



FOR INFO

PLANNED TXDOT EXPANSION ON FM 1385

Savannah TEXAS
575 Acres
2,258 Lots

Glenbrooke Estates
398 Lots

M-E-Z-Z-O APARTMENTS
GODDARD SCHOOL
RUCO ZONE
Godfather's PIZZA
K

Future Multi-Family - 250 Units Under Construction
COSTCO WHOLESALE
Fuel Center

SITE

380

E University Dr

48,437 VPD (22)

380

17,253 VPD (22)

56,193 VPD (19)

E University Dr

380

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

HOLT CAT

ServiceKing

ideal dental
SCHOOL OF ROCK
Hill Park
DALLAS PREMIER

WESTSIDE DEVELOPMENT PARCEL

NEQ US-380/UNIVERSITY DR & FM-1385

PROSPER, TEXAS

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DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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WESTSIDE DEVELOPMENT PARCEL | NEQ US-380 & FM-1385, Prosper, Texas

OVERVIEW

- 4.01 Acres Available - approved Hotel Site plus Retail Strip opportunity
- 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 on-site
- 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 Info & Price

TRAFFIC COUNTS

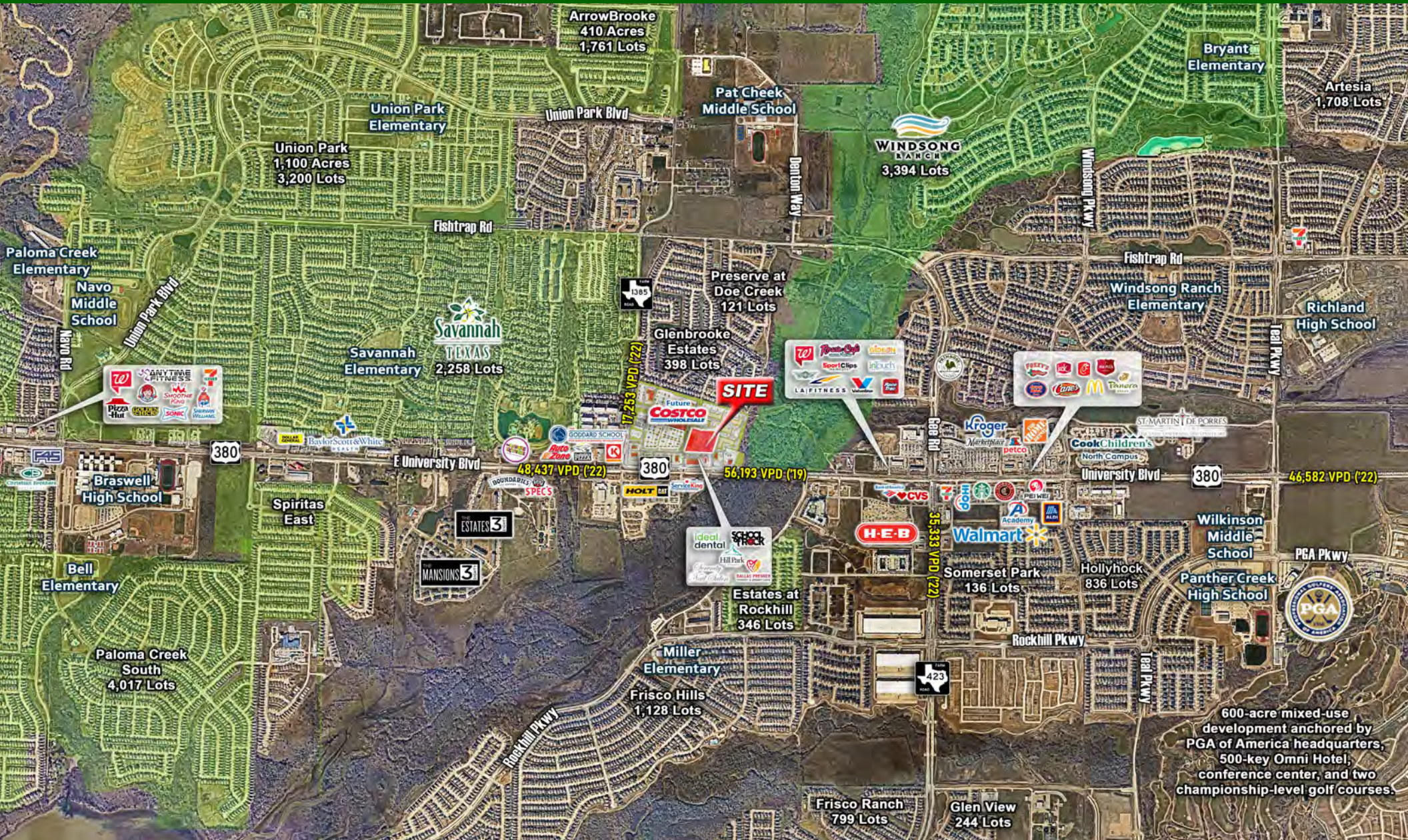
US 380/University Blvd: 56,193 VPD (TXDOT 2019)
 FM 1385: 17,253 VPD (TXDOT 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	13,408	92,495	185,686
2028 Projected Pop.	15,913	109,683	227,648
Daytime Pop.	8,002	59,998	125,537
Avg HH Income	\$151,257	\$159,393	\$156,172



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