



Retail Office Medical

Lakeside Park
1500 N. Preston Road
Prosper, TX 75078

Lease

ROCKHILL
COMMERCIAL REAL ESTATE

JAY HOLMAN
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Property Summary

LAKESIDE PARK

- 53,572 SF for Lease
- Adjacent to Kroger Marketplace anchored shopping center
- Easy access and excellent visibility
- Surrounded by rapidly growing, affluent neighborhoods
- Retail, Restaurants, Professional and Medical Space Available

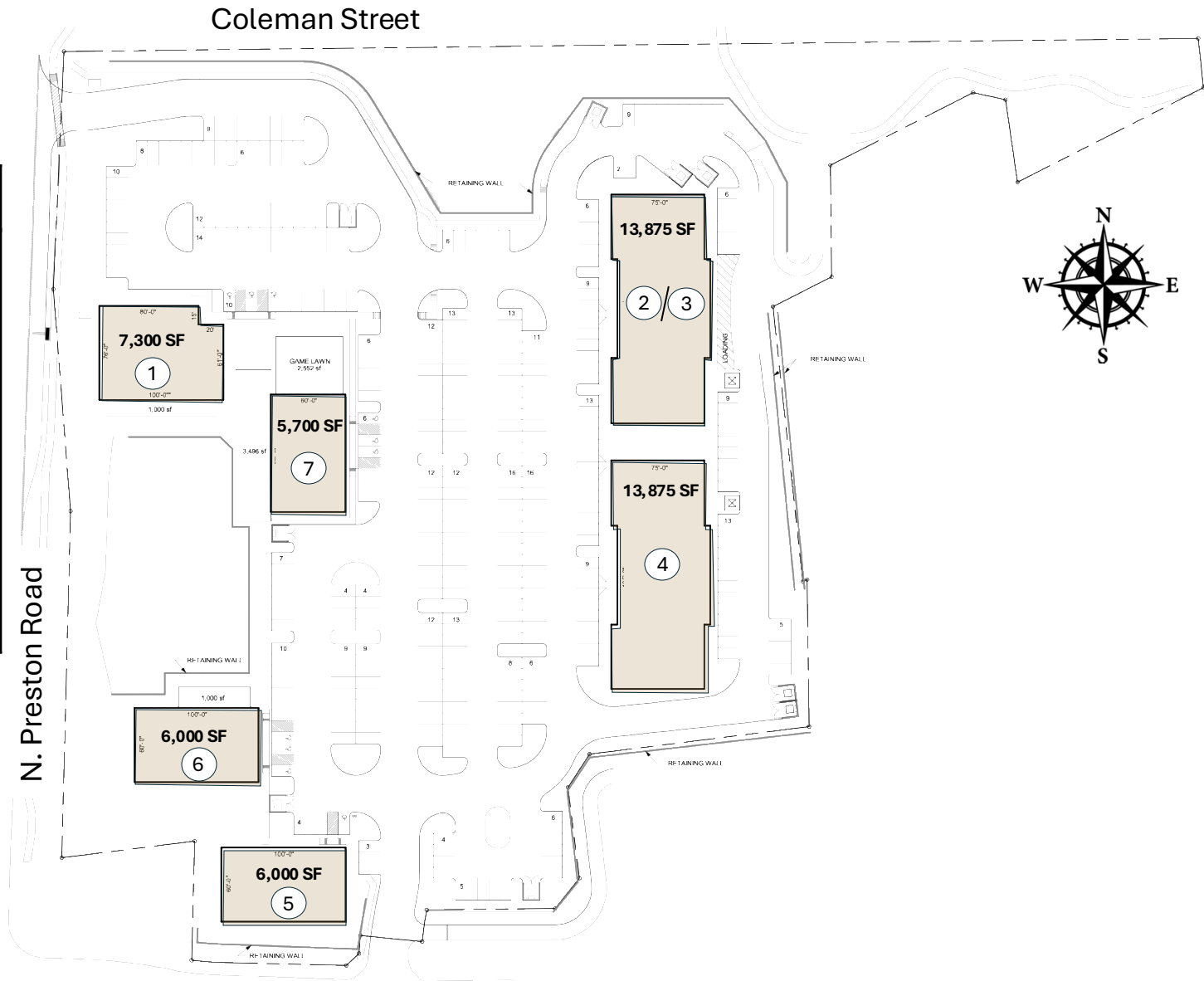
PROJECT DETAILS

- Base Rent: \$46/SF
- Base Rent Lake View: \$48/SF
- Estimated NNN: \$13.50/SF
- TI Allowance: \$40/SF
- Condition: Shell
- Minimum Term: 7 Years
- Allowed Use: Retail/Office/Medical
- Parking Ratio: 7:1,000 SF
- Delivery Date: 4th Quarter 2025



Site Map

Site Data	
Total Building	52,750 SF
Total Parking Spaces	348
General Site Data	
Building 1	7,300 SF
Building 2/3	13,875 SF
Building 4	13,875 SF
Building 5	6,000 SF
Building 6	6,000 SF
Building 7	5,700 SF

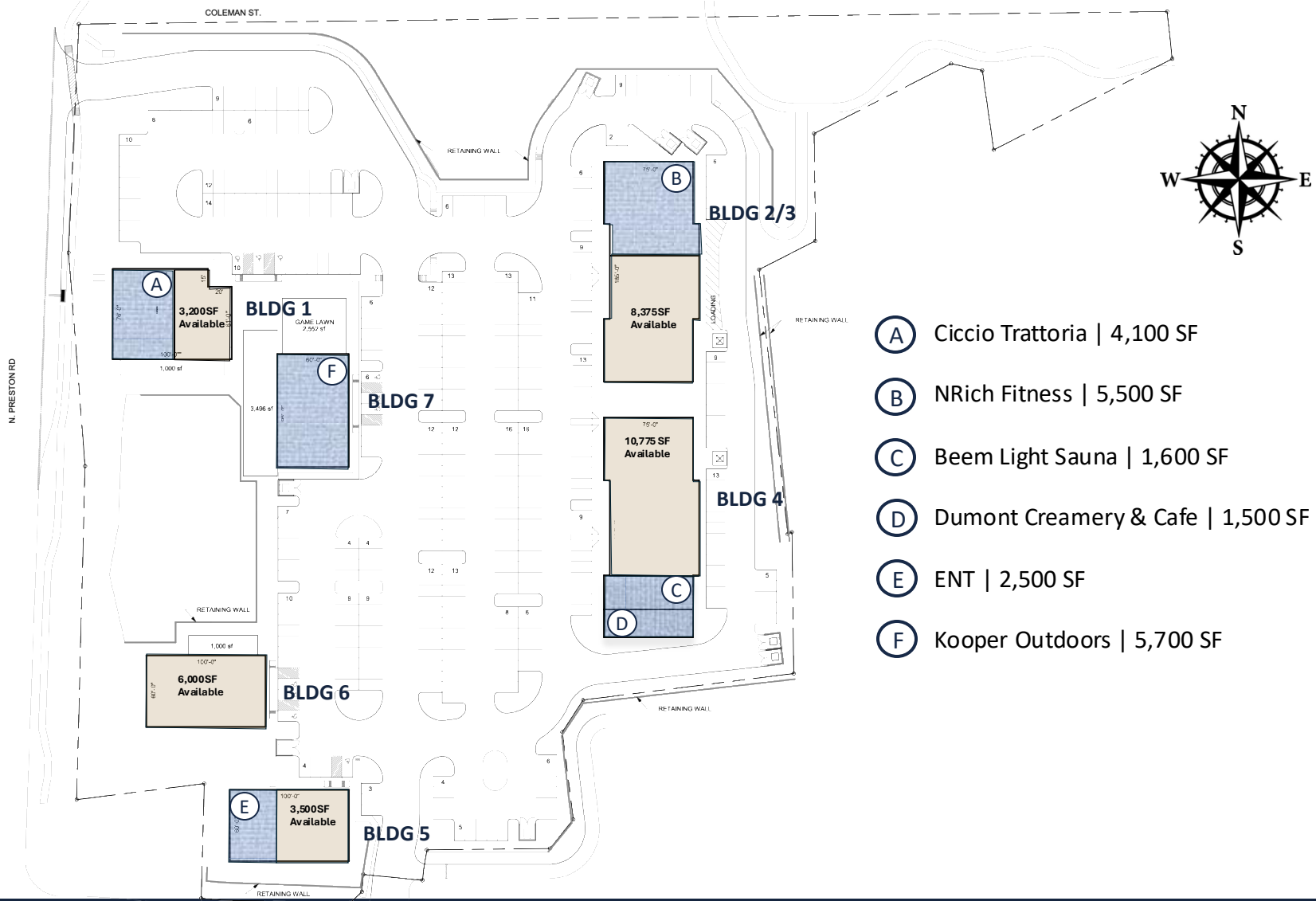


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Tenants



- (A) Ciccio Trattoria | 4,100 SF
- (B) NRich Fitness | 5,500 SF
- (C) Beem Light Sauna | 1,600 SF
- (D) Dumont Creamery & Cafe | 1,500 SF
- (E) ENT | 2,500 SF
- (F) Kooper Outdoors | 5,700 SF



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Availability

Building 1: 7,300 SF
3,200 SF – Available
4,100 SF - Ciccio Trattoria

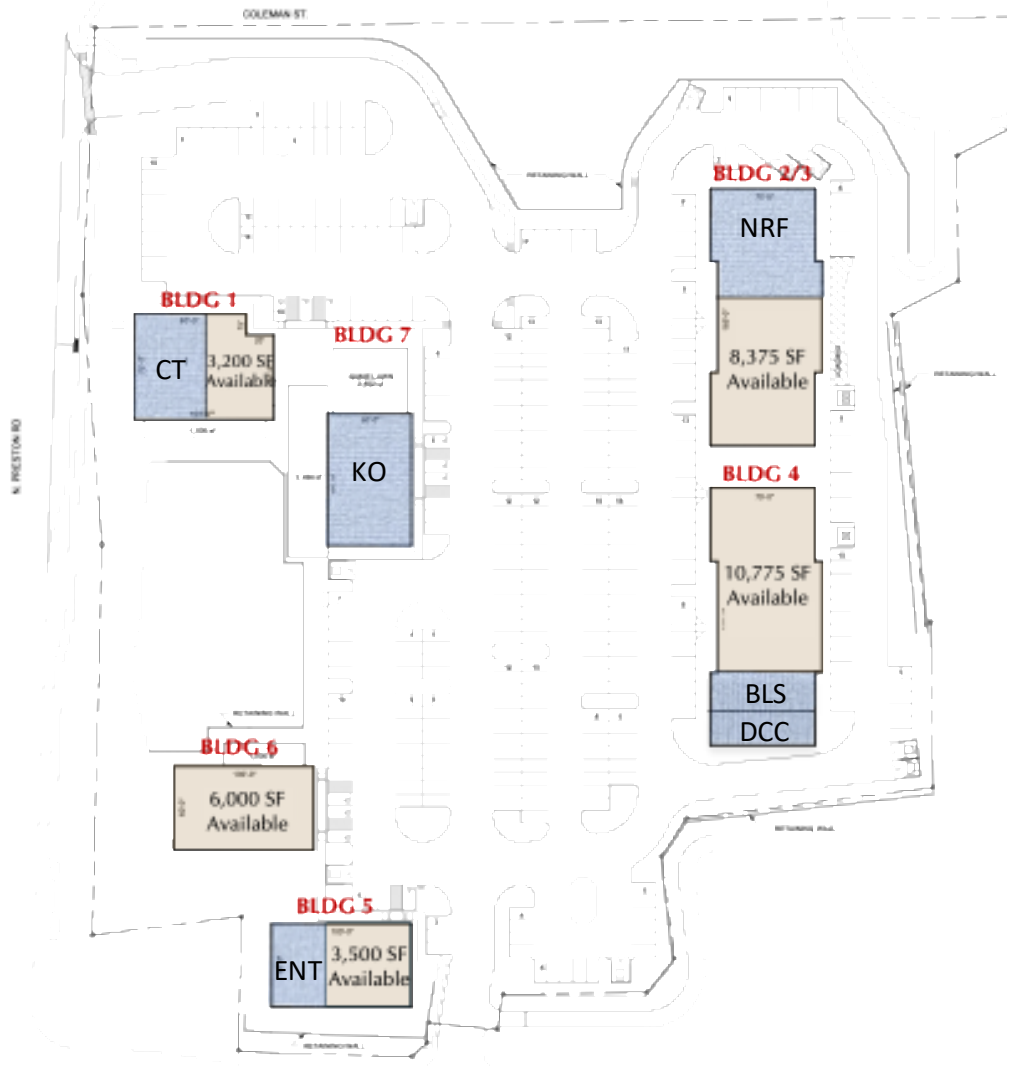
Building 2/3: 13,875 SF
8,375 SF – Available
5,500 SF - NRich Fitness

Building 4: 13,875 SF
10,775 SF - Available
1,600 SF - Beem Light Sauna
1,500 SF - Dumont Creamery & Cafe

Building 5: 6,000 SF
3,500 SF - Available
2,500 SF – ENT Practice

Building 6: 6,000 SF
6,000 SF - Available

Building 7: 5,700 SF
5,700 SF - Koper Outdoor



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Aerial



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Demographics / Traffic

Category	1 Mile	3 Mile	5 Mile
2024 Population	8,173	49,398	118,720
Population Projected Growth 2024 – 2029 (5-Year)	25.90%	24.31%	23.26%
Average HH Income	\$193,549	\$190,201	\$174,641
Households	2,404	14,622	36,459
Households Projected Growth 2024 – 2029 (5-Year)	26.08%	24.55%	23.48%
Median Age	39	37	37
Median Home Value	\$617,415	\$538,371	\$473,154

Traffic Counts	Daily Average Traffic
Preston/ Hwy 289	23,981

Source: © 2024 CoStar Group
Texas Department of Transportation



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Renderings



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Elevations

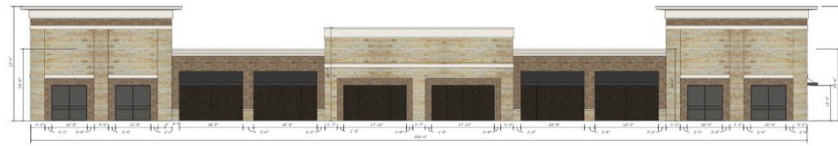
Building 1-A



Building 2-A



Building 3-A



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Elevations

Building 5-A



Building 6-A



Building 7-A



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INFORMATION ABOUT BROKERAGE SERVICES

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.

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 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.

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.

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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
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Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

