

# UNIVERSITY PLAZA

1221 E UNIVERSITY DR  
PROSPER, TX 75078



## OFFERING SUMMARY

Lease Rate:	\$42.00 - 45.00 SF/yr (NNN)
Building Size:	15,247 SF
Available SF:	1,600 - 15,247 SF
Year Built:	2024
Zoning:	Retail/Office
Market:	Prosper

## PROPERTY OVERVIEW

This prime property in Prosper, TX offers optimal visibility and accessibility on University Dr/Hwy 380, making it an ideal choice for high-traffic retail or office environments. The development is under construction and will deliver as a shell in January of 2025. The center offers tenants a prime location, only minutes from the PGA Frisco, Universal Studios development and downtown Prosper. Don't miss this exciting leasing opportunity to establish or expand your business in a prime location with unlimited potential for success.

## PROPERTY HIGHLIGHTS

- 1600-15,247 SF available
- Under Construction - delivers as a cold dark shell in January of 2025
- Ample parking for tenants and clients: 65 total spaces
- Walking distance from several single and multifamily developments including the Lakes of La Cima community with an average home value of \$1.2M
- Minutes from the PGA Frisco, the \$550 million Universal Studios development, and Downtown Prosper, which is undergoing a \$15 million improvement project
- 2023 Demographics: Average income of \$198,632 with over 40,000 households and a projected population growth of 41% over the next five years

For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980

**LINC.**  
COMMERCIAL REALTY

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1,600 SF – 15,246 SF



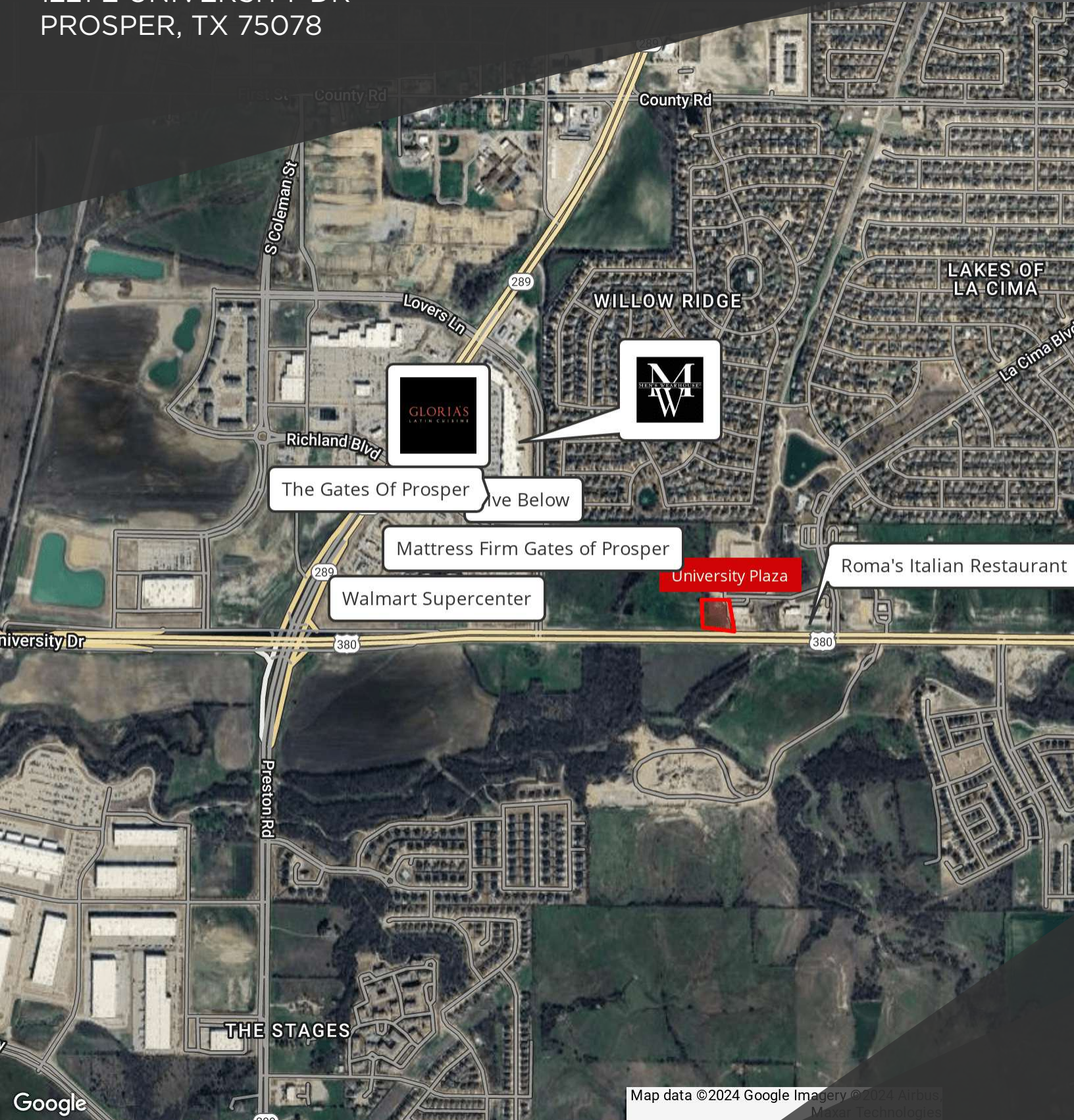
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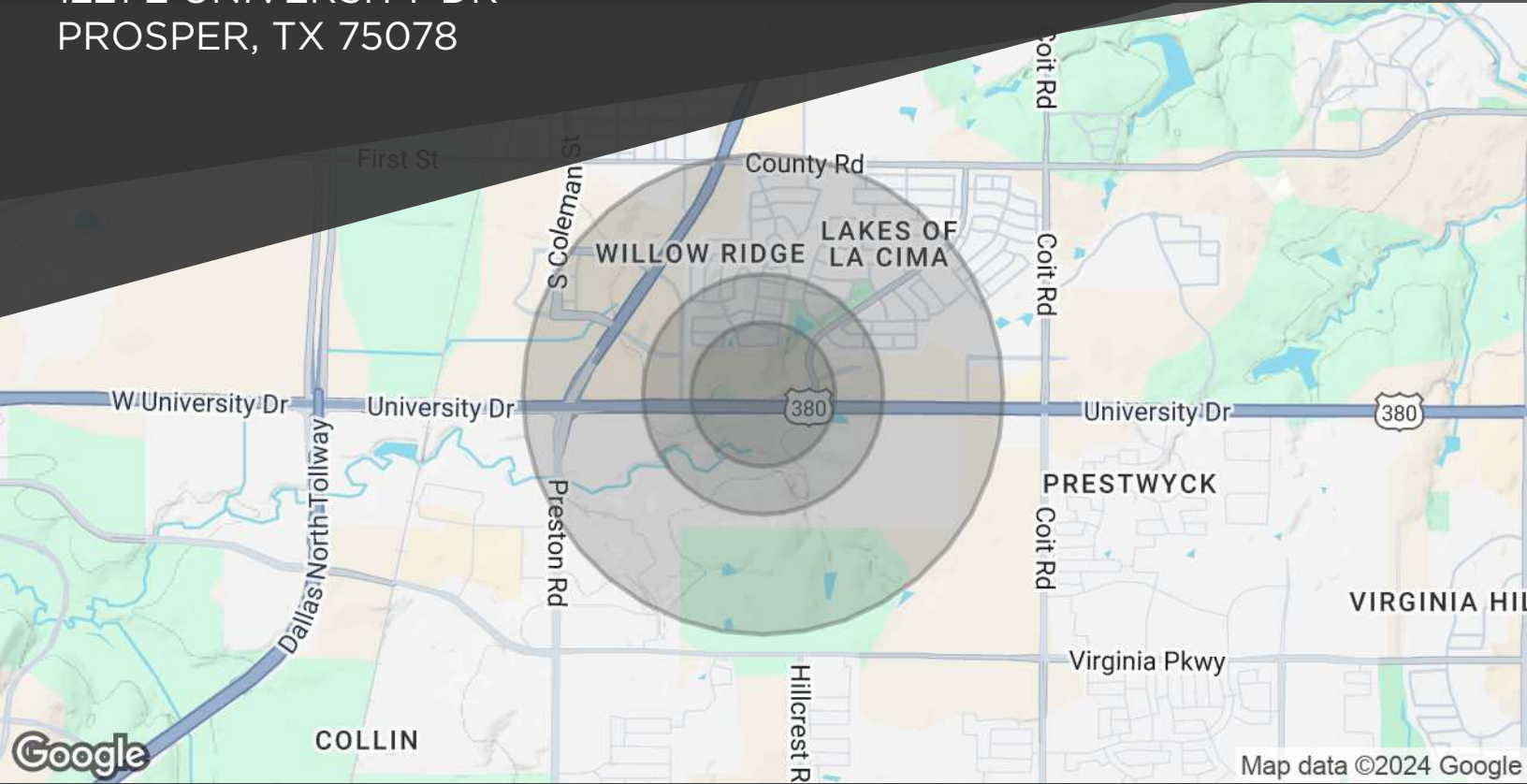
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	382	1,580	5,809
Average Age	35	34	34
Average Age (Male)	34	34	34
Average Age (Female)	35	35	35

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	473	1,725
# of Persons per HH	3	3.3	3.4
Average HH Income	\$207,017	\$227,249	\$230,691
Average House Value	\$702,709	\$703,143	\$700,298

*Demographics data derived from AlphaMap*

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