

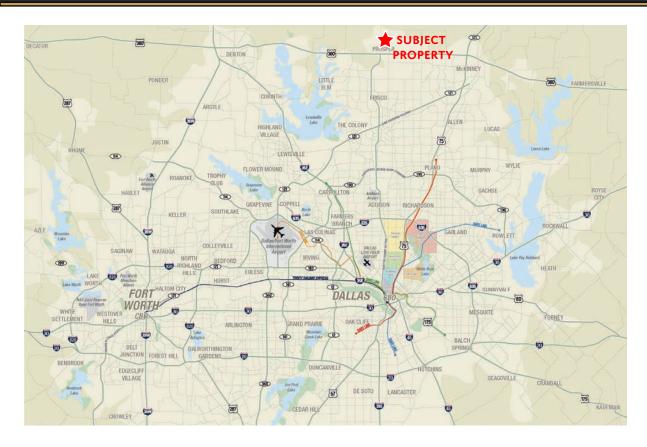


IAN PETERMAN (617) 899-5932 IPETERMAN@VG-RE.COM MIKE SMITH (630) 207-6569 MSMITH@VG-RE.COM **VICTORY SHOPS AT FRONTIER PARKWAY** 

SWC FRONTIER PKWY & PRESTON ROAD - PROSPER, TX

### PROPERTY DESCRIPTION





#### **PROPERTY INFORMATION**

- + OVER 29,700 LOTS RECENTLY DEVELOPED, UNDER CONTRUCTION OR SOON TO BE CONSTRUCTED WITHIN 5 MILES OF THE PROPERTY
- + THE TOWN OF PROSPER HAS EXPERIENCED EXPLOSIVE GROWTH WITH OVER 1080% IN POPULATION INCREASE SINCE THE 2000 CENSUS
- + ADJACENT TO PROSPER HIGH SCHOOL WITH OVER 1,900 STUDENTS
- + LOCATED 31 MILES FROM DALLAS/FORT WORTH INTERNATION AIRPORT & 32 MILES FROM DALLAS LOVE FIELD
- + A SHORT COMMUTE FROM 24 FORTUNE 500 COMPANIES

### LOCATION:

**SWC OF FRONTIER PARKWAY** & N. PRESTON ROAD

### **AVAILABLE SPACE:**

**DIVISIBLE SPACE BETWEEN 5.000 & 1.200 SF** 

#### RATE:

PLEASE CALL FOR PRICING

### TRAFFIC COUNTS:

N. PRESTON ROAD FRONTIER PARKWAY 21,800+ VPD 7,800+ VPD

### **AREA BUSINESSES:**

- ANYTIME FITNESS - BANK OF AMERICA

- CHASE BANK - INDEPENDENT BANK

- KROGER - MOVE IT STORAGE

- PIZZA HUT - TEXACO

### **DEMOGRAPHIC SNAPSHOT**

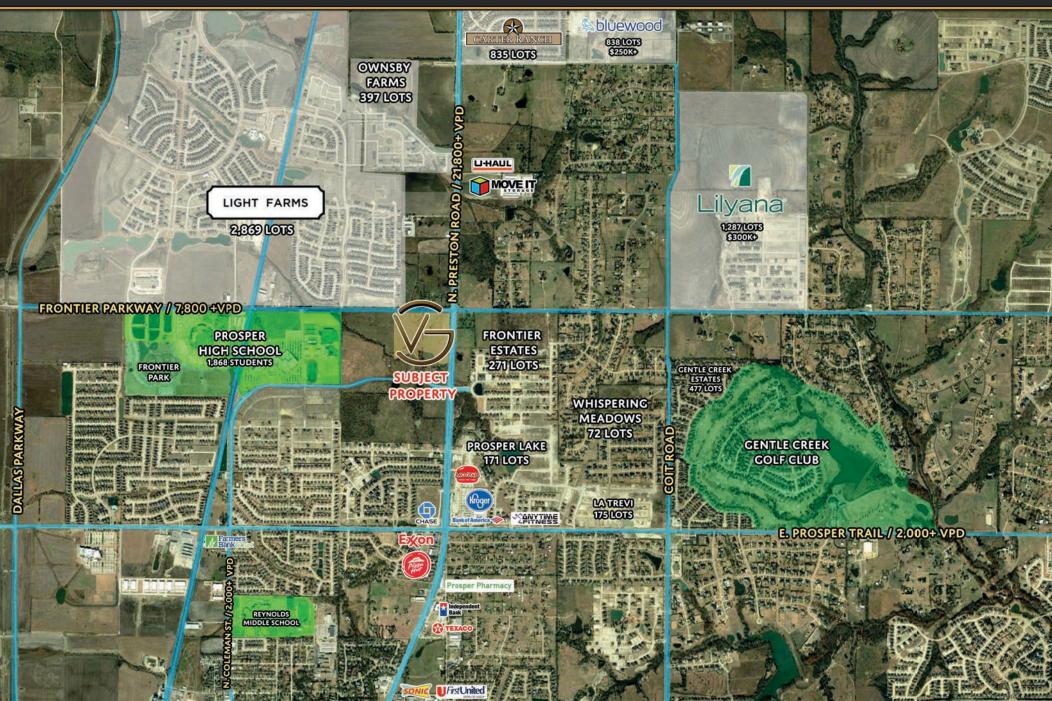
 —
 1 MILE
 3 MILE
 5 MILE

 TOTAL POPULATION:
 3,449
 27,242
 51,992

AVG HH INCOME: \$125,516 \$123,809 \$107,002

# **AERIAL PHOTO**





## SITE PLAN

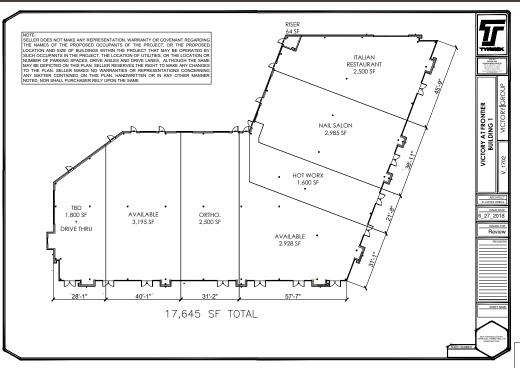




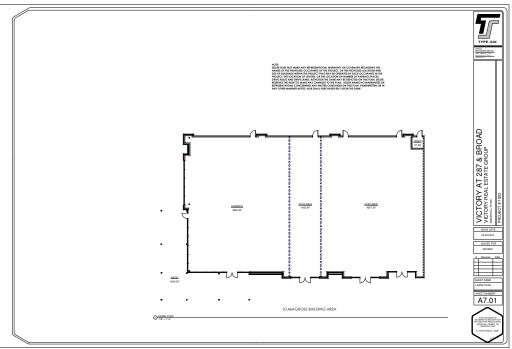
# **FLOOR PLANS**



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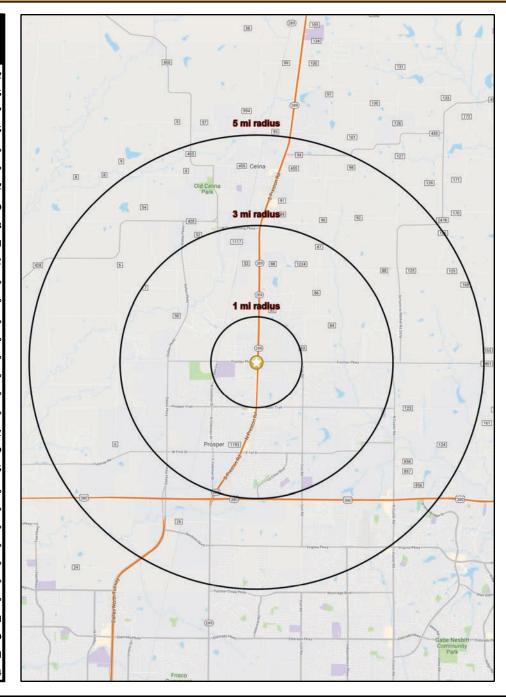




# **DEMOGRAPHICS**



3879 FRONTIER PKWY					
PROSPER, TX 75078					
		2018 ESTIMATED POPULATION	3,449	27,242	51,992
	POPULATION	2023 PROJECTED POPULATION	3,919	31,001	59,216
		2010 CENSUS POPULATION	880	11,517	21,077
		2000 CENSUS POPULATION	290	3,150	6,746
		PROJECTED ANNUAL GROWTH 2018 TO 2023	2.7%	2.8%	2.8%
		HISTORICAL ANNUAL GROWTH 2000 TO 2018	60.4%	42.5%	37.3%
		2018 MEDIAN AGE	36.9	37.0	36.2
	ноизеногрз	2018 ESTIMATED HOUSEHOLDS	1,129	8,795	17,260
		2023 PROJECTED HOUSEHOLDS	1,276	9,932	19,488
		2010 CENSUS HOUSEHOLDS	274	3,607	6,761
		2000 CENSUS HOUSEHOLDS	95	1,025	2,252
	유	PROJECTED ANNUAL GROWTH 2018 TO 2023	2.6%	2.6%	2.6%
		HISTORICAL ANNUAL GROWTH 2000 TO 2018	60.7%	42.1%	37.0%
RACE AND	THNICITY	2018 ESTIMATED WHITE	84.2%	84.6%	82.0%
		2018 ESTIMATED BLACK OR AFRICAN AMERICAN	5.2%	5.6%	6.6%
		2018 ESTIMATED ASIAN OR PACIFIC ISLANDER	3.8%	3.8%	4.0%
		2018 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.9%	0.6%	0.7%
<b>"</b>	ET	2018 ESTIMATED OTHER RACES	6.0%	5.4%	6.6%
		2018 ESTIMATED HISPANIC	14.8%	12.7%	15.1%
1	ΝE	2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$125,516	\$123,809	\$107,002
	NCOME	2018 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$145,141	\$139,929	\$127,409
	<b>≝</b>	2018 ESTIMATED PER CAPITA INCOME	\$41,102	\$39,973	\$35,525
EDUCATION	(AGE 25+)	2018 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	2.0%	1.8%	1.6%
		2018 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	1.9%	1.4%	1.9%
		2018 ESTIMATED HIGH SCHOOL GRADUATE	15.1%	13.9%	16.5%
		2018 ESTIMATED SOME COLLEGE	19.7%	20.0%	19.9%
		2018 ESTIMATED ASSOCIATES DEGREE ONLY	6.5%	8.8%	8.7%
		2018 ESTIMATED BACHELORS DEGREE ONLY	38.8%	38.1%	35.0%
		2018 ESTIMATED GRADUATE DEGREE	16.1%	16.1%	16.4%
	S	2018 ESTIMATED TOTAL BUSINESSES	48	473	1,011
		2018 ESTIMATED TOTAL EMPLOYEES	309	3,457	7,190
SUSI		2018 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	6.5	7.3	7.1
		2018 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	72.4	57.5	51.4



### INFORMATION ABOUT BROKERAGE SERVICES



### Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material infor-

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buver's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly;

- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner:
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

