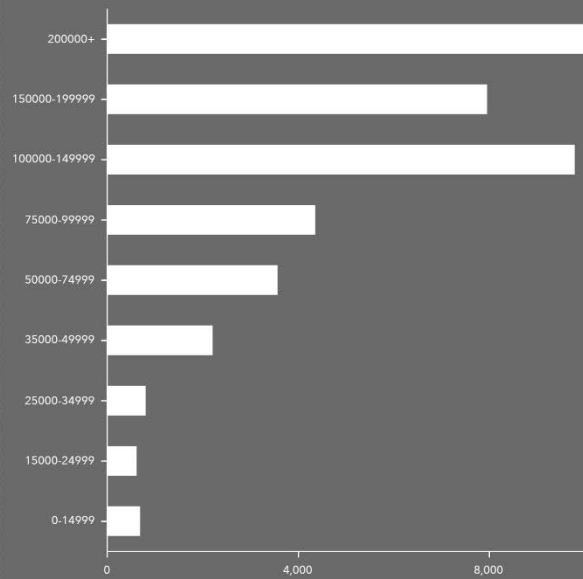
\$52,752

Per Capita Income

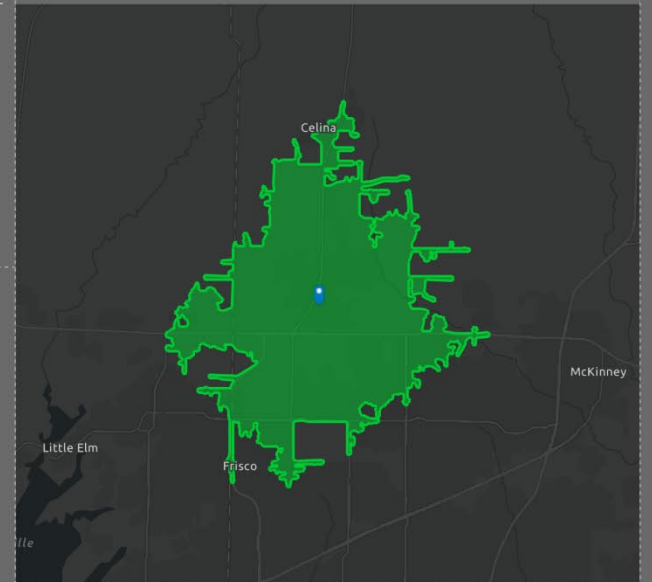


\$523,443

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

81%



Blue Collar

11%



Services

9%

2.9%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

© 2023 Esri

DEMOGRAPHIC SUMMARY

291 S Preston Road Ste 130-140 Prosper, TX 75078

Drive time of 15 minutes

KEY FACTS

353,861

Population



114,308

Households

34.4

Median Age

\$107,235

Median Disposable Income

EDUCATION

3%

No High School Diploma



11%

High School Graduate



24%

Some College



62%

Bachelor's/Grad/Prof Degree

INCOME



\$130,142

Median Household Income



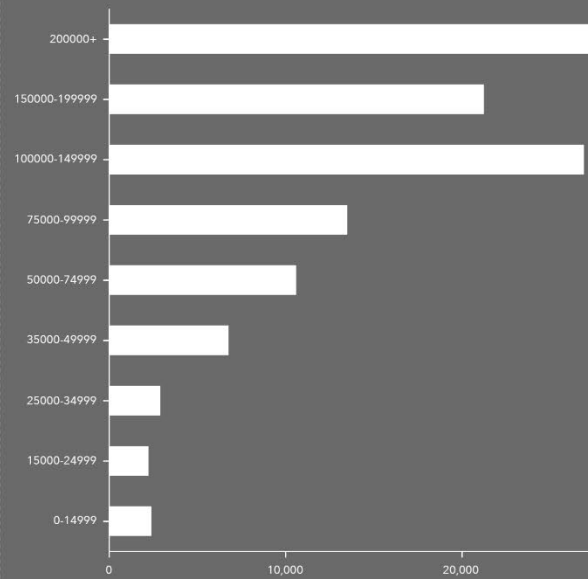
\$53,735

Per Capita Income

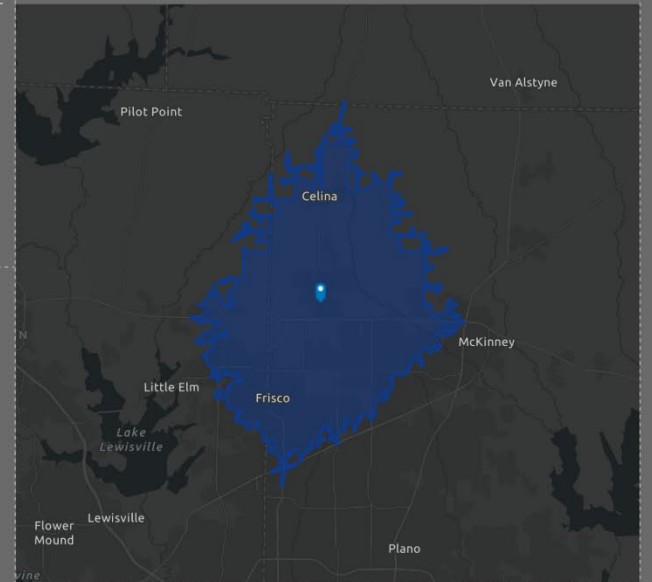


\$404,642

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

82%



Blue Collar

10%



Services

9%

3.0%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

© 2023 Esri



Information About Brokerage Services

11-2-2015

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Appian Commercial Realty LLC	579746	appiancommercial@gmail.com	972-562-9988
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0