

LAND FOR SALE

\$28 PSF

32.79 ACRES

HWY 380 & Prosper Commons Blvd.

Prosper, Texas 75078



**Seller Will Divide
10 Acres Minimum**



APPIAN
COMMERCIAL REALTY

Ray Eckenrode, SIOR, CCIM
(972)562-9988
www.AppianCommercial.com

Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

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PROPERTY DETAILS

- **Price:** \$28 PSF
- **Property Type:** Land
- **Available Acres:** 32.79 Acres
- **Divisible:** Owner will divide – 10 acre minimum
- **City:** Prosper

- **County:** Collin
- **Zoning:** Planned Development - Commercial
- **Utilities:** City Water & Electric
- **Cross Street:** Hwy 380 & Prosper Commons Blvd.

PROPERTY INFORMATION

Prime opportunity in the heart of one of North Texas' fastest-growing corridors. This 32.79 Acre parcel is strategically located just off **Hwy 380 between Preston Road and Coit Road** offering excellent visibility, immediate access, and strong surrounding growth. Positioned along a major commuter and commercial corridor, the site is well suited for **future redevelopment or investment**, benefiting from the continued expansion of retail, residential, and commercial development throughout the area. Located in Prosper, the property benefits from proximity to rapidly expanding residential communities, nearby employment centers, and strong regional growth along the Highway 380 corridor. Continued development in the surrounding area enhances the site's long-term potential, making it suitable for a variety of development or investment uses.



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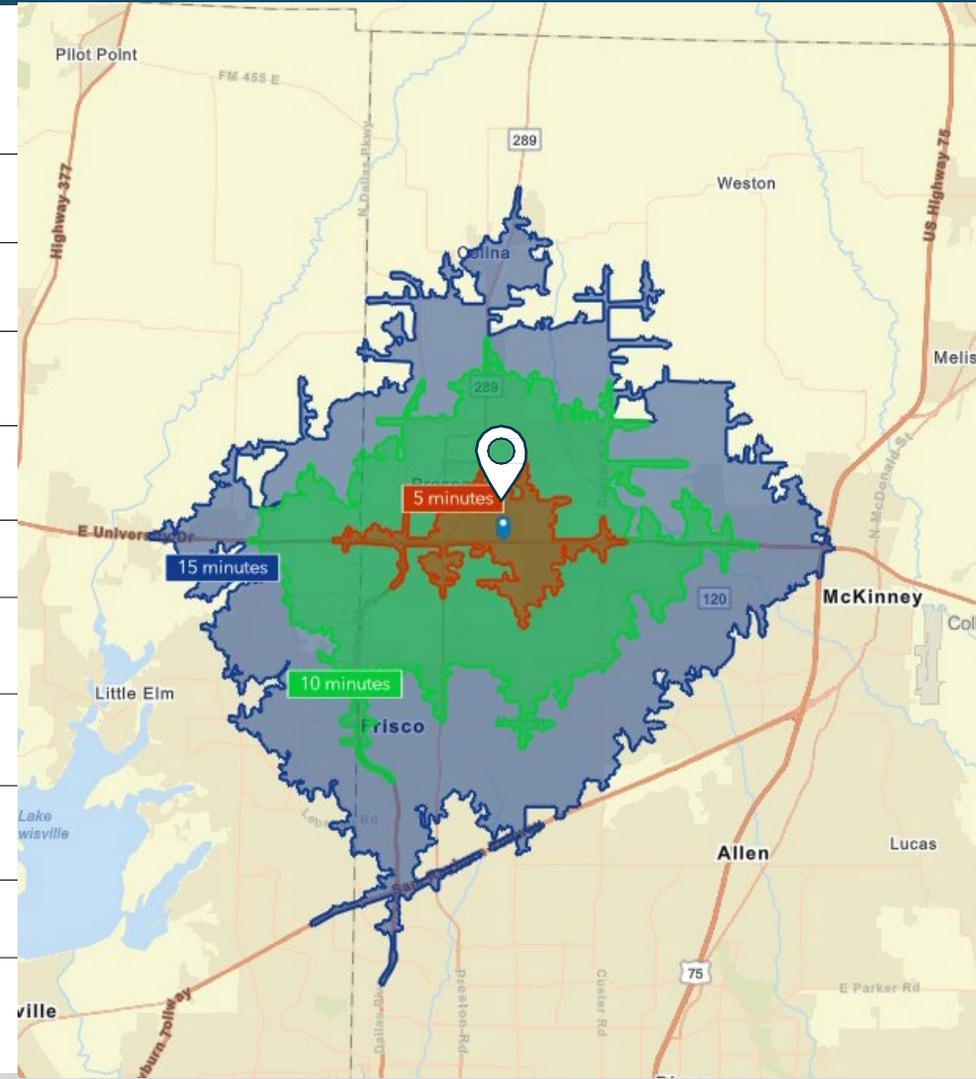
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DEMOGRAPHICS

2025 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	23,744	162,586	432,396
Households	7,316	51,505	144,031
Families	6,123	43,323	113,269
Average Household Size	3.25	3.16	3.00
Owner Occupied Housing Units	5,663	39,669	101,407
Renter Occupied Housing Units	1,653	11,836	42,624
Median Age	35.4	36.4	36.5
Median Household Income	\$169,985	\$176,519	\$159,387
Average Household Income	\$207,679	\$216,701	\$198,583



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DEMOGRAPHIC SUMMARY

Prosper, Texas
Drive time of 5 minutes

KEY FACTS

23,744

Population



7,316

Households

35.4

Median Age

\$136,637

Median Disposable Income

EDUCATION

2.8%

No High School Diploma



10.2%

High School Graduate



18.2%

Some College/
Associate's Degree



68.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$169,985
Median Household Income

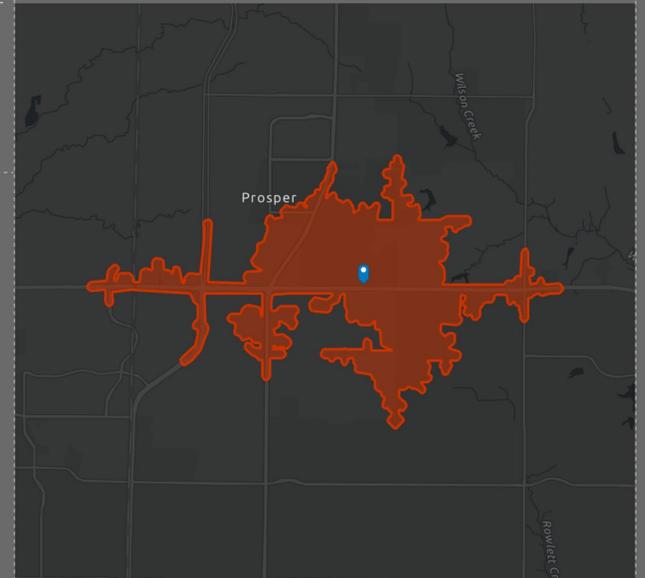


\$65,646
Per Capita Income



\$860,301
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

86.1%



Blue Collar

7.3%



Services

7.8%

2.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

DEMOGRAPHIC SUMMARY

Prosper, Texas
Drive time of 10 minutes

KEY FACTS

162,586

Population



51,505

Households

36.4

Median Age

\$142,715

Median Disposable Income

EDUCATION

1.9%

No High School Diploma



10.0%

High School Graduate



20.1%

Some College/
Associate's Degree



68.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$176,519
Median Household Income

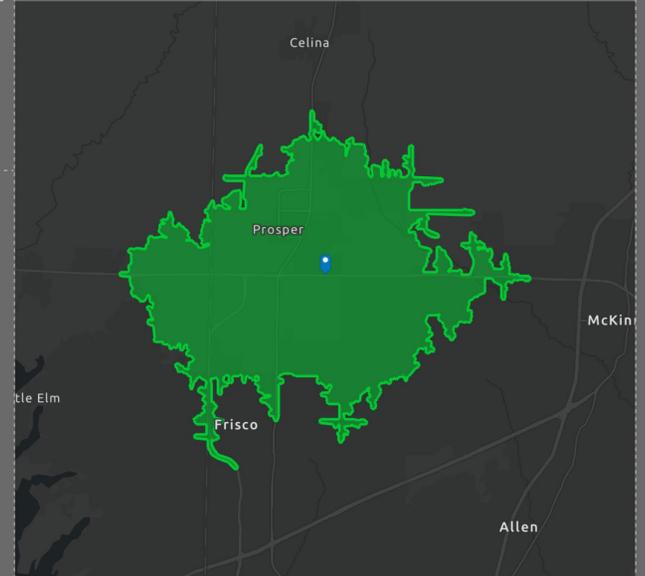


\$68,569
Per Capita Income



\$920,732
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

84.7%



Blue Collar

8.5%



Services

7.8%

2.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

DEMOGRAPHIC SUMMARY

Prosper, Texas
Drive time of 15 minutes

KEY FACTS

432,396

Population



144,031

Households

36.5

Median Age

\$127,310

Median Disposable Income

EDUCATION

3.0%

No High School Diploma



11.4%

High School Graduate



21.5%

Some College/
Associate's Degree



64.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$159,387
Median Household Income

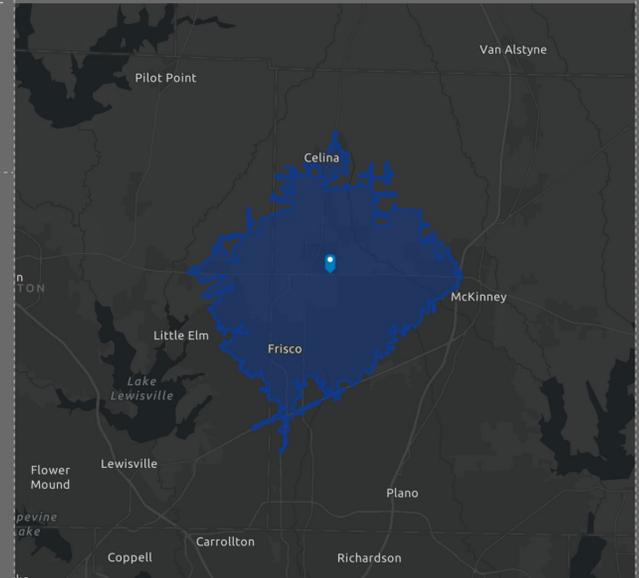


\$66,333
Per Capita Income



\$695,529
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



83.4%

White Collar



8.9%

Blue Collar



8.9%

Services

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri



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.



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.

<u>Appian Commercial Realty LLC</u>	<u>579746</u>	<u>apiancommercial@gmail.com</u>	<u>(972)562-9988</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ray Eckenrode</u>	<u>506389</u>	<u>ray@appiancommercial.com</u>	<u>(972)562-9988</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

OWNER: _____

Date: _____

EXCLUSIVE LISTING AGREEMENT

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Ray Eckenrode

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