THE GATES OF PROSPER



BLUE STAR LAND | THE retail CONNECTION

The Gates of Prosper

US-380 and Preston Road | Prosper, TX 75078

GLA: 2.0M SF [at completion]

Land Area: +/- 800 Acres

Key Tenants: Target, Walmart, Dick's Sporting Goods, Burlington, Ross, TJ Maxx, Old Navy, Kohl's, Home Goods, REI, Total Wine, DSW, Ulta, Texas Roadhouse, Chili's, Nordstrom Rack, La Madeleine, J. Alexander's

Traffic Counts:
US-380 | 52,858 VPD
Preston Road | 48,814 VPD

Current Occupancy: 89% [phases I–III]

DFW Retail Average Occupancy: 95.1%

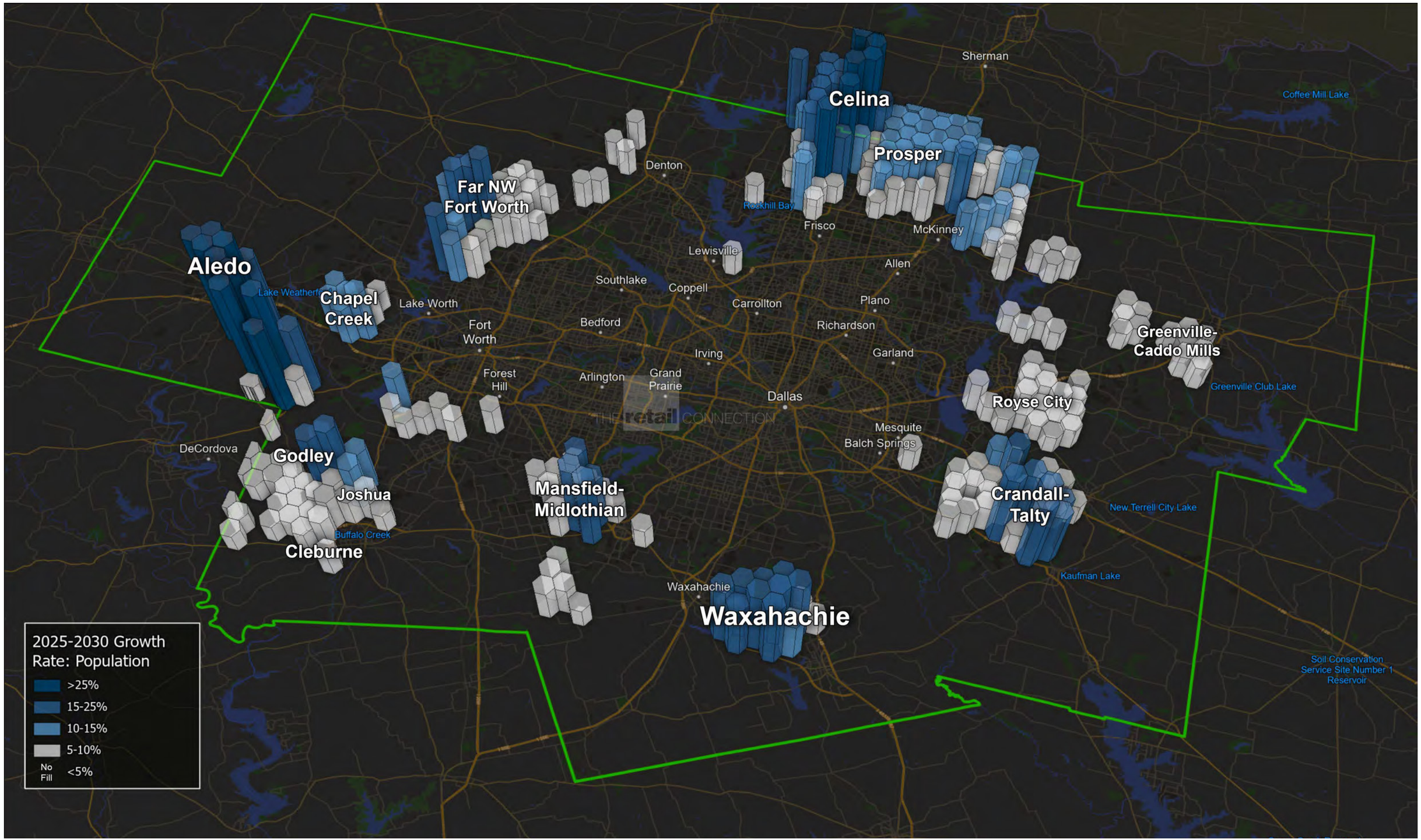
The Gates of Prosper is the dominant retail destination in one of the fastest-growing cities in the Dallas–Fort Worth metroplex. Located in Prosper, Texas, at the intersection of Preston Road and US-380, the project serves as a regional power center with over 800,000 square feet of premier national brands, fast-casual dining, and daily needs.

With excellent visibility at all four corners, strong co-tenancy, and significant regional pull, The Gates of Prosper is uniquely positioned to capture the expanding rooftops and rising income levels throughout Prosper, Celina, and surrounding communities.

The next phase of development presents a compelling opportunity to expand the merchandising mix with home décor, furniture, health, wellness, entertainment, and specialty lifestyle concepts that align with the area's demographics and growth trajectory.

	1 MILE	3 MILE	5 MILE
2025 Total Population	4,271	63,995	197,554
2025 Average Household Income	$255,644	$219,436	$220,075
2025 Median Age	36.4	35.9	36.3

5-Year Population Growth | Dallas-Fort Worth CBSA





Dallas North Tollway Phase 4

PROJECT SECTIONS	SCOPE SEE PROJECT MAP
Phase 4A	US 380 to FM 428, including DNT extension over US 380
Phase 4B Frontage Road	Two-lane frontage road from FM 428 to Grayson County line
Phase 4B Main Lanes	FM 428 to Grayson County line
Proposed Grayson County Tollway	A Grayson County Regional Mobility Authority project that could extend the toll road into Grayson County (not an NTTA project)

Source: ntta.org

Tally Ranch VCID 3,731 Acres

CELINA

PROSPER

FRISCO

LITTLE ELM

PROVIDENCE VILLAGE

AUBREY

McKINNEY

THE GATES OF PROSPER

Brookshire's

Legacy Hills 3,200 Acres 7,500 Single Family Lots 4,100 MF Lots

Bryson Ranch 1,100 Acres

Mobberly Farms 1,986 Future Total Lots

Centurion American 1,027 Acres

Cambridge Crossing 2,338 Future Total Lots $400k-$700k

Edgewood Creek 722 Future Lots 729 Total Lots

Green Meadows 3,939 Future Total Lots Starting at $410K

Green Meadows II Townhomes 450 Future Total Lots

Trinity Creek Townhomes 102 Future Total Lots 208 Total Lots

Creeks of Legacy West 390 Total Lots

Creeks of Legacy 645 Total Lots $600k-$900k

Sutton Fields 1,541 Future Lots 2,548 Total Lots

Meredith Place 1,800 Future Total Lots

Sandbrock Ranch 2,032 Future Lots 2,576 Total Lots

Silverado 3,034 Future Lots 3,576 Total Lots

Aspen Heights 350 Total Lots

Wilson Ridge 1,700 Total Lots

Summerbrooke 1,708 Total Lots

Union Park 1,696 Future Lots 3,200 Total Lots

Fossil Ranch 1,450 Future Total Lots

Windsong Ranch 1,412 Future Lots 2,576 Total Lots $550k-$1MM

Artavia 902 Total Lots

Savannah 2,298 Total Lots

Villages of Legacy/Hills 183 Future Lots 919 Total Lots $450k-$1.107M

Villages of Lipizzan 1,065 Future Lots 2,709 Total Lots 1,000 MF Lots

Parkside 200 Total Lots

Champhaven Addition 455 Future Total Lots

Heritage 330 Total Lots

Estates on Preston 88 Total Lots

County Road 94

Manion 474 Future Total Lots

Serenade 1,109 Future Total Lots

Bristol Heights 50 Future Total Lots

Highland Crossing Addition 156 Total Lots

Wild Wood Estates 93 Total Lots

North Preston Lakes Estates 9 Future Lots 107 Total Lots

Preston Park Estates 35 Total Lots

Lalina Ranch 1,800 Future Total Lots

Windchime DR Horton Community 290 AC

Estates in Celina 62 AC

Hills of Lone Star 435 Future Lots 512 Total Lots

Washington Estates 139 Total Lots

Celina 124 Llc 125 AC

Lone Star Ranch 17 Total Lots

Golden Ranches East & West 396 1+ AC Lots Private Lake

Huddleston 212 Future Total Lots

LMR Tract 301 Future Total Lots

Chalk Hill 439 Future Total Lots

Wild Horse 750 Future Total Lots

North Star 760 Future Lots 1,083 Total Lots

Willard Tract 311 Future Total Lots

Buffalo Ridge 97 Total Lots

Westgate 99 318 Future Total Lots

DC Ranch 130 Total Lots

Rainwater Crossing 2,200 Single Family Homes 300 Future Tiny Homes 1,300 Multifamily Units 641 AC

Hidden Creeks Estate 17 Total Lots

Morgan Lake Estates 60 Total Lots

Zumbia 7,400 Future Lots 1,300 DC

Iron Point Estates 42 Total Lots

Creek Point Estates 23 Future Total Lots

Residences at Cottage Hill 42 Total Lots

Cottages at Cottage Hill 21 Total Lots

Parks of Honey Creek 411 Future Total Lots

Van Buren Estates 60 Future Lots 95 Total Lots

Harper Estates 77 1-AC Future Total Lots

Parks at Wilson Creek 2,396 Future Total Lots $520k-$1MM

Hillside Village 278 Future Total Lots

Cross Creek Meadows 1,000 Future Lots

Central Park Villas 147 Future Total Lots

Glen Crossing 413 Total Lots $750k-$900k

Wilson Creek Meadows 437 Future Lots

Overlook at Wilson 226 Future Total Lots

Too Mile Creek 371 Single Family 110 Townhome/ Multifamily

Mustang Lakes 182 Future Lots 1,679 Total Lots $510k-$1MM

Mustang Lakes Townhomes 240 Future Total Lots

Wellspring Estates 296 Future Total Lots $705k-$813k

Stanton Creek Ranch 1,100 Future Lots $720k-$827k

Corinna Ranch 4,500 Futiure Total Lots

Honey Creek 6,000 Future Total Lots 7,000 Multifamily Units 4.7MM SF Commercial / Office

Longhorn Estates 8 Future Total Lots

Bloomdale Estates 177 Future Total Lots $539k - $829k

Highland Lakes 1,486 Future Total Lots

Willow Ridge 1,700 Total Lots $550k - $1.2M

Lakes of Le Cava 939 Total Lots $540k - $800k

Lakes of Prosper North 111 Total Lots $430k-$745k

Lakes of Prosper 197 Total Lots $430k-$745k

Lakes of Prosper Phase 2 97 Total Lots $430k-$740k

Prosper Lakes 25 Future Total Lots

Prosper Lakes on Preston 140 Total Lots $999k - $1.4M

Prosper Trail 1,125 Total Lots 2,725k - $1.08M

Sutton's Mill 315 Total Lots $575k-$650k

Sutton Creek 189 Total Lots 1,000k-$1.2M

Legacy Gardens 393 Future Lots 511 Total Lots $600k-$900k

Legacy Creek Estates 121 Future Lots 121 Total Lots

Shipstone Tract 25 Future Total Lots

Parkside 400 Total Lots

Willow Place 333 Total Lots

Whitley Place 333 Total Lots

Fallsbrook Hill 96 Future Total Lots

Brookshallow/Lakewood 381 Future Lots 2,900 Total Lots $715k-$800k

Ashton Hills 90 Future Lots 165 Total Lots $465k-$740k

Heathcrest 28 Future Lots 122 Total Lots

Heatherwood 908 Total Lots

Heatherwood Hills 52 Future Total Lots

Frame Farms 134 Future Lots 666 Total Lots $369k-$434k

Timber Creek 322 Future Lots 878 Total Lots

Creek Hollow 392 Total Lots

Bloomdale Addition 209 Total Lots

Ridge Manor 219 Total Lots $540k - $1.1M

Robinson Ridge 340 Total Lots

Greenbrook Estates 9,000 Future Total Lots

McKinney 803 West 2,658 Future Total Lots

McKinney 803 East 1,295 Future Total Lots

Estates at Rockhill 90 Future Lots 359 Total Lots

Somerset Park 177 Total Lots

919 Total Lots

Oak Hill Ranch 342 Total Lots

Sonrisa East 283 Total Lots

Sonrisa Ranch 1,041 Future Total Lots

Paloma Creek South 1,400 Total Lots

Paloma Creek 992 Total Lots

Prairie Oaks 183 Future Lots

Cross Oak Ranch 1,027 Total Lots

Northstar Estates 207 Total Lots

Fields Ranch 99 Total Lots

Village of Oceanside 146 Total Lots

Marketplace Phase 1 174 Total Lots

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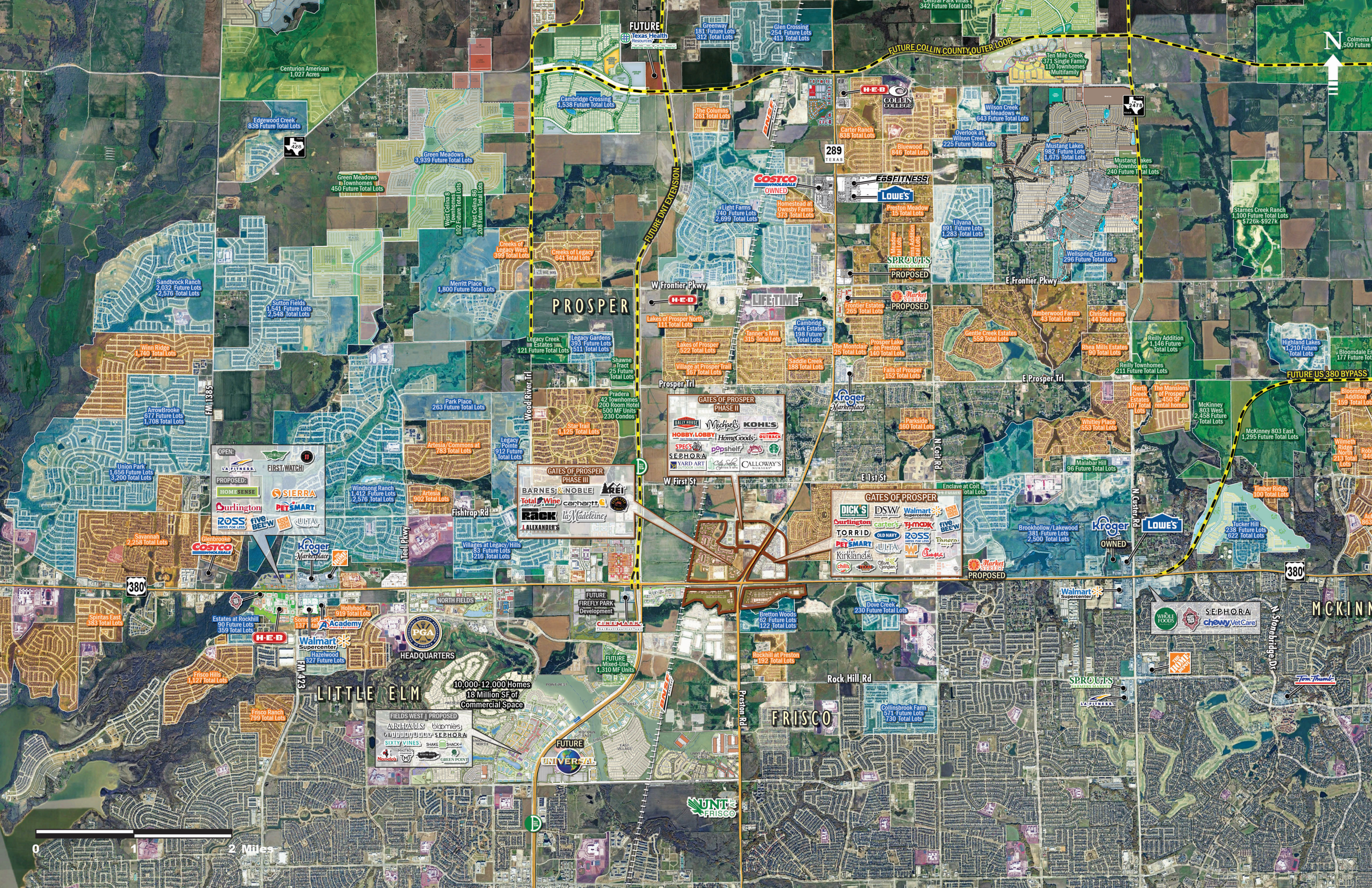
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LITTLE ELM
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FUTURE COLLIN COUNTY OUTER LOOP
FUTURE DNT EXTENSION
FUTURE US 380 BYPASS
W Frontier Pkwy
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Prosper Trl
E Prosper Trl
W First St
E 1st St
Fishtrap Rd
Rock Hill Rd
Preston Rd
Wood River Trl
Teel Pkwy
N Coit Rd
N Custer Rd
N Stonebridge Dr
FM 1385
FM 423
289 TEXAS
380
Centurion American 1,027 Acres
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FUTURE Texas Health Resources
Greenway 181 Future Lots 312 Total Lots
Glen Crossing 254 Future Lots 413 Total Lots
The Columns 261 Total Lots
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Saddle Creek 188 Total Lots
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Liyana 891 Future Lots 1,283 Total Lots
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The Montclair 25 Total Lots
Prosper Lake on Preston 140 Total Lots
Falls of Prosper 152 Total Lots
Parkside 160 Total Lots
Gentle Creek Estates 558 Total Lots
Amberwood Farms 43 Total Lots
Christie Farms 44 Total Lots
Rhea Mills Estates 90 Total Lots
Reilly Addition 1,146 Future Total Lots
Reilly Townhomes 211 Future Total Lots
Highland Lakes 1,210 Future Total Lots
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Somerset 137 Total Lots
Hazelwood 327 Future Lots
Frisco Hills 1,127 Total Lots
Frisco Ranch 799 Total Lots
NORTH FIELDS
HEADQUARTERS
FUTURE FIREFLY PARK Development
FUTURE Mixed-Use 1,310 MF Units
10,000-12,000 Homes 18 Million SF of Commercial Space
FIELDS WEST | PROPOSED
FUTURE UNIVERSAL
UNT FRISCO
OPEN
PROPOSED
OWNED
N
0
1
2 Miles


PROSPER
FRISCO
N
W First St
E 1st St
N Preston Rd
289
TEXAS
48,814 VPD
380
52,858 VPD
Preston Rd
N Coit Rd
GATES OF PROSPER
PHASE II
RALLY HOUSE
Michaels
KOHL'S
HOBBY LOBBY
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OUTBACK
SPEC'S
popshelf
SEPHORA
YARD ART
OUTDOOR LIVING
CALLOWAY'S
NURSERY
GATES OF PROSPER
PHASE III
BARNES & NOBLE
REI
Total Wine & More
carhartt
NORDSTROM RACK
laMadeleine
ALEXANDER'S
RESTAURANT
GATES OF PROSPER
DICK'S SPORTING GOODS
DSW
Walmart Supercenter
Burlington
carter's
TJ maxx
five BELOW
TORRID
OLD NAVY
ROSS DRESS FOR LESS
Panera BREAD
PETSMART
ULTA
Kirkland's
chili's
TEXAS
Olive Garden
TOWN CENTER
target
FUTURE DEVELOPMENT
PHASE 04
CINEMARK
FUTURE Mixed Use
Parkside
160 Total Lots
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Lakes of La Cima
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Brookhollow / Lakewood
381 Future Lots
2,500 Total Lots
Bretton Woods
62 Future Lots
122 Total Lots
Rockhill at Preston
192 Total Lots
Dove Creek
230 Future Total Lots
SONIC
CVS pharmacy
Market STREET
planet fitness

Site Plan | Overall



THE retail CONNECTION



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