PRESTON ROAD & FIRST STREET

PROSPER, TX



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PROSPER, TX

WHY PROSPER?

Prosper, Texas is one of DFW's fastest-growing suburban markets, fueled by explosive residential growth, affluent demographics, and strong access along the Dallas North Tollway and US-380 corridors. With expanding retail destinations like The Gates of Prosper, the market offers retailers the opportunity to capture a rapidly growing customer base with increasing demand for shopping, dining, and services.

- Premier retail opportunity at the signalized intersection of Preston Road and First Street in the heart of Prosper, one of the fastest-growing communities in North Texas.
- Adjacent to the 900,000+ SF Gates of Prosper regional retail destination featuring numerous national retailers.
- Surrounded by thousands of existing and planned homes, with significant residential growth continuing throughout Prosper, Celina, Frisco, and the US-380 corridor.
- Positioned within one of DFW's most affluent trade areas, with average household incomes exceeding $238,000 within 3 miles and $232,000 within 5 miles.
- Exceptional visibility and accessibility along Preston Road [48,814 VPD], less than one mile north of the US-380 corridor, one of the region's fastest-growing retail corridors.
- Immediate customer base from surrounding master-planned communities, highly rated Prosper ISD schools, and a rapidly expanding daytime and residential population.

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	7,059	64,916	199,461
2026 Total Households	2,050	20,294	62,258
2026 Daytime Population	9,546	54,245	157,046
2026 Average HH Income	$260,581	$238,433	$232,506
2026 Median HH Income	$210,088	$196,672	$190,600

TRAFFIC COUNTS:

US-380: 52,858 VPD
Preston Road: 48,814 VPD
E. First Street: 9,288 VPD

PROJECT SIZE:

16,600 SF | EXISTING RETAIL
90 AC | FUTURE DEVELOPMENT

FOR LEASE:

PLEASE CALL FOR DETAILS

AREA RETAILERS:

Walmart, Target, Chili's, DICK'S SPORTING GOODS, KOHL'S, HOBBY LOBBY, Burlington, ROSS DRESS FOR LESS, SEPHORA, NORDSTROM RACK, REI co-op, HomeGoods, Michaels, DSW, T.J.maxx, BARNES & NOBLE, Total Wine & More, DUTCH BROS, ULTA BEAUTY, laMadeleine, PETSMART, WHATABURGER, TEXAS ROADHOUSE, Olive Garden ITALIAN KITCHEN

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

JAKE BURNS
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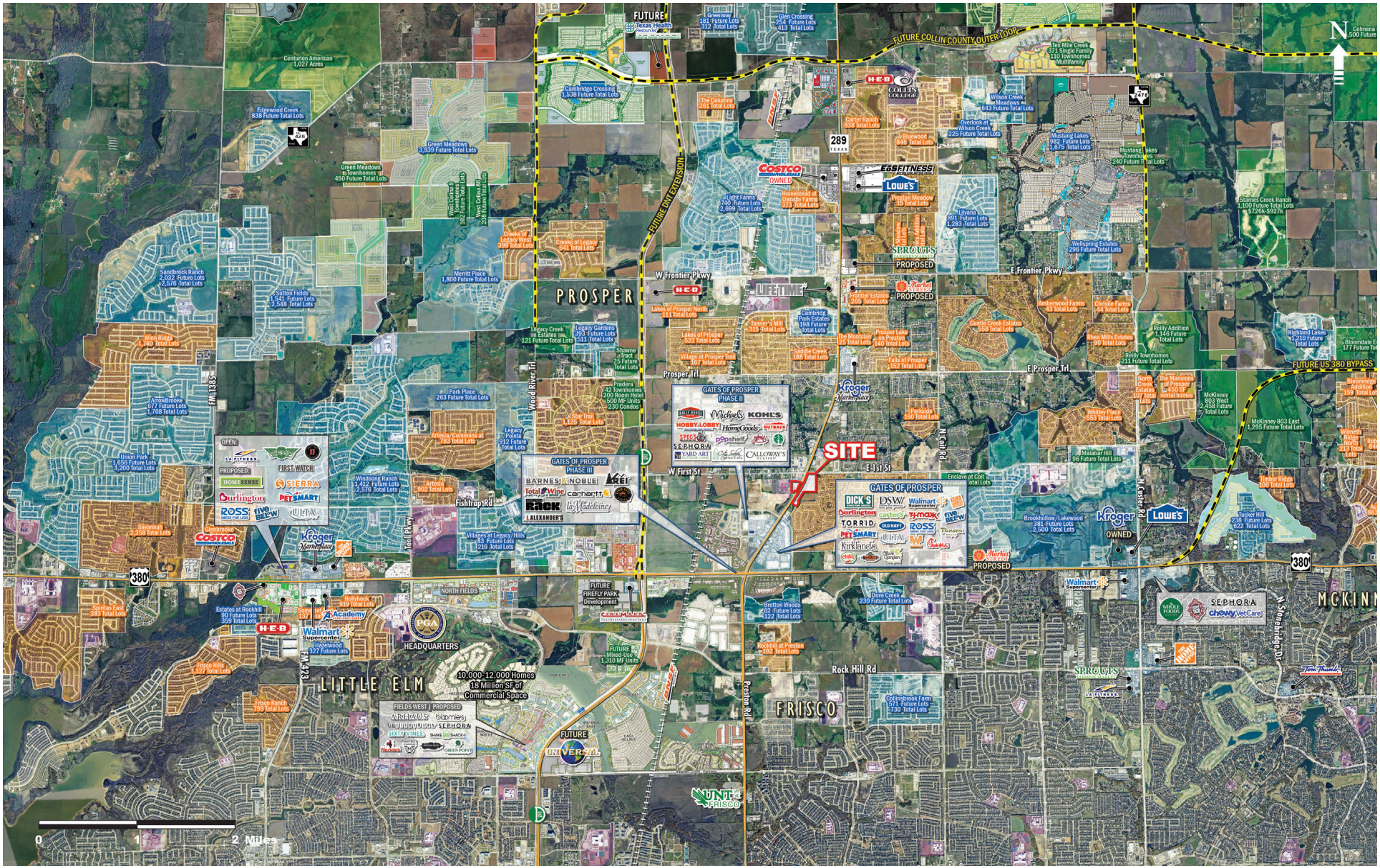
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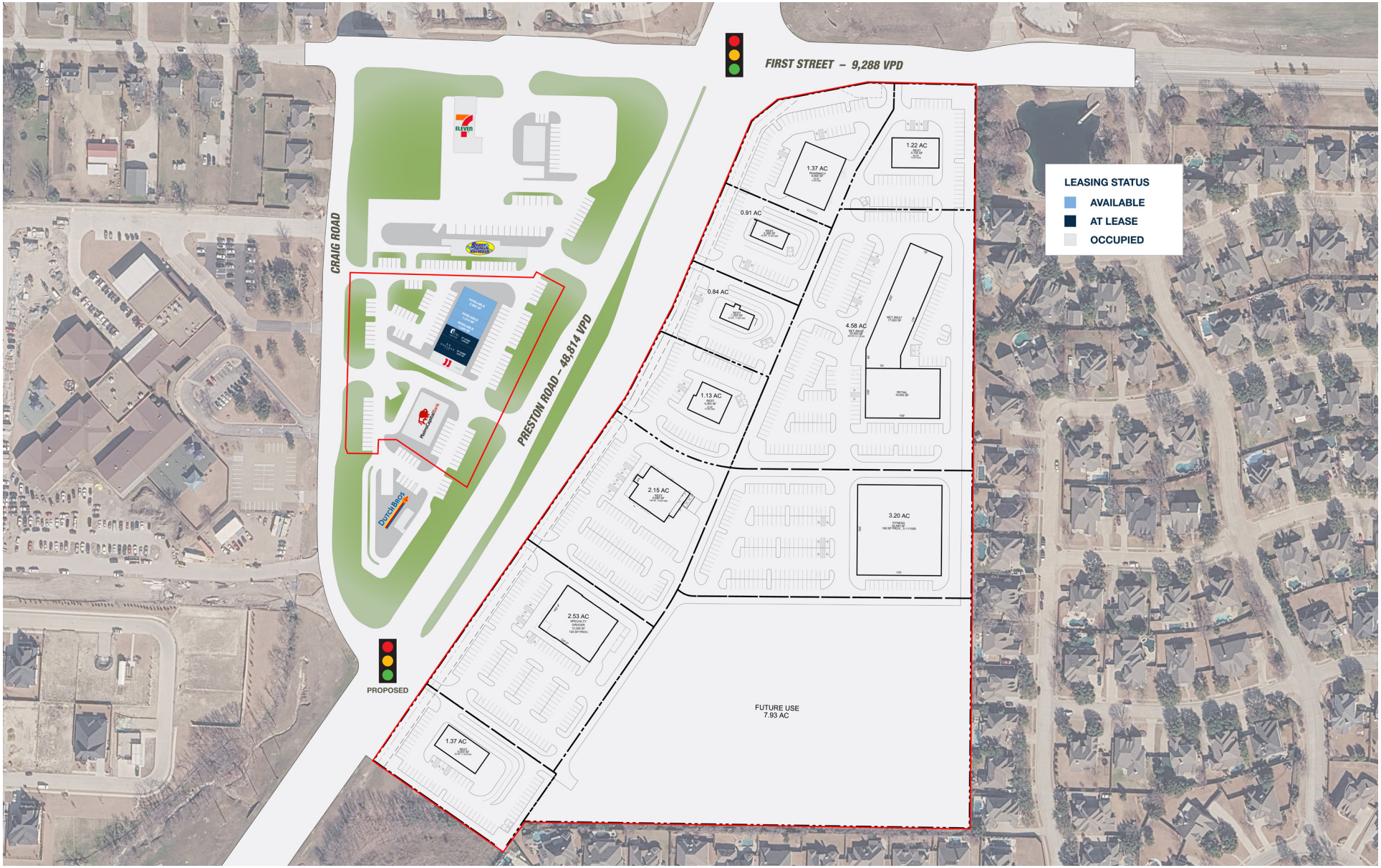
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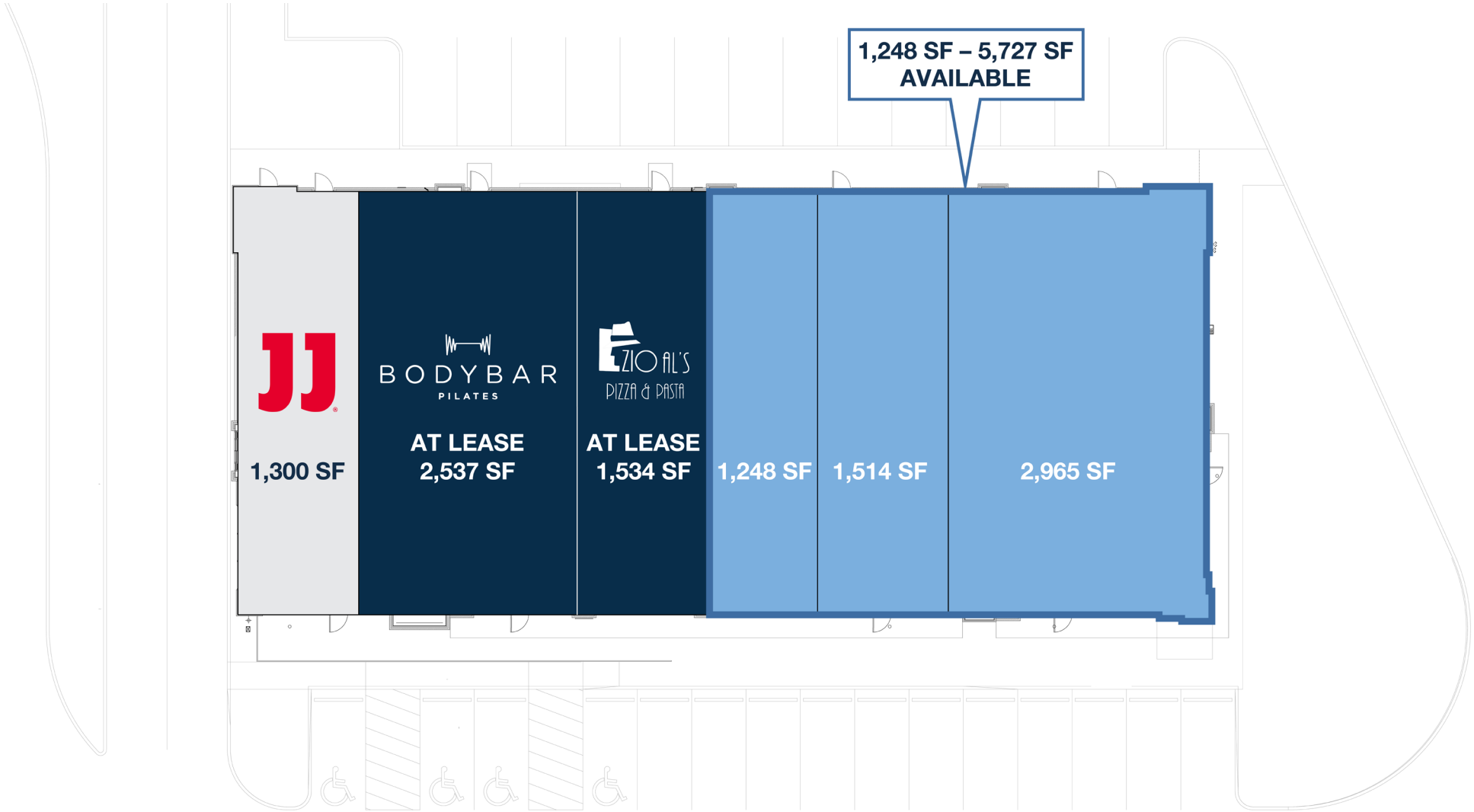
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