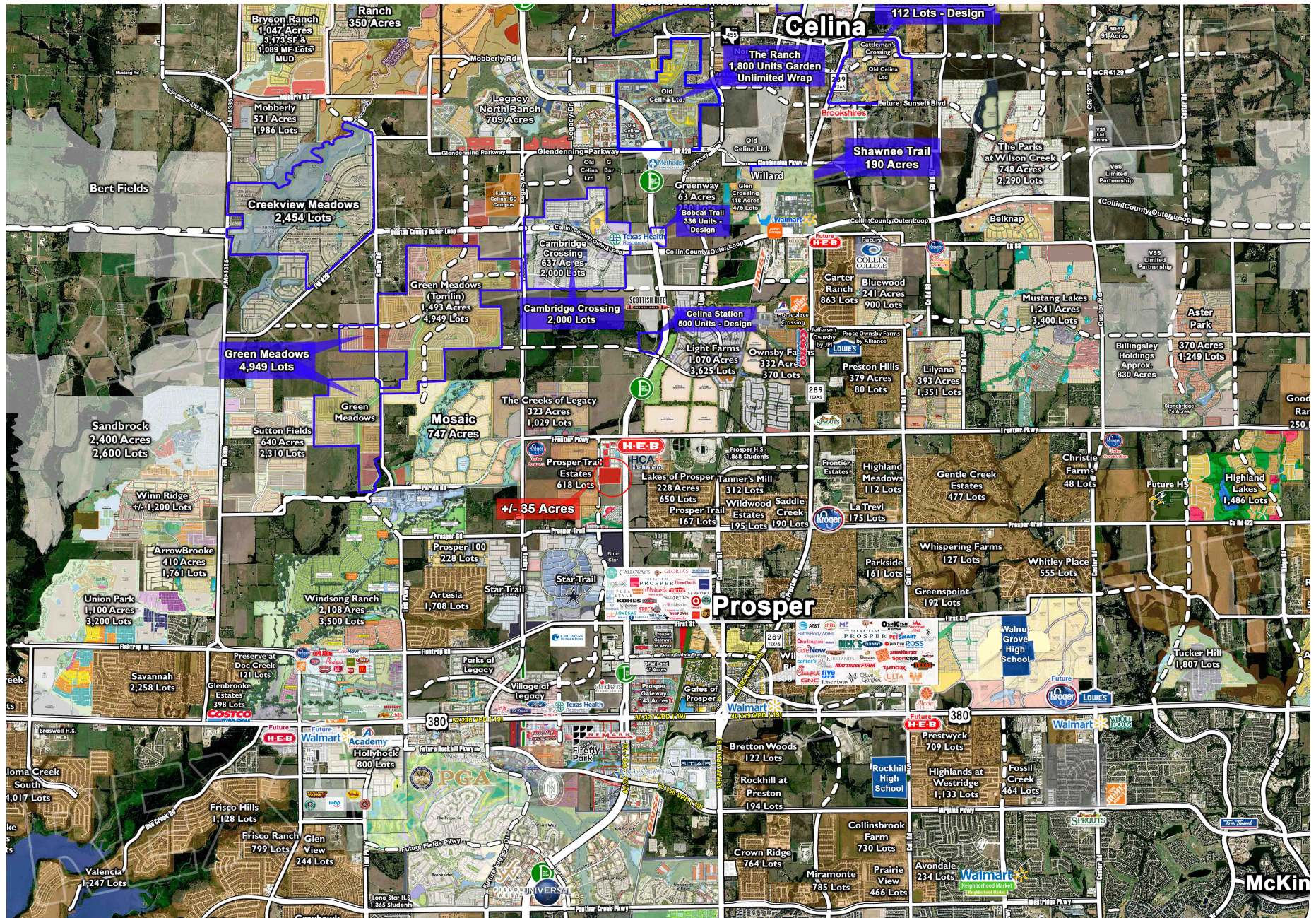


+/-35 ACRES • Prosper, TX • INVESTMENT OPPORTUNITY



PROPERTY OVERVIEW



LOCATION

Southwest Quadrant of the Dallas North Tollway & Frontier Parkway in Prosper, TX



HIGHLIGHTS

- Approximately 35 +/- acres available
- Approximately 1,297 feet of frontage along the Dallas North Tollway
- Currently zoned & entitled for mixed use development, including 730 multi-family units in the Highway Sub-District and an additional 60 multi-family units in the Neighborhood Sub-District, for a total of 790 units
- Prosper Independent School District, Collin County
- Surrounded by residential developments, including Mosaic, Green Meadows, Windsong Ranch, Frontier Estates, Star Trail, and Lakes of Prosper
- In the past couple of years Prosper has added national retailers such as Walmart, Target, HEB, Dicks Sporting Goods, Costco, Home Depot



DEMOGRAPHICS

2025 POPULATION	49,355
CITY'S ANNUAL GROWTH RATE	6%
ESTIMATED BUILDOUT POPULATION	72,000
MEDIAN HOUSEHOLD INCOME	\$198,632
MEDIAN AGE	37



PRELIMINARY CONCEPT PLAN



DFW METROPLEX HIGHLIGHTS

Dallas/Fort Worth is home to more than 10,000 corporate headquarters, the largest concentration in the U.S. As a leading business and financial center, the DFW metro boasts an excellent quality of life with amenities including the arts, professional sports organizations and a wide array of entertainment destinations. According to the Dallas Regional Chamber, Dallas/Fort Worth is regularly identified as one of the nation's top markets for new and expanded corporate facilities. DFW has attracted an impressive list of expansions or relocations that spans several diverse industries, maintaining a "Top 5" position for such investments across the United States.

MORE THAN
10,000
CORPORATE
HEADQUARTERS

1ST FASTEST GROWING METRO IN THE U.S.

3400 NEW RESIDENTS EACH DAY MORE THAN 1.3 MILLION RESIDENTS WERE ADDED FROM 2010 TO 2020 AND OVER 10.6 MILLION PEOPLE ARE EXPECTED TO LIVE IN DFW IN 2040

HIGHLY DESIRABLE CENTRAL U.S.
LOCATION WITH THE **WORLD'S**

3RD-BUSIEST AIRPORT

2ND IN REVENUE

GENERATED FROM
FORTUNE 500
COMPANIES

PRO-BUSINESS
ENVIRONMENT WITH
LOW COST OF LIVING
& DOING BUSINESS

3RD HIGHEST PROJECTED GROWTH

AMONG MAJOR U.S.
MARKETS IN 2021
(OVER 196,000 NET
JOBS ADDED)



\$300M development of shopping and apartments planned for Prosper

Prosper Town Council earlier this month approved zoning changes and a development agreement.

An upscale mixed-use development blending residential, commercial and recreational space is set to begin construction in Prosper later this year, its master developer told Dallas Business Journal.

Prosper Town Council earlier this month approved zoning changes and a development agreement that allow Frisco-based developer Capitalize Ventures LLC and design firm Gensler to move forward with plans. Now both firms are working on getting construction permits and hope to break ground as soon as possible on phase one of Prosper Arts District.

The project, spanning 35 acres at the northwest corner of Dallas North Tollway and Prosper Trail, would mark the first large mixed-use development north of U.S. Route 380, according to its backers.

The district could create more than 400 full-time jobs and yield more than \$1 billion in economic impact over time, according to Krishna Nimmagadda, co-founder of Capitalize Ventures. Developers expect the district to cost around \$300 million overall.

Plans don't call for an art gallery but the district's name comes from the goal to have more boutique and creative stores and restaurants and avoid big-box retailers. Additionally, there will be artistic elements on display in certain hotel and retail spaces.

This first phase, expected to deliver by late 2026, will involve infrastructure, including a planned water feature that flows through the project; a sports-focused hotel; a parking garage and retail spaces. A total of four phases are planned.



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\$300M development of shopping and apartments planned for Prosper

(cont.)

When finished, the Prosper Arts District is slated to feature three hotels, more than 500 apartments and a shopping village centered around a water trail. One hotel will be dedicated to hosting weddings and could become a destination spot for such occasions. An announcement is expected in the coming months about the sports-focused hotel.

The project was initially conceived as being online in time for the 2026 FIFA World Cup but finding the right partners and architects to build a truly unique district caused some delays, Nimmagadda said.

"We just wanted to do this right. We have been working on this project for more than two years," he said. "We had to go back and forth on what's the right design for this given this has to be a unique, legacy project."

Nimmagadda, who lives in McKinney and formerly worked for professional services firm Accenture, is the said visionary behind the project. His firm owns more than 500 acres in this region, including 250-plus acres in commercial holdings in Frisco and Prosper and about the same amount in Celina. Nimmagadda and his partners, Anil Sunkara and Satya Donepudi, founded Capitalize Ventures in 2021.

Prosper, which straddles both Collin and Denton counties, is among the fastest-growing cities in the United States. Its population climbed nearly 11% from 2022 to 2023, according to the latest U.S. Census Bureau estimates. Existing retail centers such as Gates of Prosper offer big-name retailers, but Prosper is short on experience-based destinations, with many residents traveling to Plano's Legacy West to eat or shop.

Nimmagadda hopes the district creates a "unique ambience" that will draw people from all over the region.

"For me and my company, we want it to be a legacy product — something we can all feel proud of," he said, adding he hopes the district will be displayed in Gensler's office one day.

Previously a prominent technology entrepreneur in California who sold his last company to Accenture, Nimmagadda and his family moved to the Dallas area about seven years ago. He has since leveraged his civil engineering and business background to pursue development projects across the region.

Designs for the district aim to reflect the character and culture of Prosper — once a small, agrarian town that has quickly become one of North Texas' boom towns. Prosper Arts Could could feature train tracks and repurposed old grain silos, which tend to be the backdrop of many family portraits.

(Source: Dallas Business Journal; Noor Adatia; June 2024)

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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.

2-10-2025



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.

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 or subagent 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.

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.

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.

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

Buyer/Tenant/Seller/Landlord Initials

Date