

# FOR INFO



Prosper High School  
3,297 Students



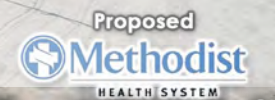
32,566 VPD (#19)

Preston Rd

14,696 VPD (#21)

# VICTORY SHOPS AT FRONTIER PKWY

## SWC OF PRESTON RD & FRONTIER PKWY



# PROSPER, TEXAS

# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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## PHASE 1 & 2 COMPLETED!

Development by:



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# Victory Shops at Frontier Pkwy | SWC of Preston Rd & Frontier Pkwy, Prosper, Texas

## OVERVIEW

- 1,500 SF 2nd Gen Restaurant Available - Do Not Disturb - Tenant still operating
- 5,500 SF End Cap Available - Q3 2024
- Phases 1 & 2 Now Delivered!
- Pad Sites Available for Lease or for Sale
- Located in the heart of Prosper, which has experienced explosive growth since the 2000 census and continues to grow rapidly
- Adjacent to Prosper High School with 2,974 students
- Close proximity to more than 24 fortune 500 companies
- DFW International Airport & Dallas Love Field are both less than 32 miles from this site
- Call for Pricing

## TRAFFIC COUNTS

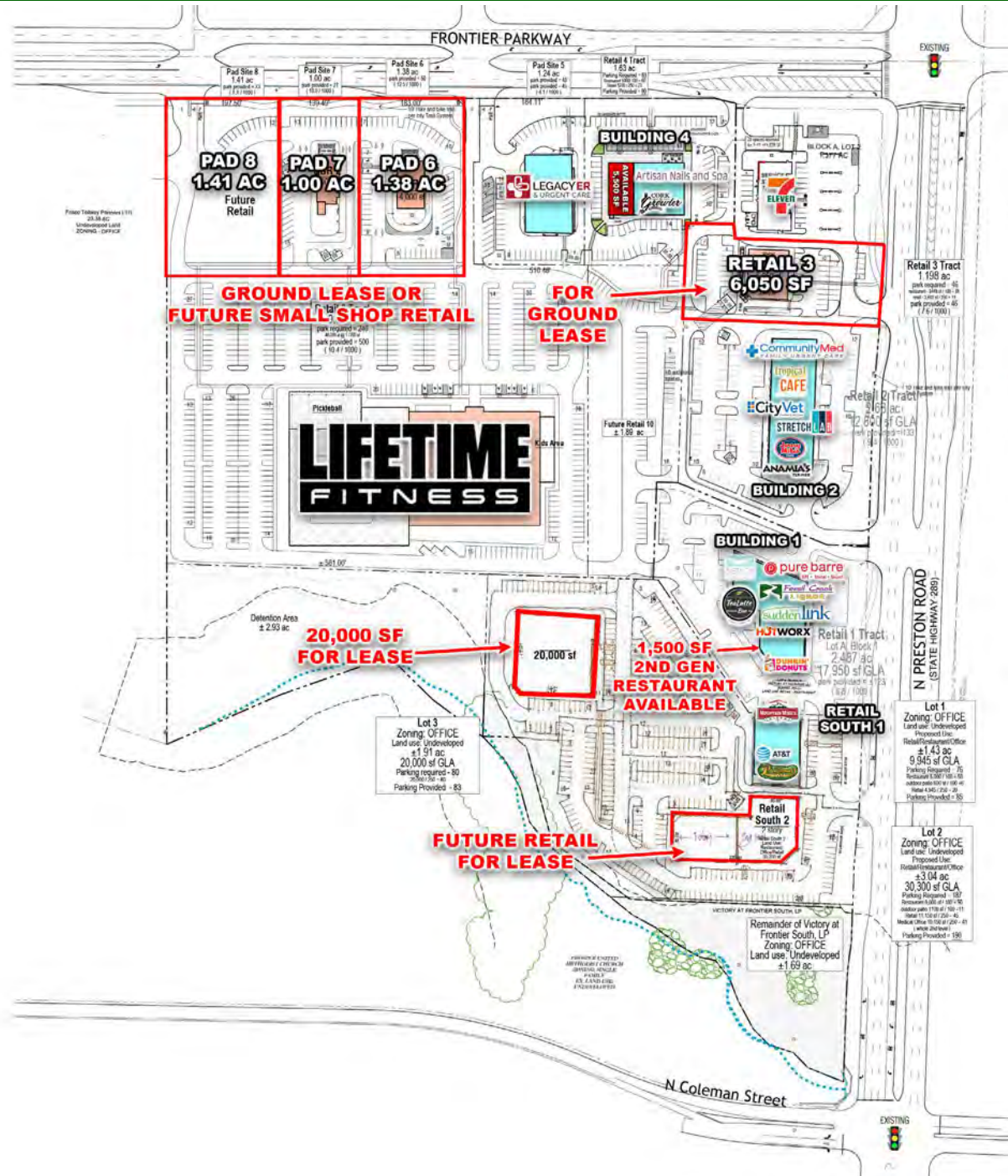
Preston Rd: 32,556 VPD (TXDOT, 2019)  
 Frontier Pkwy: 14,696 VPD (TXDOT, 2021)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	7,173	50,129	97,914
2028 Proj. Pop.	8,851	64,447	125,968
Avg HH Income	\$199,201	\$207,510	\$195,688
Avg Home Value	\$549,479	\$580,056	\$546,554



# Victory Shops at Frontier Pkwy | SWC of Preston Rd & Frontier Pkwy, Prosper, Texas



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## BUILDING 2 - AVAILABLE NOW

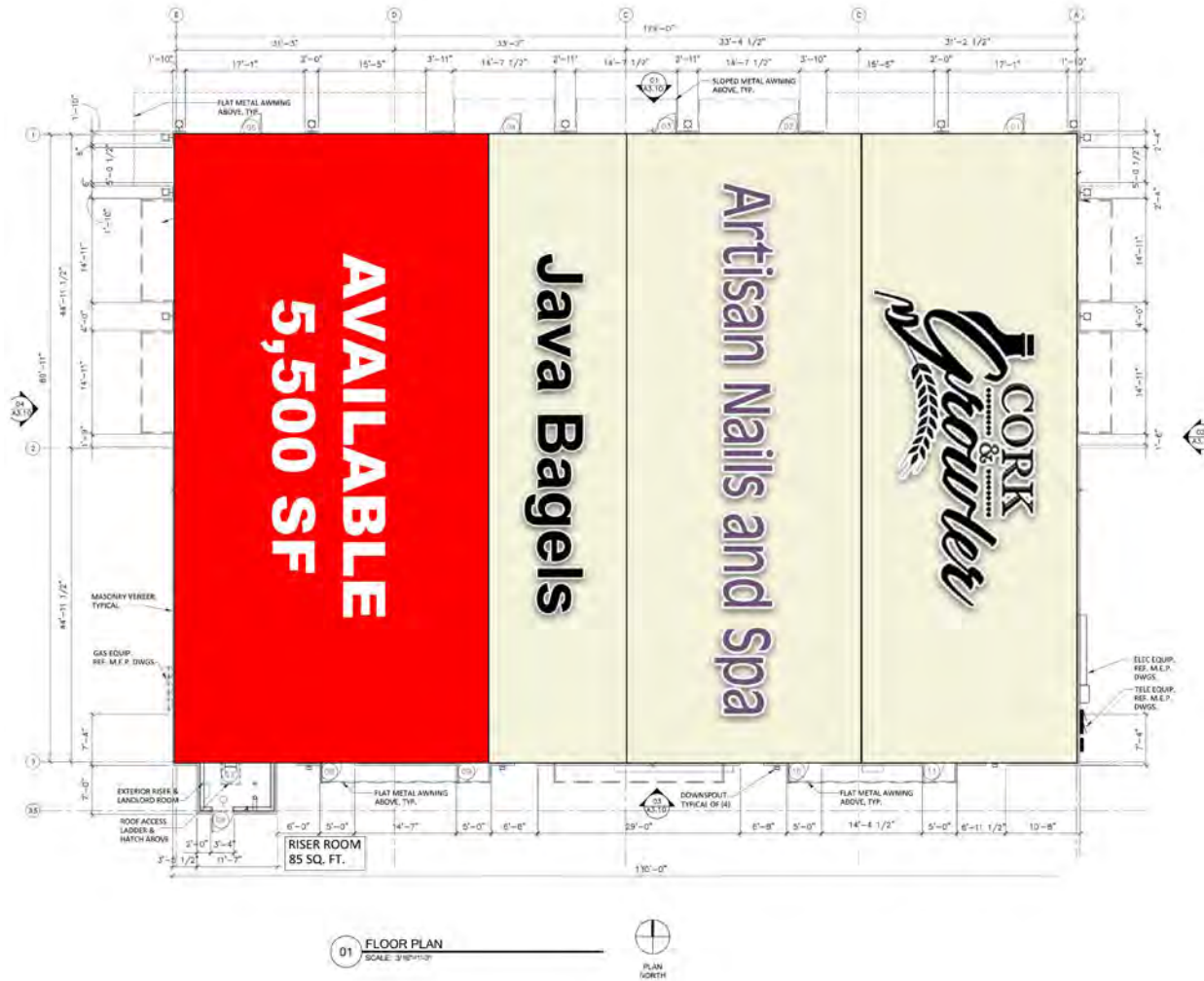


## BUILDING 1 - AVAILABLE NOW

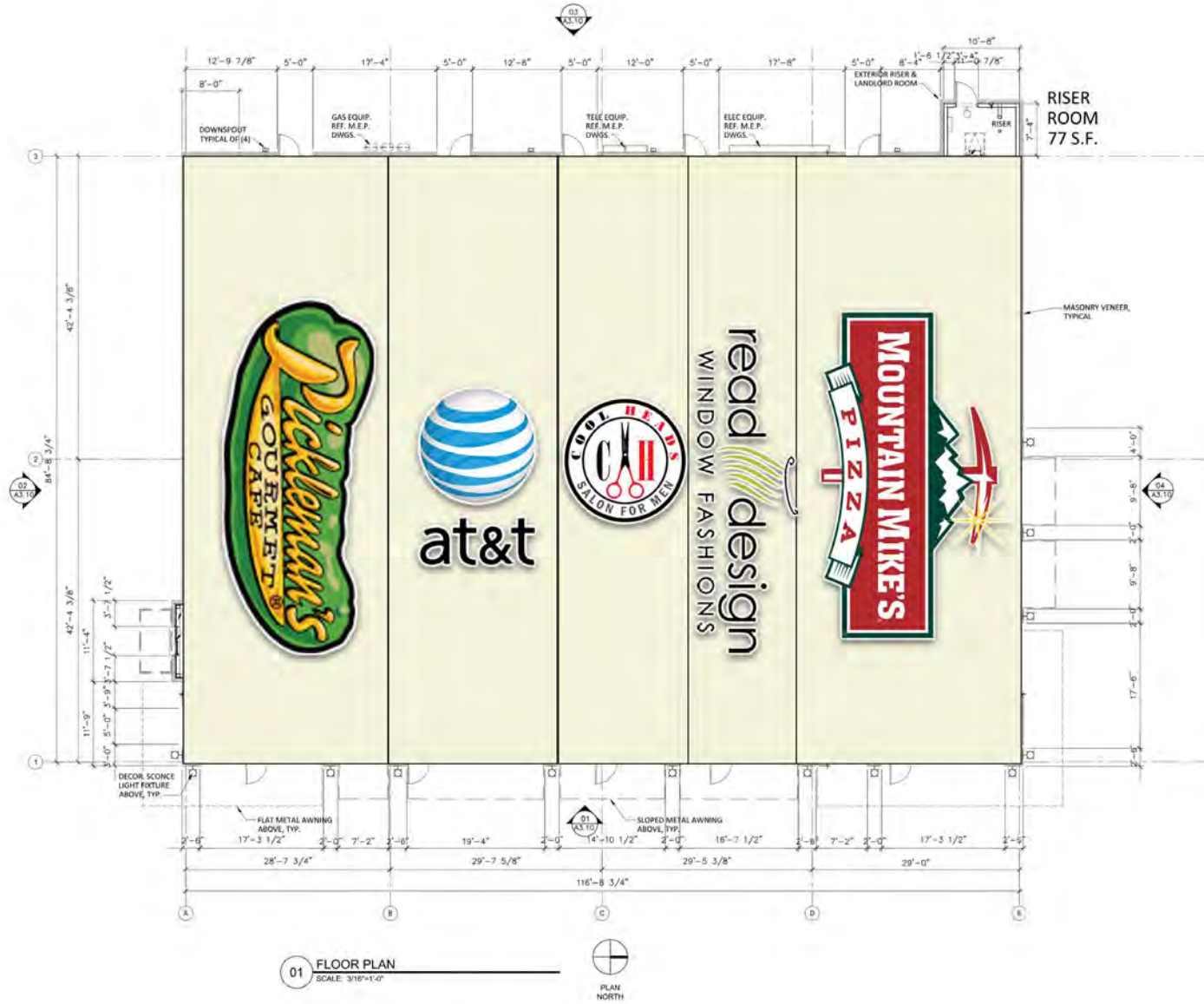


17,645 - SF TOTAL

BUILDING 4



RETAIL SOUTH 1



01 FLOOR PLAN  
SCALE: 3/16"=1'-0"



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Prosper High School  
3,297 Students

Frontier Pkwy

PAD 8  
1.41 AC

PAD 7  
1.00 AC

PAD 6  
1.38 AC

**LIFETIME  
FITNESS**

PROPOSED  
**Methodist**  
HEALTH SYSTEM

14,696 VPD (21)

Frontier Pkwy

RETAIL 3  
6,050 SF

Preston Rd

32,556 VPD (79)

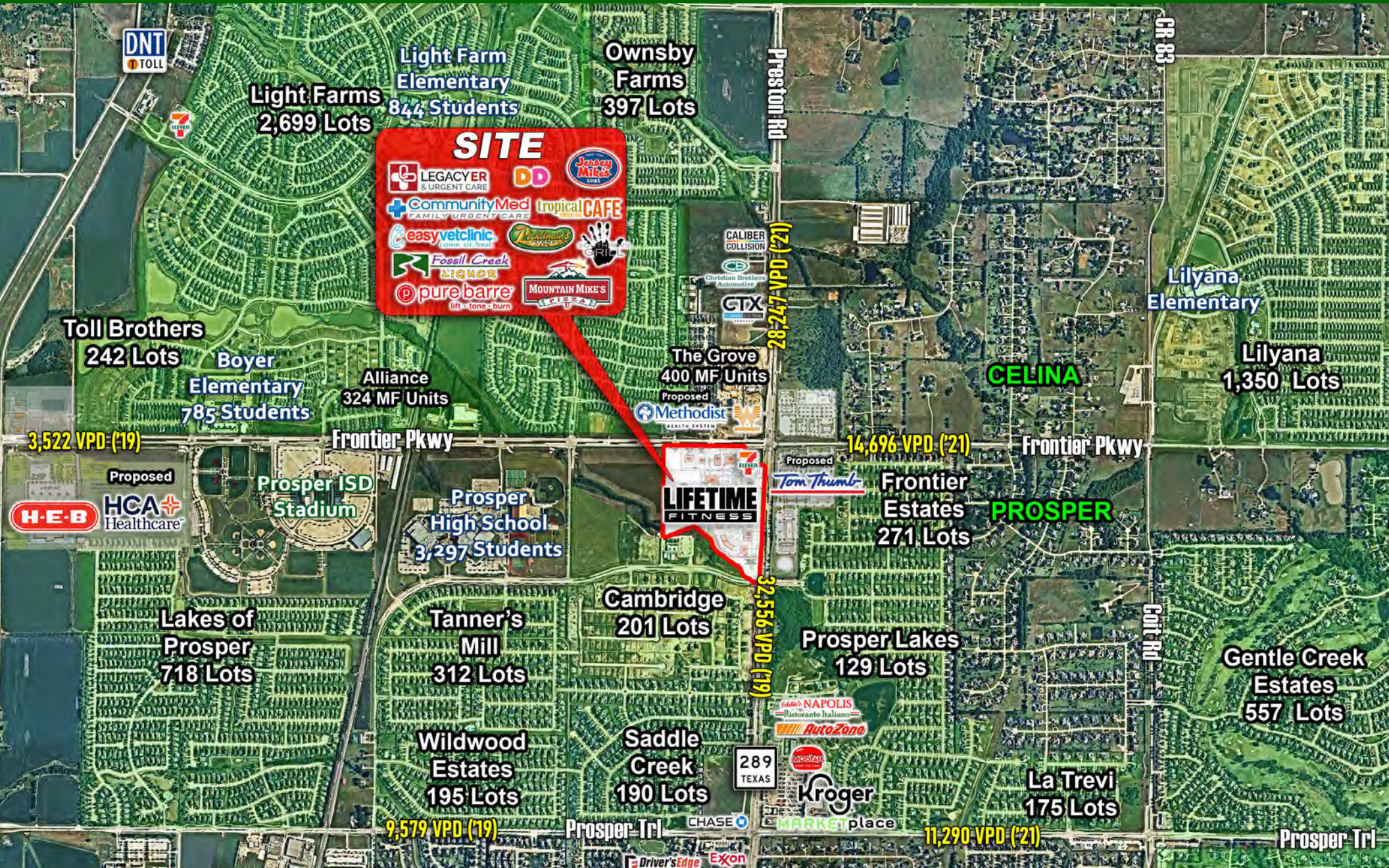
289  
TEXAS



Victory Shops at Frontier Pkwy | SWC of Preston Rd & Frontier Pkwy, Prosper, Texas



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