

# The Offices at Prosper 380

## Professional / Medical Office Space For Lease

### 1,187 SF

**NEW CONSTRUCTION**  
**PRIME LOCATION**



#### Location:

The Offices at Prosper 380  
2120 Prairie Drive  
Suite 602  
Prosper, TX 75078



#### Space Available:

Fully Finished  
Professional / Medical Office  
Available  
1,187 SF  
\$3,400 + E for Lease

- New construction with upscale finishes in place & efficient floor plan available
- Single Suite opportunity perfectly placed on Prairie Drive
- Excellent location in the growing Town of Prosper
- Nearby the master planned community of The Parks at Legacy, Windsong Ranch, & Hollyhock
- Close proximity to the Dallas North Tollway, US Hwy 380, & Preston Road
- Abundant Parking & Building Signage Available

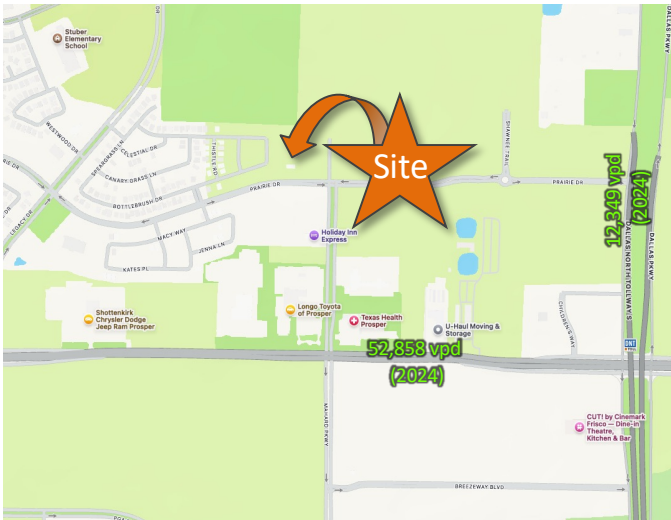
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)

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- Service to growing communities of Prosper, Frisco, Little Elm, Celina, and McKinney
- Close proximity to Restaurant & Retail Amenities such as The Gates of Prosper, the PGA Headquarters, Cook Children's Medical Center, Texas Health Prosper, and upcoming Firefly development

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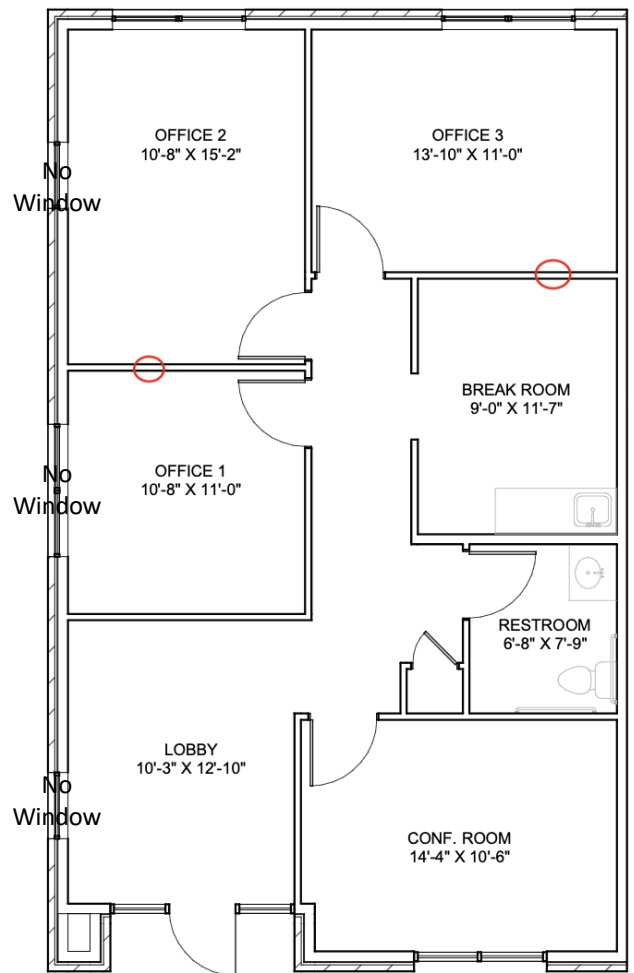
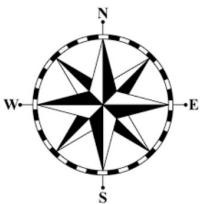
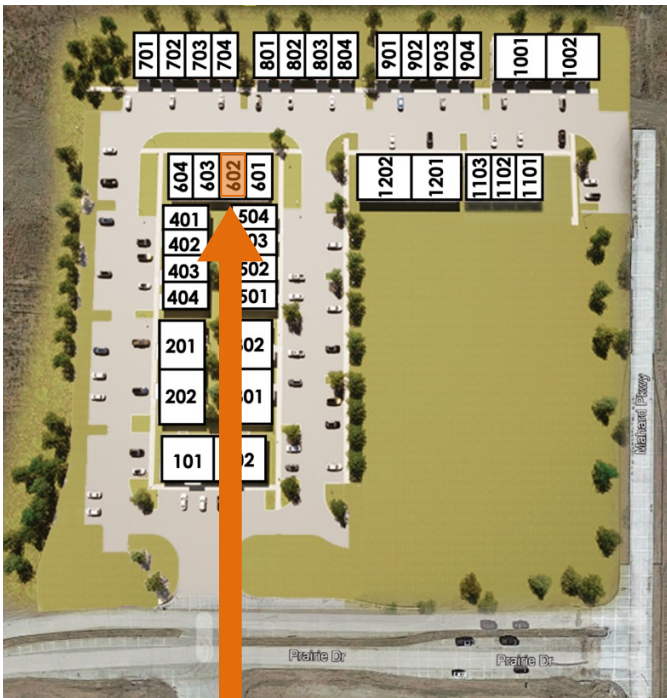
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# Site Plan & Floor Plan



01 TYPICAL FLOOR PLAN - 1,187 SF  
SCALE: 1/8" = 1'-0"

Plumbing Stub-up Locations

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# Prosper Demographics

**Location**

North of Dallas, Prosper is located 32 miles from the Dallas/Fort Worth International Airport, 35 miles from Downtown Dallas, 14 miles from the Collin County Regional Airport and 55 miles from Fort Worth.

**Highlights**

- As of January 1, 2022, the population was estimated at 35,430.
- Land Area is 27 square miles.
- Located 25 minutes from 2 major airports.

**Demographic Information**

- As of 2022, the average valued home price was \$766,163.
- As of 2021, the median household income was \$153,777.

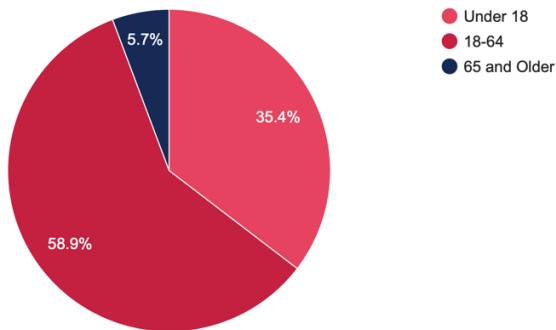
**Travel**

- DFW International Airport - World's 3rd largest in operations and 7th largest in total passengers. It serves 171 destinations with direct flights to every U.S. airport. DFW is the home base for American Airlines.
- Dallas Love Field - Provides over 100 daily flights to 17 destinations and is the home base for Southwest Airlines.
- Private Airports - Addison Airport and Collin County Regional Airport in McKinney Both are just 20 minutes from Prosper.

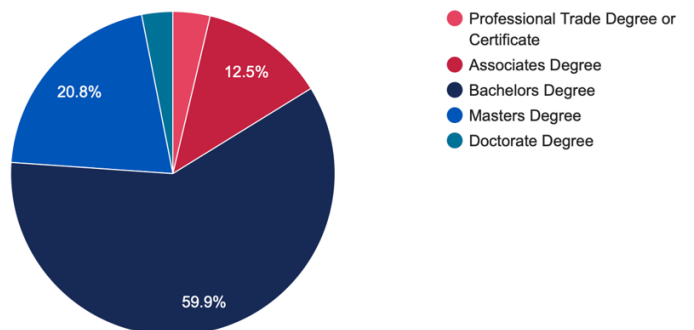
**Economic Indicators**

	Median Household Income	\$176,000
	Median Earnings/Worker	\$85,560
	Median Housing Value	\$436,600
	Median Monthly Owner Cost with Mortgages	\$2,921/month
	Median Monthly Rent	\$1,482/month
	Owner-Occupied Housing	86.5%
	Prosper Residents with Health Insurance	95.4%

**Age Breakdown**



**Prosper Higher Education Attainment**



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