



US 380 & COIT RD - LAND | NEQ US 380 & COIT RD, PROSPER, TX 75078

Features

- Two (2), 1+ acre pads fronting US 380
- Turn in/out access from Prestwick Hollow
- Across the street from proposed HEB grocer
- Strong and growing retail presence on US 380 and Coit corner
- Large development plans to both East and West of this site

FOR LEASE

TOTAL SF: 381,585
AVAILABLE ACRES: 8.76
TOTAL ACRES: 8.76
CONTACT FOR MORE INFORMATION

Traffic Counts

US Hwy 380, West of Coit	26,740 VPD
US Hwy 380, East of Coit	27,399 VPD

Demographics

	YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population:		10,629	84,687	210,253
Total Households:		3,091	26,402	66,947
Average Household Income:		\$188,867	\$211,133	\$215,579
5 Year Population Growth		15.05%	8.29%	15.21%

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Area Retailers & Businesses



LEGEND

	RETAIL
	RESTAURANT
	MEDICAL CENTER
	OFFICE
	HOTEL/LEVENT CENTER
	OPEN SPACE
	SIDEWALK
	DETENTION AREA

CITY SITE PLAN NOTES

1. SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO APPROVAL BY THE TOWN OF PROSPER.
2. RETENTION POND TO BE INCORPORATED INTO THE OVERALL SITE OPEN SPACE AND UTILIZED TO ACCOUNT FOR A 3% REDUCTION IN THE REQUIRED OPEN SPACE FOR EACH LOT WITHIN THE DEVELOPMENT.
3. CONCEPT PLAN DOES NOT INCLUDE COMPLIANCE WITH THE TOWN FIRE CODE, NOR DOES IT INCLUDE FIRE ACCESS, FIRE HYDRANTS, AND FIRE LINE ARRANGEMENTS. REVIEW OF THE CONCEPT PLAN DOES NOT GRANT OR OTHERWISE PROVIDE SAID APPROVAL TO THE TOWN FIRE CODE. FULL COMPLIANCE WILL BE REVIEWED DURING THE PIP AND SP SUBMITTAL AND MAY REQUIRE THE SITE IS RECONFIGURED AND MODIFIED FROM THAT SHOWN IN THE CONCEPT PLAN AND/OR ZONING EXHIBIT.



FUTURE US-380 SCHEMTAIC
 PER DRAWING BY BURNS MCDONNELL
 DATED 05/03/2023



The Children's Courtyard

LORENE ROGERS MIDDLE SCHOOL
1,633 SF



LOT 9

LOT 12

FUTURE H-E-B

CHASE



PRESTWICK HOLLOW DR

380





LORENE ROGERS MIDDLE SCHOOL
1,633 SF

RICHLAND BLVD



LOT 9

LOT 12

LAKWOOD DR

GOIT RD

FUTURE
H-E-B

380

380



PRESTWICK HOLLOW DR

LORENE ROGERS MIDDLE SCHOOL
1,633 SF

FUTURE
Market STREET

LAKWOOD DR

LOT 9

LOT 12

380

380

CHASE

TAKE 5

MCDONALD'S

SCOOTER'S
DOG WALK

PRESTWICK HOLLOW DR

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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date