



Power Center Coming Soon

NWC US 380  
& FM 423

Anchor Opportunities,  
Pads & Retail  
Prosper, TX 75034

# Metrics

NWC US 380 & FM 423  
Prosper, TX 75034

## Location

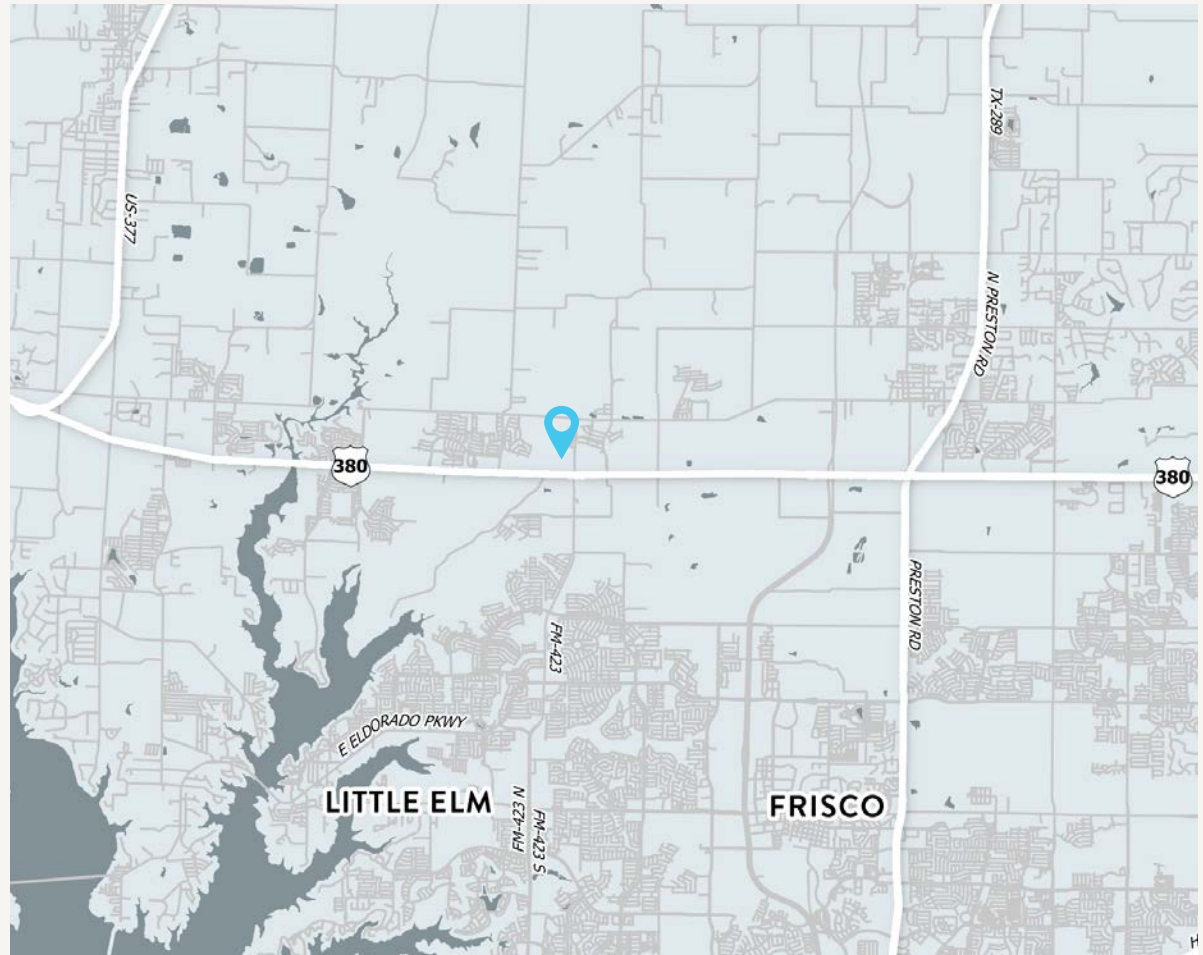
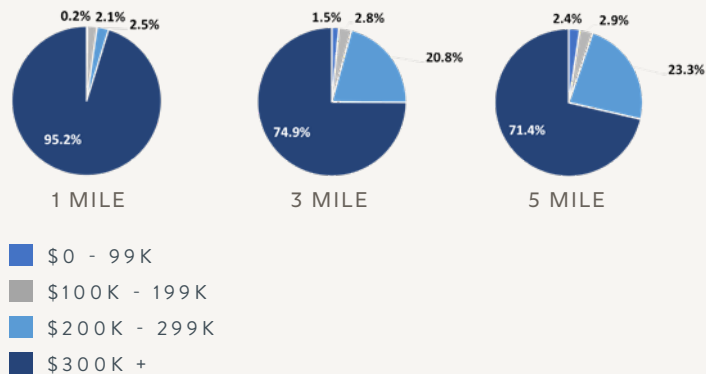
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## Traffic Counts

Hwy 380  
60,856 VPD

FM 423  
38,970 VPD

## Home Values (2025)



## Area Attractions

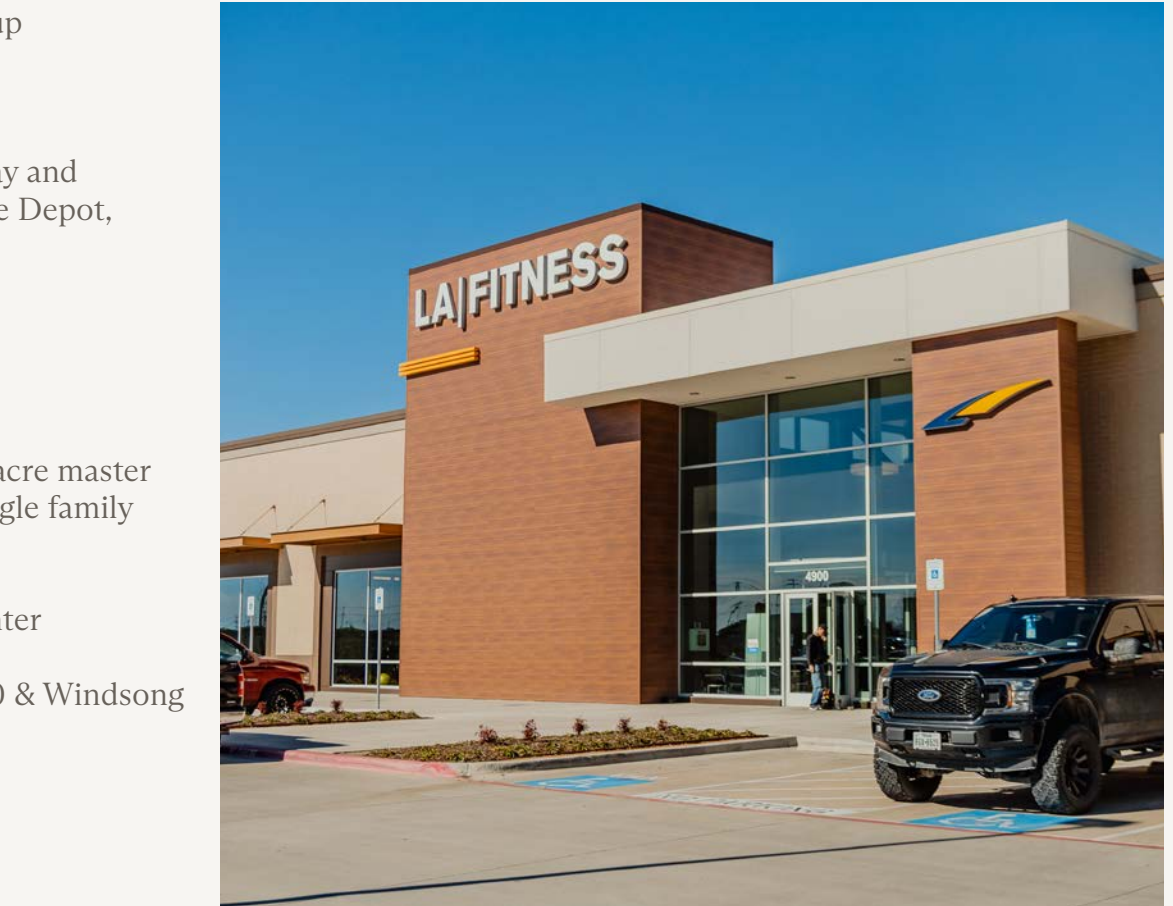


# Property Highlights

NWC US 380 & FM 423  
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1. Shop space available adjacent to power center lineup
2. Anchor/junior anchors at lease negotiations
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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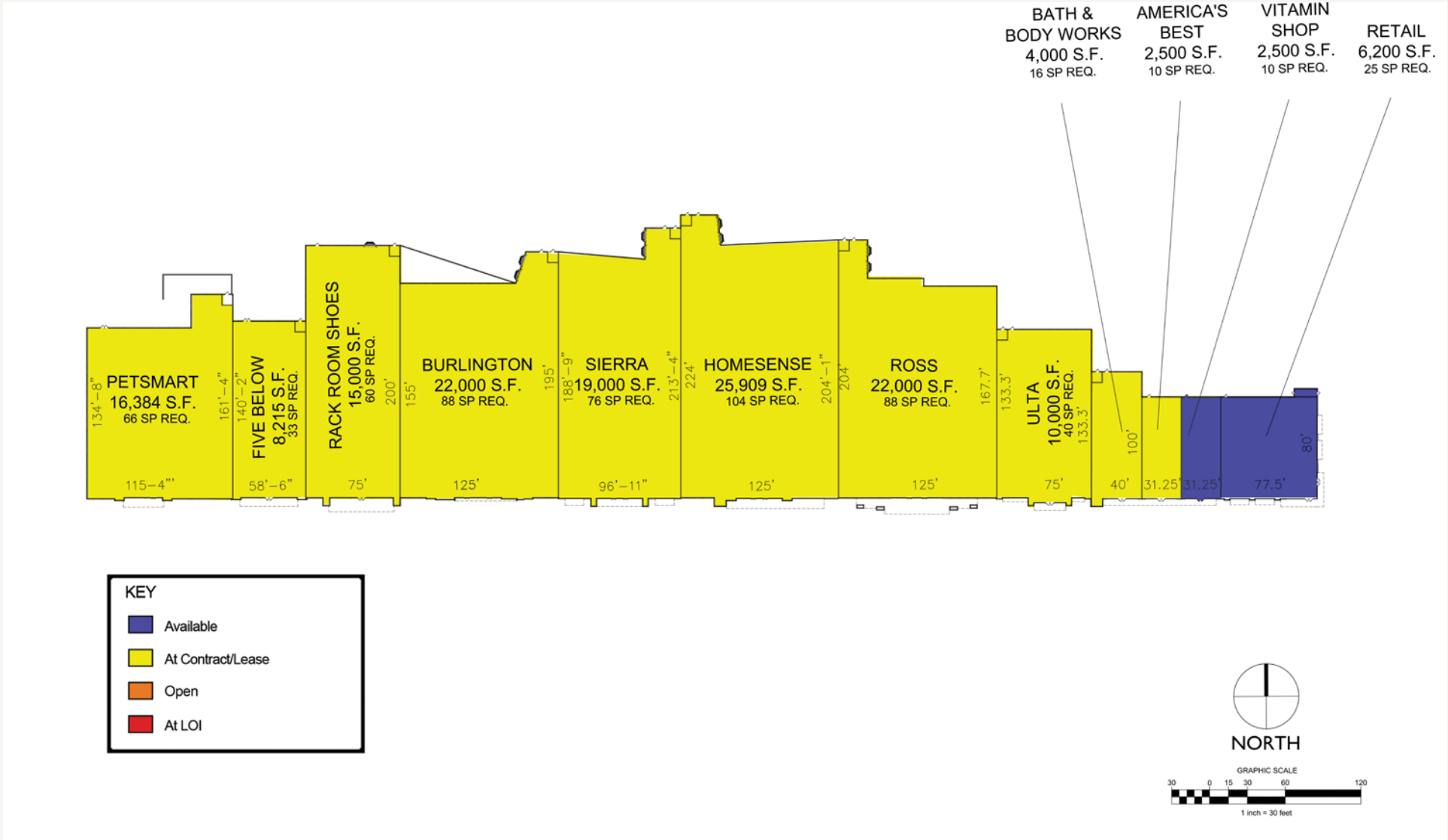
LEGEND	
LOT 1 - RaceTrac (NAP)	
LOT 2 - Retail Building - 2.106 AC	
LOT 3 - Valvoline - 0.974 AC	
LOT 4 - Brakes Plus - 1.031 AC	
LOT 5 - Rosa's Cafe - 2.227 AC	
LOT 6 - Fast Lane Car Wash - 1.186 AC	
LOT 7 - Retail Building - 2.918 AC	
LOT 8 - LA Fitness - 4.083 AC	
LOT 9 - Undeveloped Future Retail - 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	
<span style="background-color: blue; color: white;">■</span>	Available
<span style="background-color: yellow; color: black;">■</span>	At Contract/Lease
<span style="background-color: orange; color: black;">■</span>	Open
<span style="background-color: red; color: white;">■</span>	At LOI



# Junior Anchor Floor Plan

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# Drone

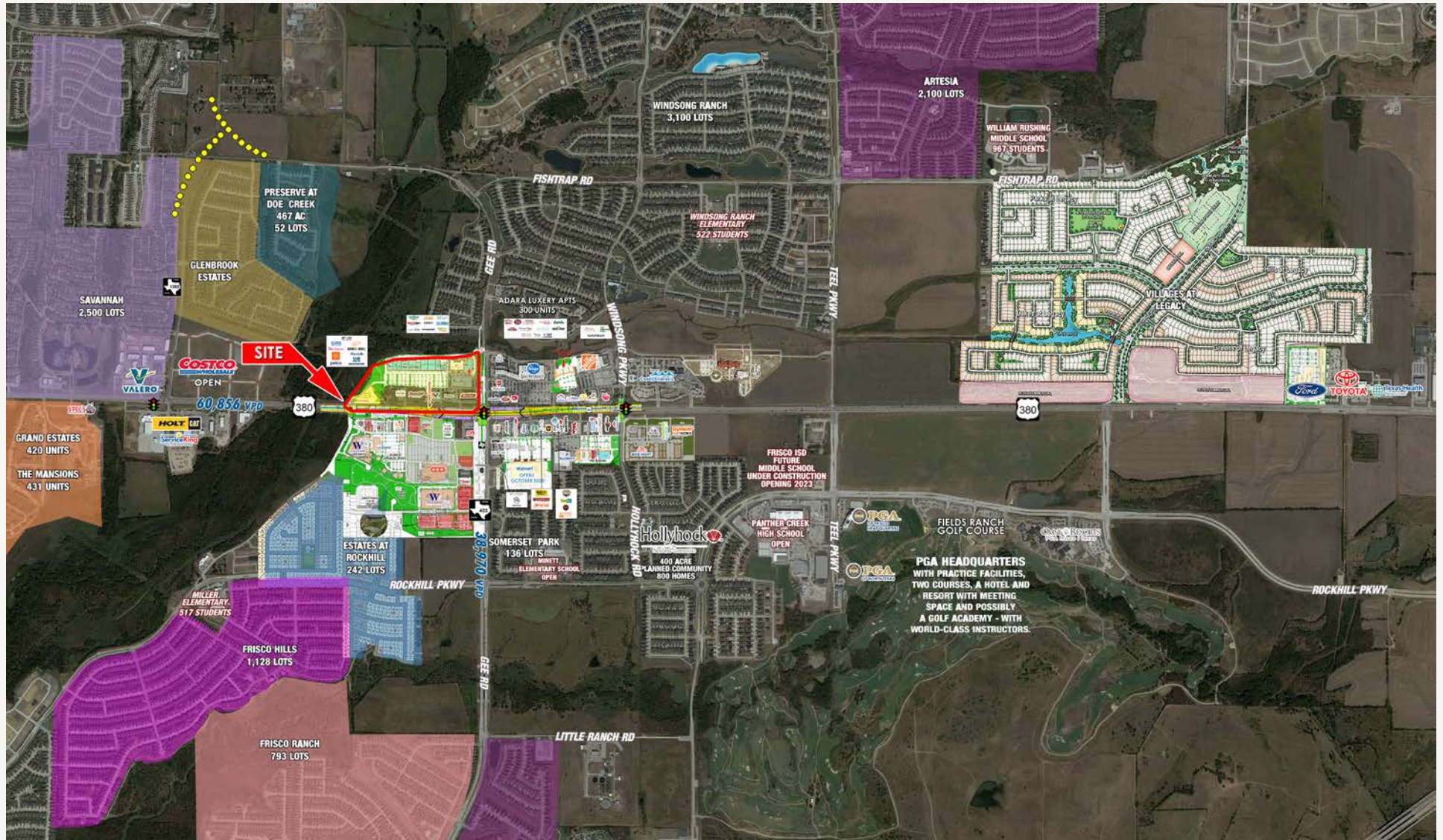
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# Aerial

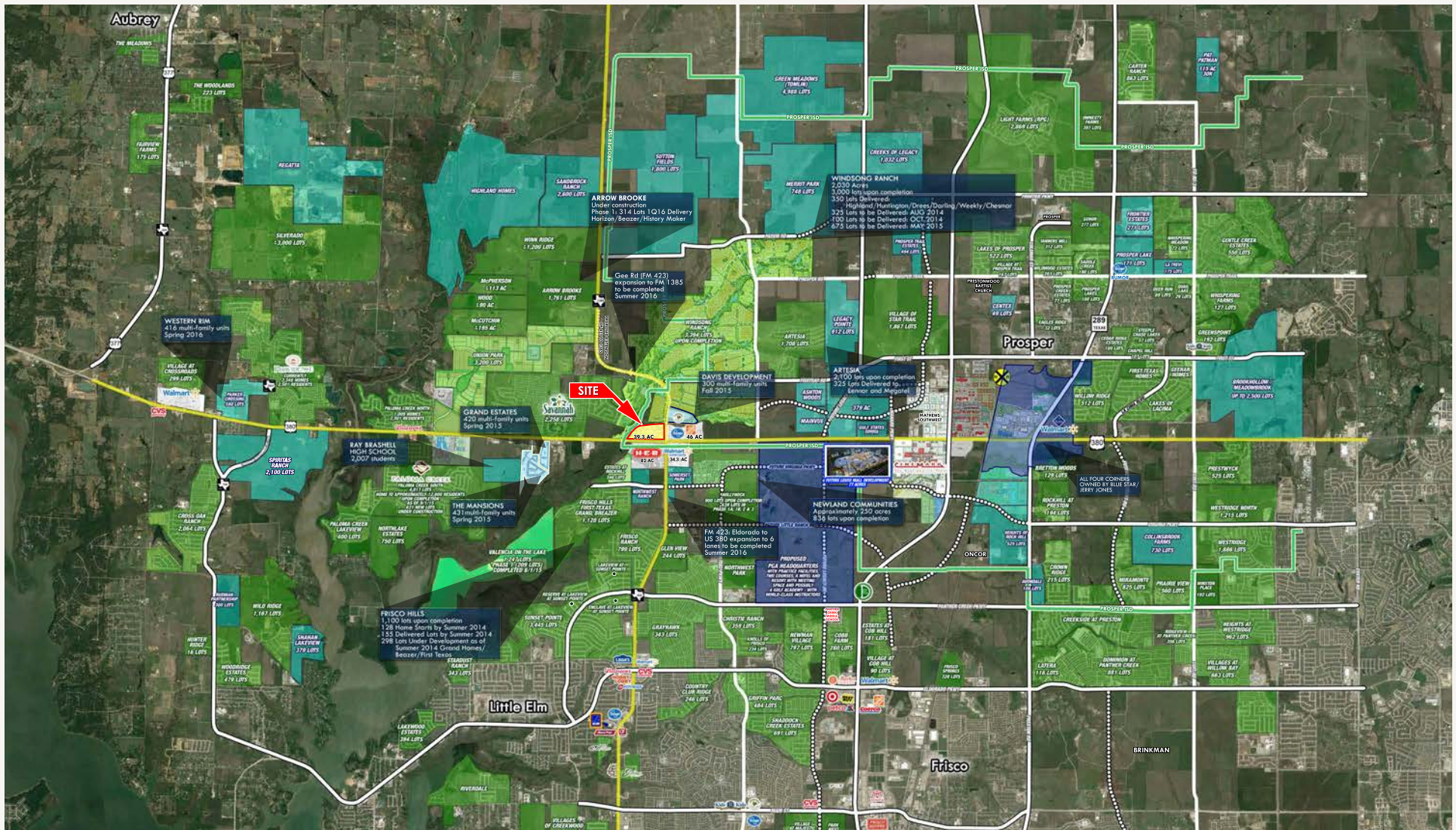
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# Single Family Developments

NWC US 380 & FM 423  
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ACTIVE DEVELOPMENTS FUTURE DEVELOPMENTS



# Photos

NWC US 380 & FM 423  
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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](http://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.”



“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.”







## PGA Frisco is Officially Open for Business



AUGUST 25 2022



## 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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# VENTURE

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# 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.

2-10-2025



## 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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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