

# PROSPER DEVELOPMENT LAND SITE

For Sale | +/-10.121 Acres | Prosper, Texas



**TRACT #2**  
±2.504 Acres

**TRACT #1**  
±7.617 Acres

# THE OPPORTUNITY

JLL IS PLEASED TO PRESENT A DEVELOPMENT OPPORTUNITY IN PROSPER, TEXAS. THIS 10.121 ACRE DEVELOPMENT READY PARCEL IS LOCATED A SHORT DISTANCE FROM THE INTERSECTION OF DALLAS NORTH TOLLWAY AND HWY 380. THE SITE IS ZONED "PD-2" PROVIDING USES SUCH AS NEW CAR SALES, RETAIL, RESTAURANT, FINANCIAL INSTITUTION, OFFICE, OFFICE/SHOWROOM, HEALTH/FITNESS CENTER, MEDICAL/HEALTHCARE, VET CLINIC/KENNELS. THIS AREA FEATURES DESIRABLE DEMOGRAPHICS, STRONG GROWTH AND IS ADJACENT TO SIGNIFICANT



## LOCATION

The subject property is located on E University Dr (US Hwy 380), near the northeast corner of the intersection at La Cima Blvd, in the rapidly developing Collin County town of Prosper, Texas.



## TOTAL LAND AREA

±10.121 Acres (440,838 SF)  
\*No minerals are included in the proposed transaction



## TRAFFIC COUNTS

E University Dr (US Hwy 380): ±30,000 VPD (2018)

## ZONING - PD-2 (COR)

Primary Uses: New Car Sales, Retail, Restaurant, Financial Institution, Office, Office/Showroom, Health/Fitness Center, Medical/Healthcare, Vet Clinic/Kennels

## TRACT #1 LAND AREA

±7.617 Acres (331,781 SF)  
Frontage on US Hwy 380: ±403 Feet  
Frontage on Richland Blvd: ±641 Feet  
Maximum Depth: ±711 Feet

## TRACT #2 LAND AREA

±2.504 Acres (109,057 SF)  
Frontage on Richland Blvd: ±422 Feet  
Maximum Depth: ±317 Feet

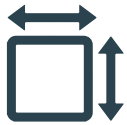


# PROSPER, TEXAS

Prosper, Texas is an affluent suburb of DFW, located in Collin and Denton counties. Just 30 miles north on the Dallas North Tollway from downtown Dallas. Prosper is one of the most active homebuilding markets in DFW with +10 master-planned communities going vertical.

Bordered to the south by HWY 380, this corridor is a major target for retailers interested in taking advantage of the growth explosion happening in Collin County.

- The property is positioned within minutes of the Dallas North Tollway.
- Prosper has created a phenomenal small town feel with its large lot regulations. It has been ranked as high as 5th out of the DFW suburbs.
- The expansion effort for HWY 380 will continue to add to the vehicle count of an already well traveled thoroughfare.



Melissa sits on 27 square miles



As of January 1, 2021, the population was estimated at 31,100



Median Household Income \$146,733



Average Home Value \$459,500

## DEMOGRAPHICS

Population	1 mile	3 mile	5 mile
2010 Population	3,358	23,080	65,164
2021 Population	6,674	56,653	131,600
2026 Population Projection	7,738	66,430	152,734
Annual Growth 2010-2021	9.0%	13.2%	9.3%
Annual Growth 2021-2026	3.2%	3.5%	3.2%
Median Age	33.5	34.8	35.5
Households			
2010 Households	1,089	7,504	21,157
2021 Households	2,337	18,495	42,670
2026 Household Projection	2,717	21,655	49,428
Annual Growth 2010-2021	9.1%	12.8%	8.9%
Annual Growth 2021-2026	3.3%	3.4%	3.2%
Owner Occupied Households	1,710	18,264	40,809
Renter Occupied Households	1,007	3,391	8,619
Avg Household Size	2.9	3	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$108.9M	\$858.5M	\$2B
Income			
Avg Household Income	\$173,344	\$159,125	\$157,796
Median Household Income	\$142,318	\$137,138	\$135,744
Housing			
Median Home Value	\$471,102	\$397,445	\$408,303



Legacy

Major Legacy Employers

**BANK OF AMERICA**

**FritoLay** **FedEx** **Liberty Mutual**

**TOYOTA** **JPMorganChase**

**Yum!** **ERICSSON** **Beal Bank**

**PEPSICO** **Capital One**

**The Star**

**COWBOYS** **Keurig DrPepper**

**WORLD HEADQUARTERS** **OMNI HOTELS**

**BaylorScott&White** **SPORTS THERAPY & RESEARCH**

PRESTON RD.

PGA PKWY.

**TRACT #1 LAND AREA**

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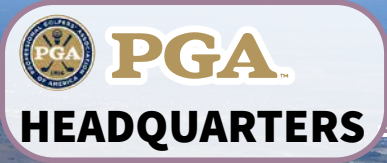
Frontage on US Hwy 380: ±403 Feet

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Maximum Depth: ±711 Feet



PROSPER LAND SITE



DALLAS PKWY.

★ PRO SHOP OUTLET

AMAZON



THE HOME DEPOT CORPORATE OFFICE

OMA'S MEXICAN RESTAURANT

Bath & Body Works®

DSW DESIGNER SHOE WAREHOUSE

Olive Garden ITALIAN KITCHEN

ROSS DRESS FOR LESS

DICK'S SPORTING GOODS

HOBBY LOBBY

Chick-fil-A

Panera BREAD®

Burlington coat factory

chili's

smashburger

Starbucks

TEXAS ROADHOUSE

OLD NAVY

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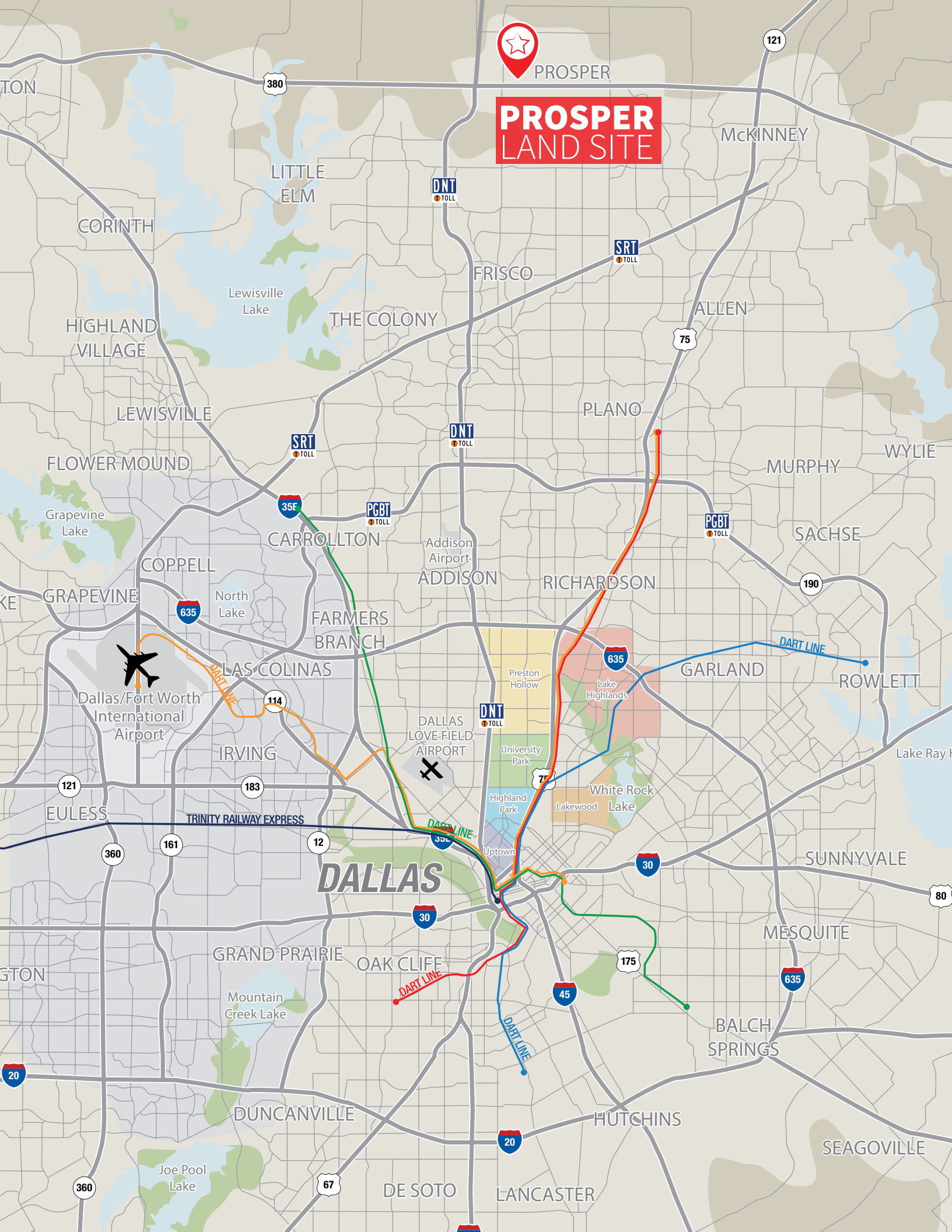
LA CIMA BLVD.





PROSPER

# PROSPER LAND SITE



CORINTH

LITTLE ELM

FRISCO

MCKINNEY

HIGHLAND VILLAGE

Lewisville Lake

THE COLONY

ALLEN

LEWISVILLE

PLANO

FLOWER MOUND

MURPHY

WYLIE

Grapevine Lake

CARROLLTON

Addison Airport

SACHSE

COPPELL

ADDISON

RICHARDSON

ROWLETT

GRAPEVINE

North Lake

FARMERS BRANCH

635

GARLAND

Dallas/Fort Worth International Airport

LAS COLINAS

DALLAS LOVE-FIELD AIRPORT

DNT TOLL

Lake Highlands

DART LINE

IRVING

DNT TOLL

DNT TOLL

DNT TOLL

University Park

DNT TOLL

DNT TOLL

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DNT TOLL

DNT TOLL

DNT TOLL

DNT TOLL

121

183

114

EULESS

TRINITY RAILWAY EXPRESS

DALLAS

30

30

SUNNYVALE

121

GRAND PRAIRIE

OAK CLIFF

175

MESQUITE

Mountain Creek Lake

DART LINE

45

45

45

45

45

45

45

45

BALCH SPRINGS

20

DUNCANVILLE

HUTCHINS

Joe Pool Lake

67

DE SOTO

LANCASTER

SEAGOVILLE

# THE DALLAS STORY

#4 REAL ESTATE MARKET FOR 2021  
BY URBAN LAND INSTITUTE &  
PRICEWATERHOUSECOOPERS



**LEADING PRO-BUSINESS ENVIRONMENT**  
#1 for doing business  
14 years in a row



**FAVORABLE TAX CLIMATE**  
0% State & Local  
Income Tax



**HIGH-QUALITY OF LIFE**  
Favorable year-round  
climate and traffic  
commute time



**LOW COST OF DOING BUSINESS**  
Score of 88.45  
(U.S. avg = 100.00)



**CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES**  
144 corporate headquarter  
relocations since 2010



**MAGNET FOR TOP TALENT IN THE U.S.**  
Strong wages and low cost of living  
create an attractive employment base



**#1 MSA FOR PROJECTED POPULATION GROWTH**  
461,800 new residents projected  
over the next 5 years

## COST OF LIVING INDEX

Dallas  
165

Chicago  
189

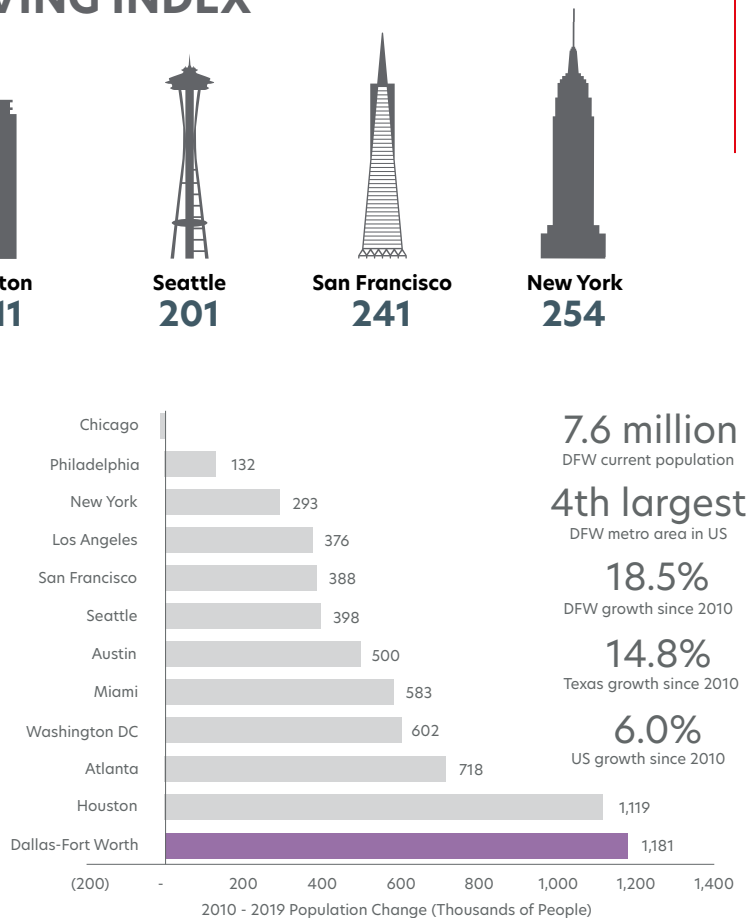
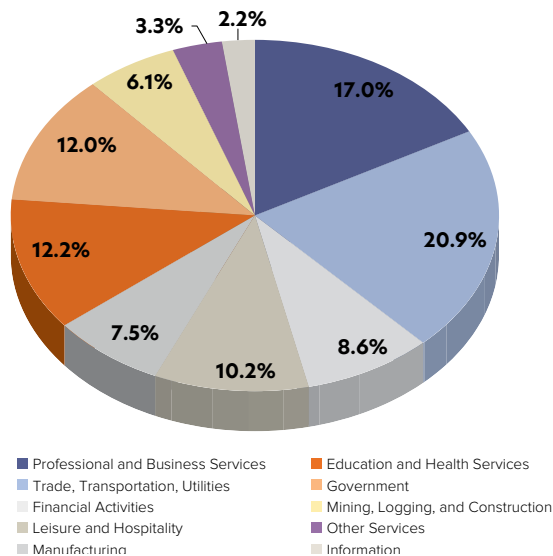
Los Angeles  
204

Boston  
211

Seattle  
201

San Francisco  
241

New York  
254



**7.6 million**  
DFW current population

**4th largest**  
DFW metro area in US

**18.5%**  
DFW growth since 2010

**14.8%**  
Texas growth since 2010

**6.0%**  
US growth since 2010

# DFW

## NATION-LEADING EMPLOYMENT GROWTH



**111,000**

NEW JOBS ADDED  
ONE OF ONLY TWO MARKETS TO ADD  
100,000+ NEW JOBS (2020)



**129,100**

PROJECTED NEW JOBS  
BETWEEN 2020-2023



**4M**

PERSON WORKFORCE,  
ONLY BEHIND NY, LA, AND CHICAGO



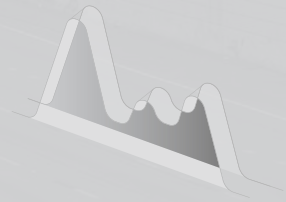
**72%**

OF DFW HIGHER EDUCATION  
GRADUATES STAY AND  
WORK IN THE REGION;  
THE SIXTH HIGHEST RETENTION RATE IN THE US



**#2**

IN THE COUNTRY FOR PERCENT  
JOB GROWTH  
(9.3% GROWTH DECEMBER 2015 - 2020)



**ONLY 7.5%**

OF JOBS LOST DURING COVID  
3RD BEST IN THE COUNTRY

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