



Power Center Under Construction

NWC US 380 & FM 423

Pads & Retail
Prosper, TX 75034

Metrics

NWC US 380 & FM 423
Prosper, TX 75034

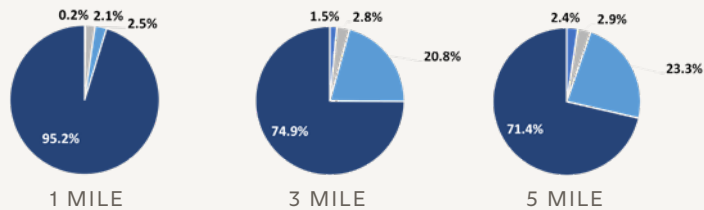
Location

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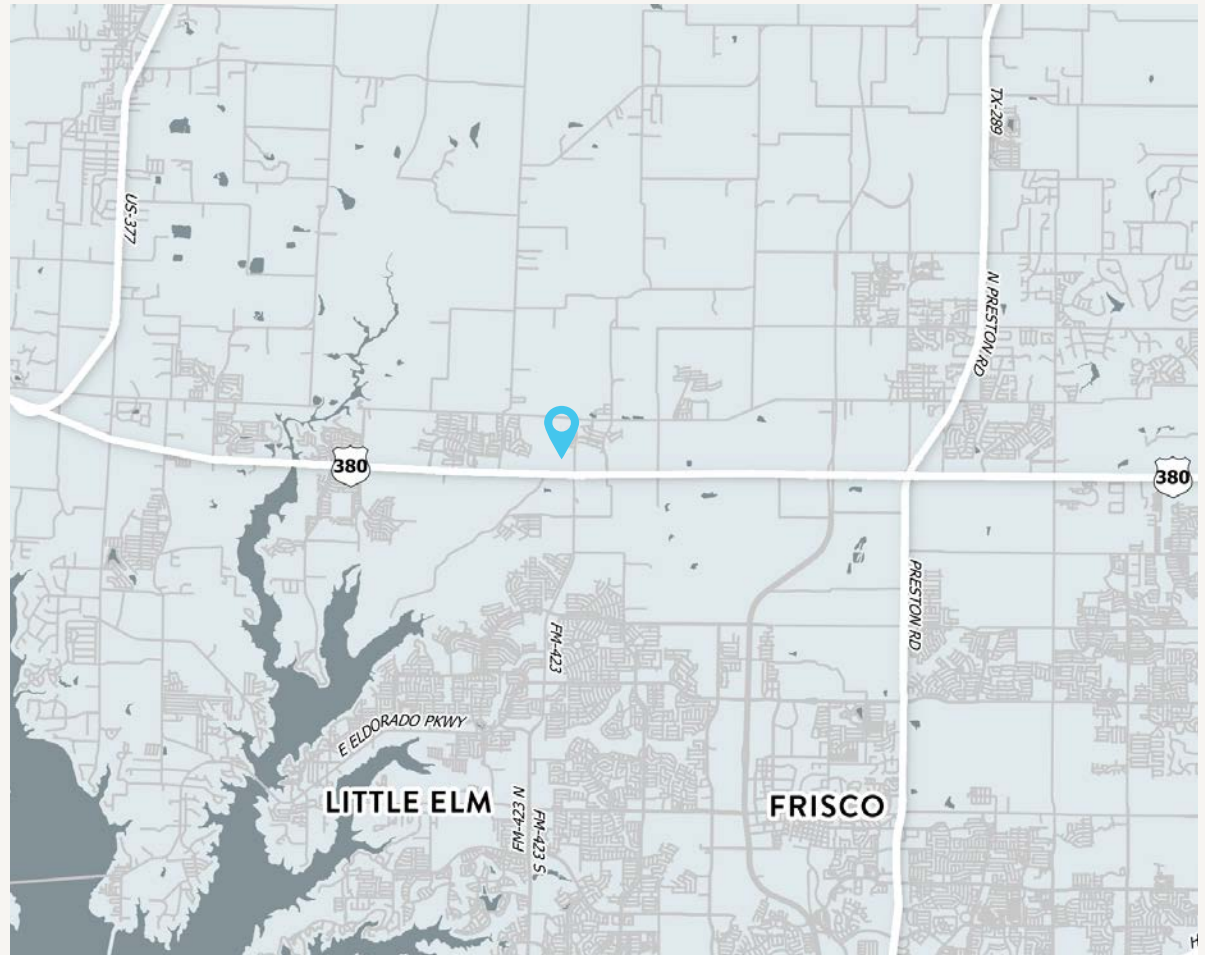
Traffic Counts

Hwy 380 60,856 VPD
FM 423 38,970 VPD

Home Values (2025)



- \$0 - 99K
- \$100K - 199K
- \$200K - 299K
- \$300K +



Area Attractions



Property Highlights

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1. Shop space available adjacent to power center lineup
2. Pad site available on Hwy 380
3. Regional intersection with over 100,000 cars per day and anchored by LA Fitness, Kroger Marketplace, Home Depot, Academy Sports, Walmart & HEB among others
4. HEB open on the SWC
5. Walmart now open on the SEC
6. Property is situated in front of Terra Verde's 2,030 acre master planned Windsong Ranch which includes 3,500 single family homes and 300 townhomes
7. 300 multi-family units directly northeast of the center
8. 23 acre Cooks Children open on the NEC Hwy 380 & Windsong Ranch Pkwy



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,332	88,394	186,032
EST. AVG. HH INCOME	\$208,482	\$194,061	\$189,025
EST. MED. HOME PRICE	\$608,029	\$506,991	\$505,472

Site Plan

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LEGEND

- LOT 1 - RaceTrac (NAP)
- LOT 2 - Retail Building - 2,106 AC
- LOT 3 - Valvoline - 0.974 AC
- LOT 4 - Brakes Plus - 1.031 AC
- LOT 5 - Rosa's Cafe - 2.227 AC
- LOT 6 - Fast Lane Car Wash - 1,186 AC
- LOT 7 - Retail Building - 2,918 AC
- LOT 8 - LA Fitness - 4,083 AC
- LOT 9 - Undeveloped Future Retail - 3,626 AC
- LOT 10 - Available - 3,231 AC
- LOT 11 - Available - 10,781 AC
- LOT 12X - Floodplain - Unusable - 65,319 AC
- Total Acreage - 32,163 AC

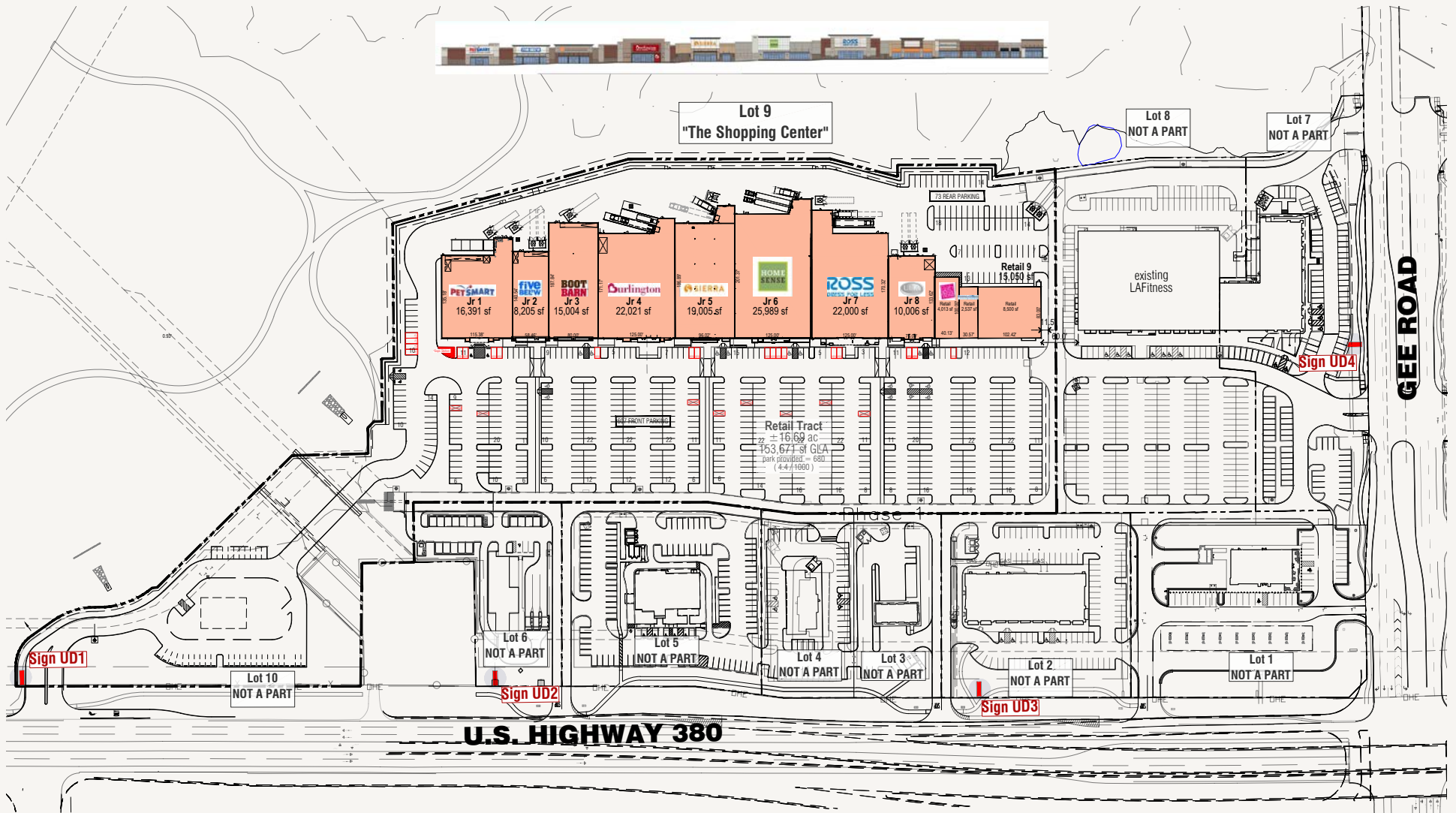
KEY

- Available
- At Contract/Lease
- Open
- At LOI



Junior Anchor Floor Plan

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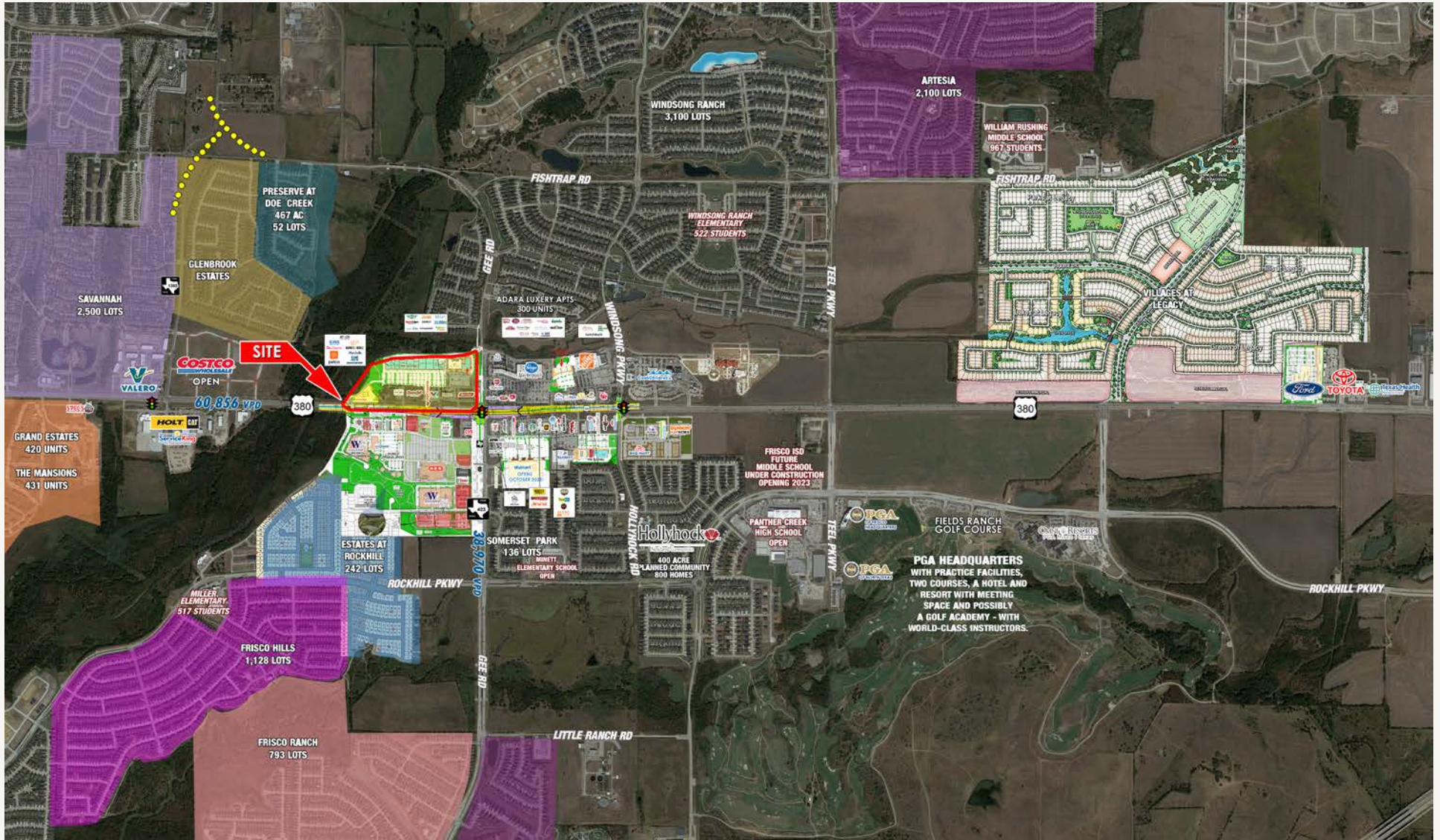
Drone - Under Construction

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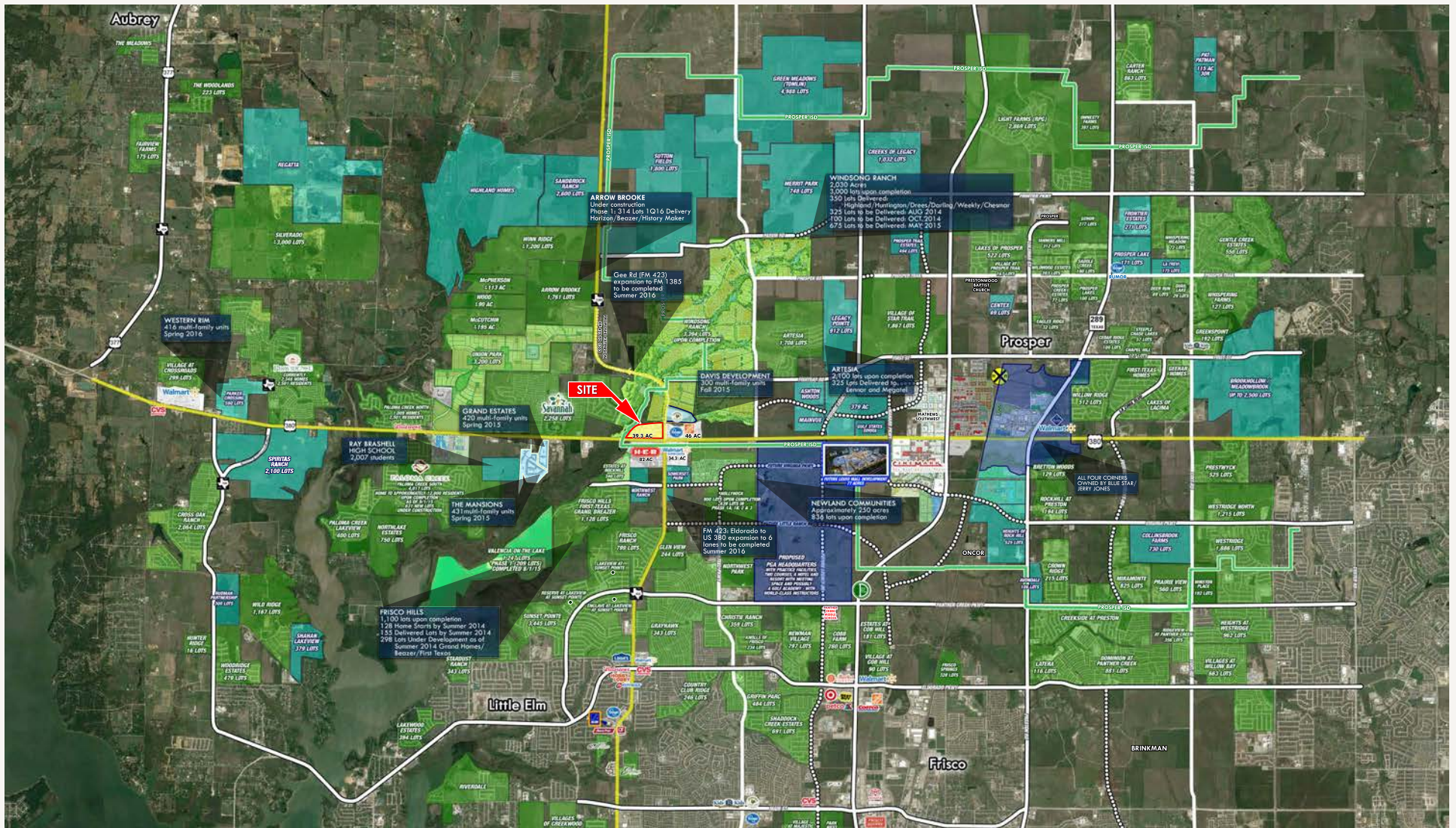
Aerial

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Single Family Developments

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ACTIVE DEVELOPMENTS
 FUTURE DEVELOPMENTS

Photos

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Award-Winning Community

IN PROSPER, TEXAS

“At over 2,000 acres, including 600 acres of open space, lakes, wooded creeks, parks, hike & bike trails, outdoor fields and resort-style amenities, Windsong Ranch is one of the largest and most naturally beautiful master-planned communities in North Texas.”

windsongranchliving.com

“Frisco, for the first time in at least five years, topped the U.S. Census bureau’s list of **fastest-growing big cities in the nation**, adding an average of 37 new residents every day for a population jump of 8.2 percent, data released Thursday showed.”



DALLAS NEWS



“The new Kroger grocery store at the northeast corner of Highway 380 and FM 423 is the **tip of the iceberg** when it comes to the new shopping, dining and entertainment choices that Hollyhock residents can expect to see over the coming months.”

Hollyhock 
by
Newland COMMUNITIES





PGA Frisco is Officially Open for Business



AUGUST 25 2022



OMNI PGA FRISCO RESORT

Opening Spring 2023. Learn More and Take a Virtual Tour >



Home of the PGA of America

Beginning in 2023 with the 83rd KitchenAid Senior PGA Championship, PGA Frisco is stated to host six major championships over the next 12 years - including two PGA Championships.

H-E-B Takes Next Steps Toward Second Frisco Location

“Frisco Planning and Zoning Commission members approved a conveyance plat for the big box retail grocery store and its accompanying two drive-thrus, accessory gas pumps and a car wash.”



COMMUNITY IMPACT

APRIL 13, 2023 BY ALEX REECE



Amid Big Development, Prosper Lives Up To Its Name

“Texas 380, the primary east-west route between McKinney and Denton, runs right through Prosper. The road is viewed an ‘economic corridor’ by city leaders, who say long-term investments to fund and install water, sewer and utility lines along Texas 380 are beginning to pay off.”



AUGUST 9 2016 BY BEN RUSSELL

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FM 423
Prosper, TX
75034

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VENTURE

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