

# FOR INFO



**PLANNED TXDOT  
EXPANSION  
ON FM 1385**

**LOT 1 - 3.25 AC  
PAD SITE**

**COSTCO  
WHOLESALE  
Fuel  
Center**

**Future  
COSTCO  
WHOLESALE**

**Future  
Multi-Family - 250 Units  
Under Construction**

**LOT 8**

**ideal  
dental**  
*Serenity  
Nail Salon*  
**DALLAS PREMIER  
PRIMARY & URGENT CARE**  
**±4,690 SF AVAILABLE**

**LOT 9 - 1.1 AC  
DRIVE-THRU  
PAD SITE**

**LOT 10  
1.1 AC  
PAD SITE**

**LOT 11  
1.3 AC  
PAD SITE**

**Future  
MARRIOTT**

**Under  
Contract**

**LOT 6  
±14,000 SF  
AVAILABLE**

**LOT 3 - .9 AC  
DRIVE-THRU  
PAD SITE**

**LOT 5 - 1.05 AC  
DRIVE-THRU  
PAD SITE**

**LOT 4  
1.4 AC  
PAD SITE**

**TXDOT  
IS PROJECTING  
112,500 VPD ALONG  
US 380 BY 2045**



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## NEW COSTCO DEVELOPMENT

NEC of US 380/UNIVERSITY BLVD & FM 1385

Prosper, Texas

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# NEW COSTCO DEVELOPMENT | NEC of US 380 & FM 1385, Prosper, Texas 75078

## OVERVIEW

- ±4,690 SF End Cap Space Available (divisible)
- Up to 14,000 SF Retail/Restaurant Space Available
- Pad Sites Available for Sale or Ground Lease
- Anchored by Costco, one of the largest volume, brick and mortar, retailers in the country which will drive significant traffic to the development
- 250 Future Multi Family apartments and a Marriot Hotel on-site
- Westside is located at the northeast corner of US 380 & FM 1385 at a signalized intersection
- Across from Savannah with 2,258 homes and surrounded by affluent neighborhoods in a rapidly growing area
- Close proximity to Cook Children's North Campus with 101 beds on 23.65 acres; St. Martin de Porres with 1,400 to 1,500 people in attendance for Sunday Mass
- Less than 4 miles west of the 600 Acre mixed use development anchored by PGA of America Headquarters and an 800-key Omni Hotel
- Call for Pricing

## TRAFFIC COUNTS

US 380/University Blvd: 56,193 VPD (TXDOT 2019)  
FM 1385: 17,200 VPD (TXDOT 2021)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile	10-mile
2022 Population	13,515	81,591	174,722	502,140
2027 Proj. Pop.	16,764	96,651	209,006	570,503
Avg HH Income	\$141,394	\$150,729	\$150,350	\$156,292

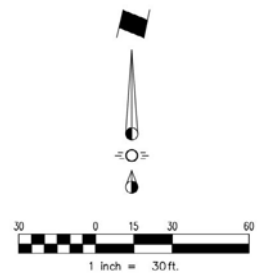
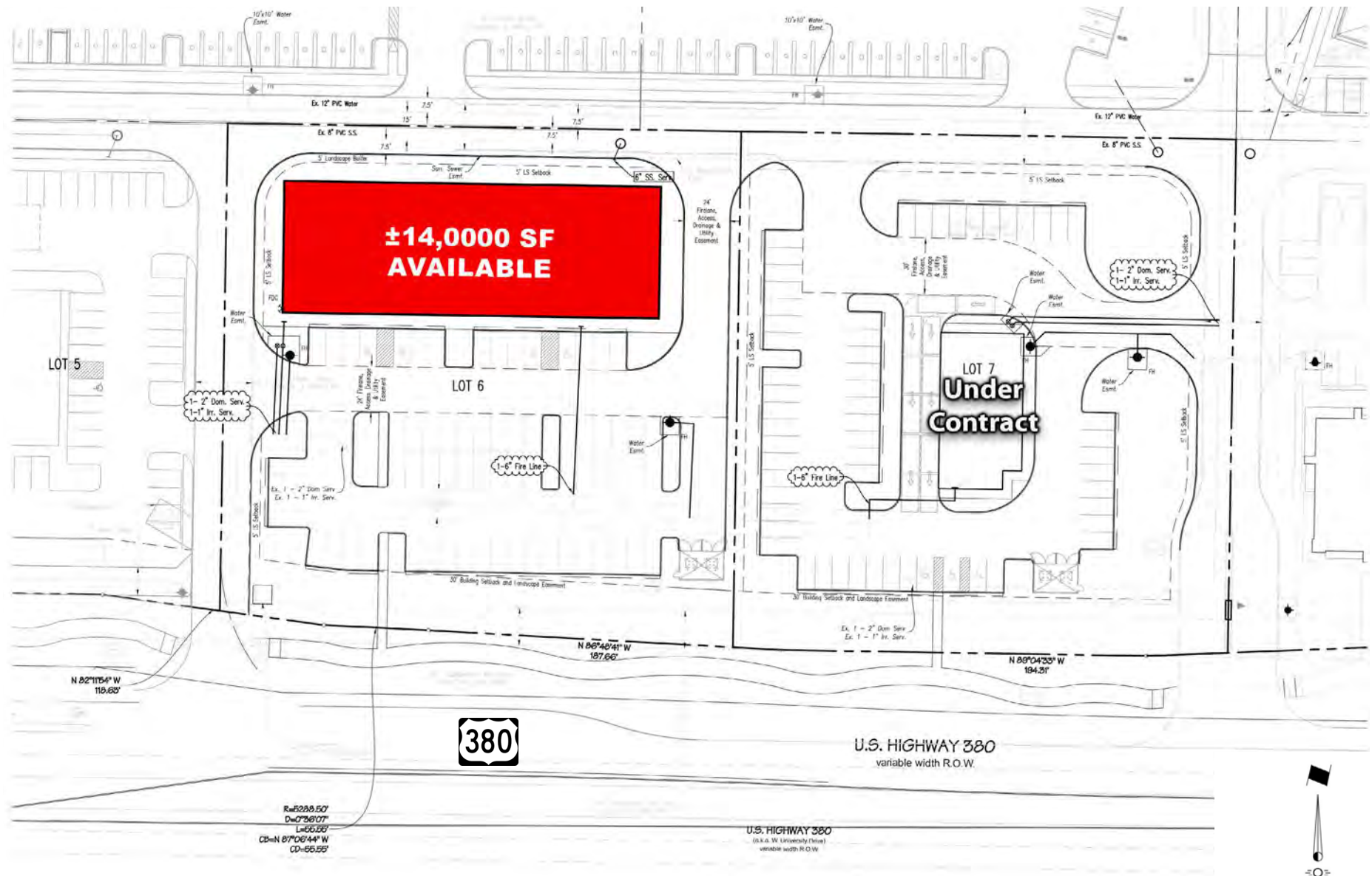




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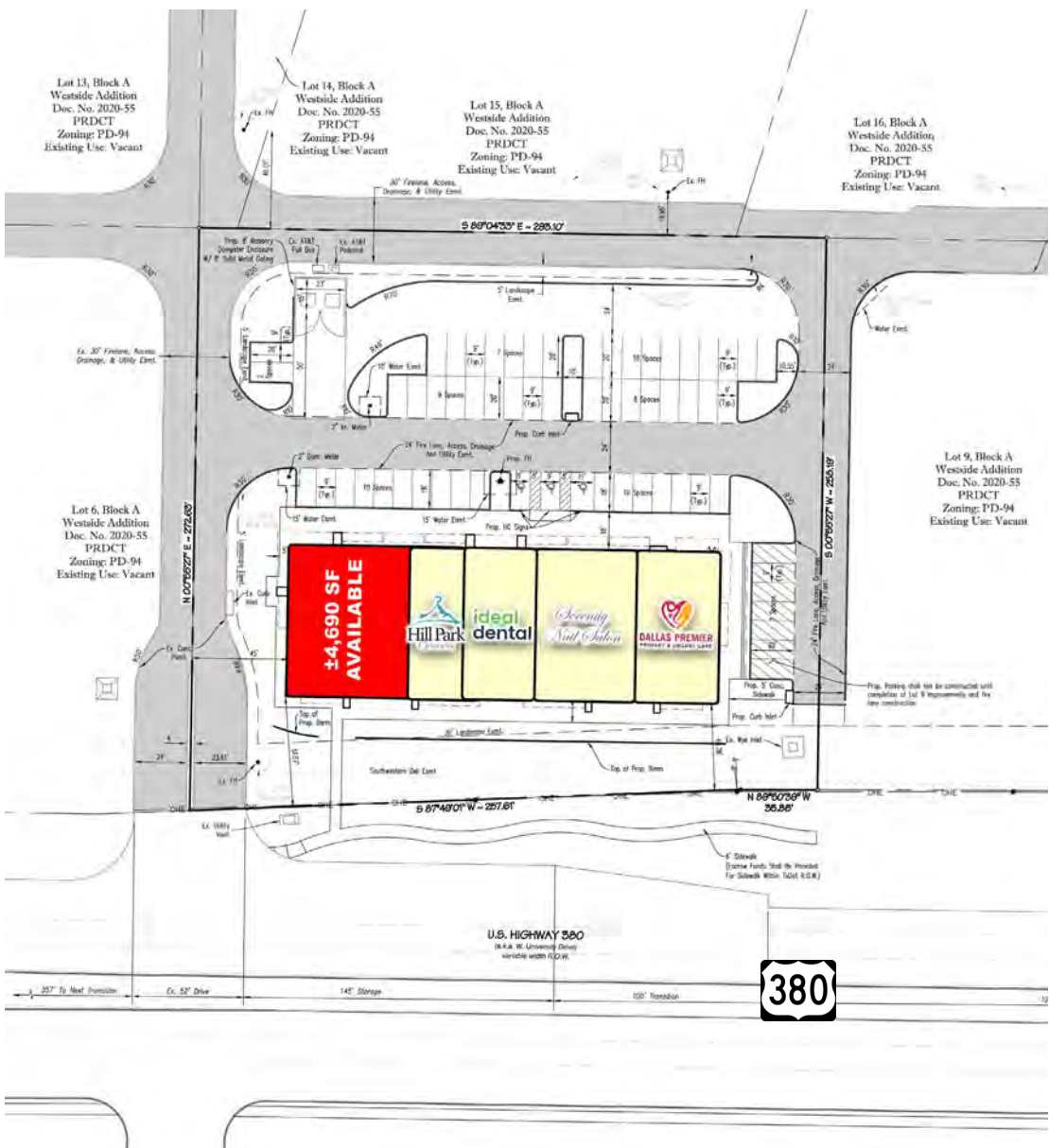


## LOT 6 - MULTI-TENANT STRIP





LOT 8 - MULTI-TENANT STRIP



LOT 8 - MULTI-TENANT STRIP





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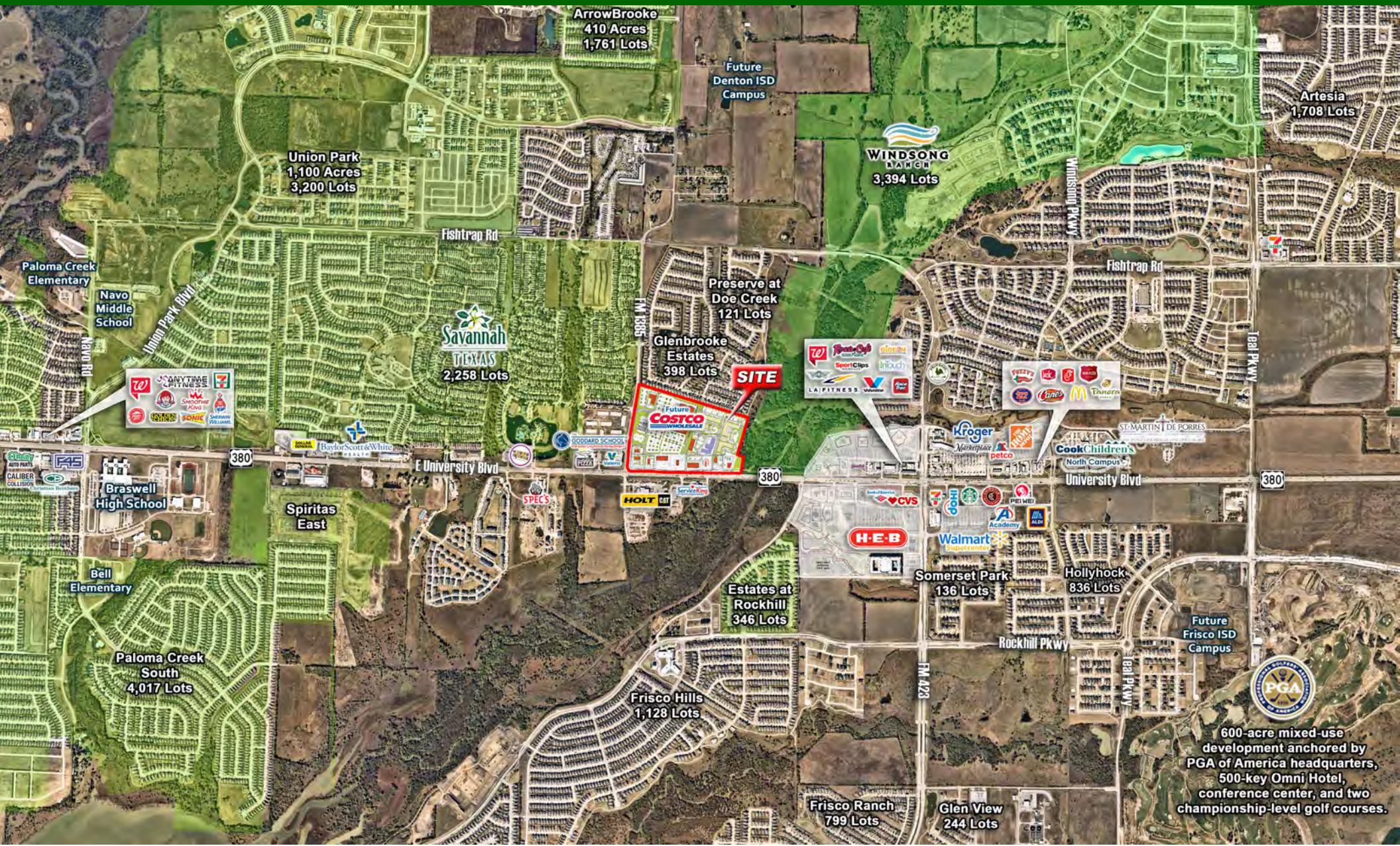


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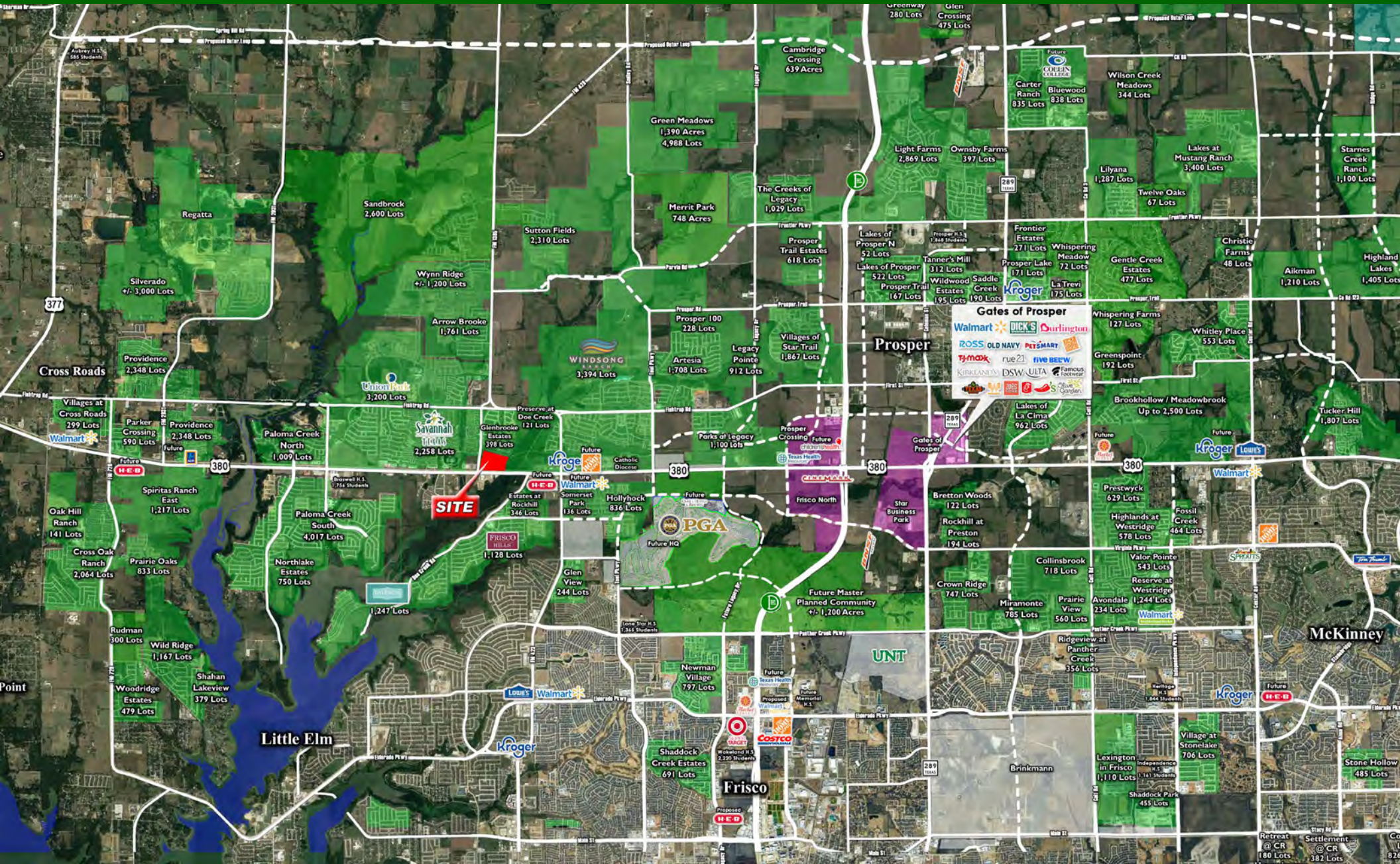


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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### 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.

**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.

**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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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