



THE LAKES OF LEGACY  
264 LOTS

WINDSONG RANCH  
3,394 LOTS

THE PARKS ON LEGACY  
293 LOTS

ARTESIA  
1,708 LOTS

FRISCO HS  
2,470 STUDENTS

FRISCO MS  
690 STUDENTS

FUTURE PROSPER HS  
OPENS 2025

PROSPER MS  
967 STUDENTS

US-380

PRAIRIE DR.

LEGACY DR.

Centennial Pediatrics

KIDDIE ACADEMY  
EDUCATIONAL CHILD CARE



# NWC - LEGACY DR. & PRAIRIE DR.

PROSPER, TX | DENTON COUNTY | PROSPER I.S.D | COMMERCIAL LAND FOR SALE

**ELLIOTT NEWSOM**  
ENewsom@db2re.com  
214.526.3626 x 149

**COLLINS MEIER**  
CMeier@db2re.com  
214.526.3626 x 114

**RYAN TURNER**  
RTurner@db2re.com  
214.526.3626 x 105



# PROPERTY INFORMATION



SIZE:  
± 6.21 AC



TRAFFIC COUNTS:  
U.S. 380: 51,319 VPD



ZONING:  
PD - 65  
Neighborhood Commercial &  
Retail Uses



UTILITIES:  
Water & Sewer Available to Site

# DEMOGRAPHICS

|                         | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------|-----------|-----------|-----------|
| 2024 Population         | 2,752     | 42,107    | 207,563   |
| % Proj Growth 2024-2029 | 2.44%     | 10.38%    | 5.22%     |
| 2024 Average HH Income  | \$228,404 | \$211,551 | \$185,633 |
| 2024 Median HH Income   | \$189,852 | \$174,312 | \$153,088 |

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.  
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MASTER PLANNED  
MIXED USE DEVELOPMENT  
FIELDS ESTATES  
1,200 LOTS

FRISCO HILLS  
1,128 LOTS

ESTATES AT ROCKHILL  
346 LOTS

HOLLYHOCK  
836 LOTS

PGA  
GOLF COURSE

PGA  
HEADQUARTERS

FRISCO HS  
2,470 STUDENTS

FRISCO MS  
690 STUDENTS



FRISCO  
OMNI

THE LAKES AT LEGACY  
264 LOTS

THE PARKS ON LEGACY  
293 LOTS

FUTURE PROSPER HS  
OPENS 2025

US 380

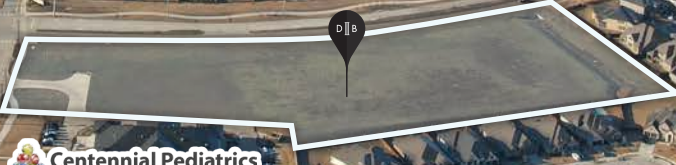
THE GREENS AT LEGACY  
104 LOTS

THE HILLS AT LEGACY  
192 LOTS



PRAIRIE DR.

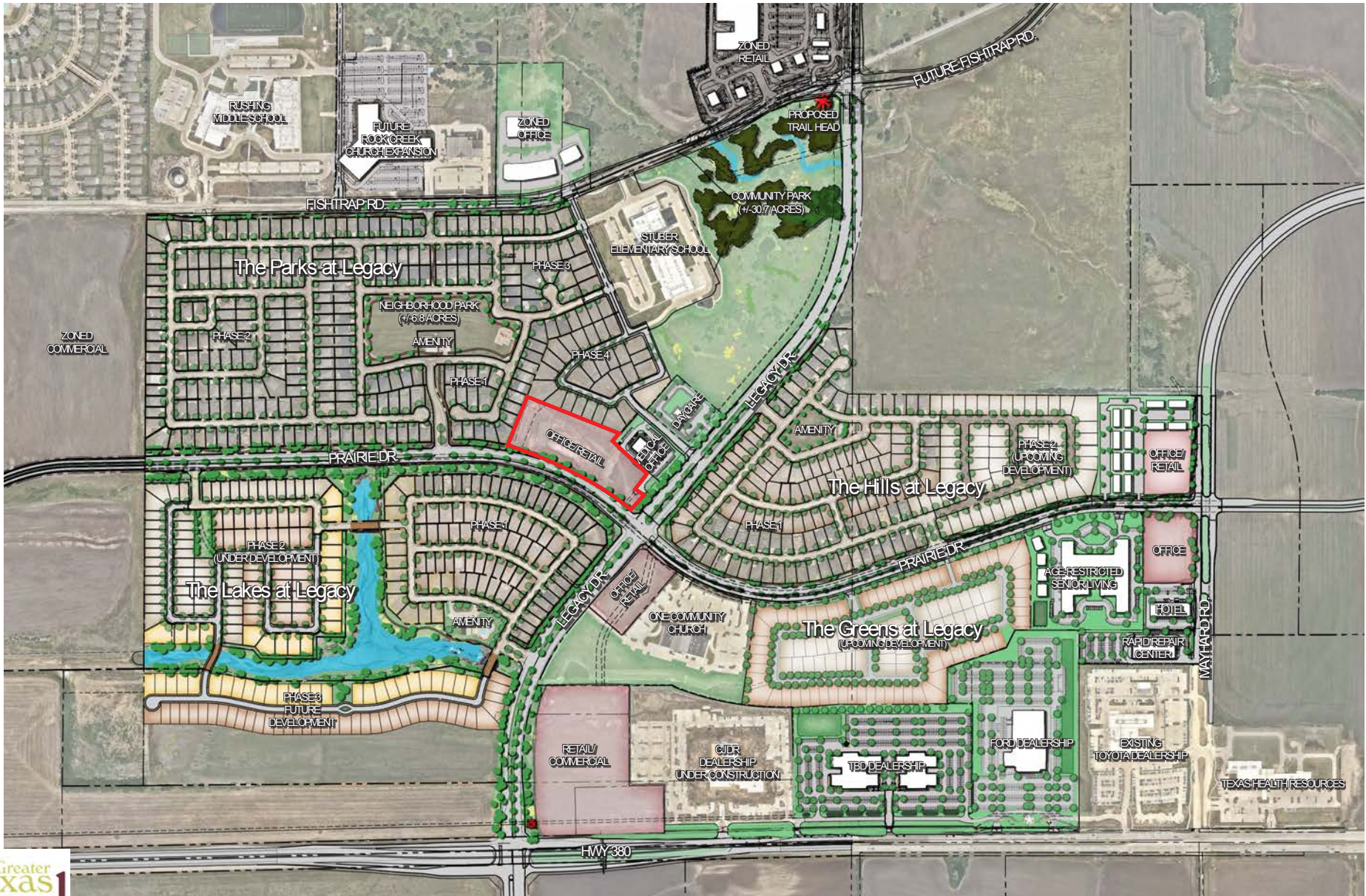
LEGACY DR.



Centennial Pediatrics

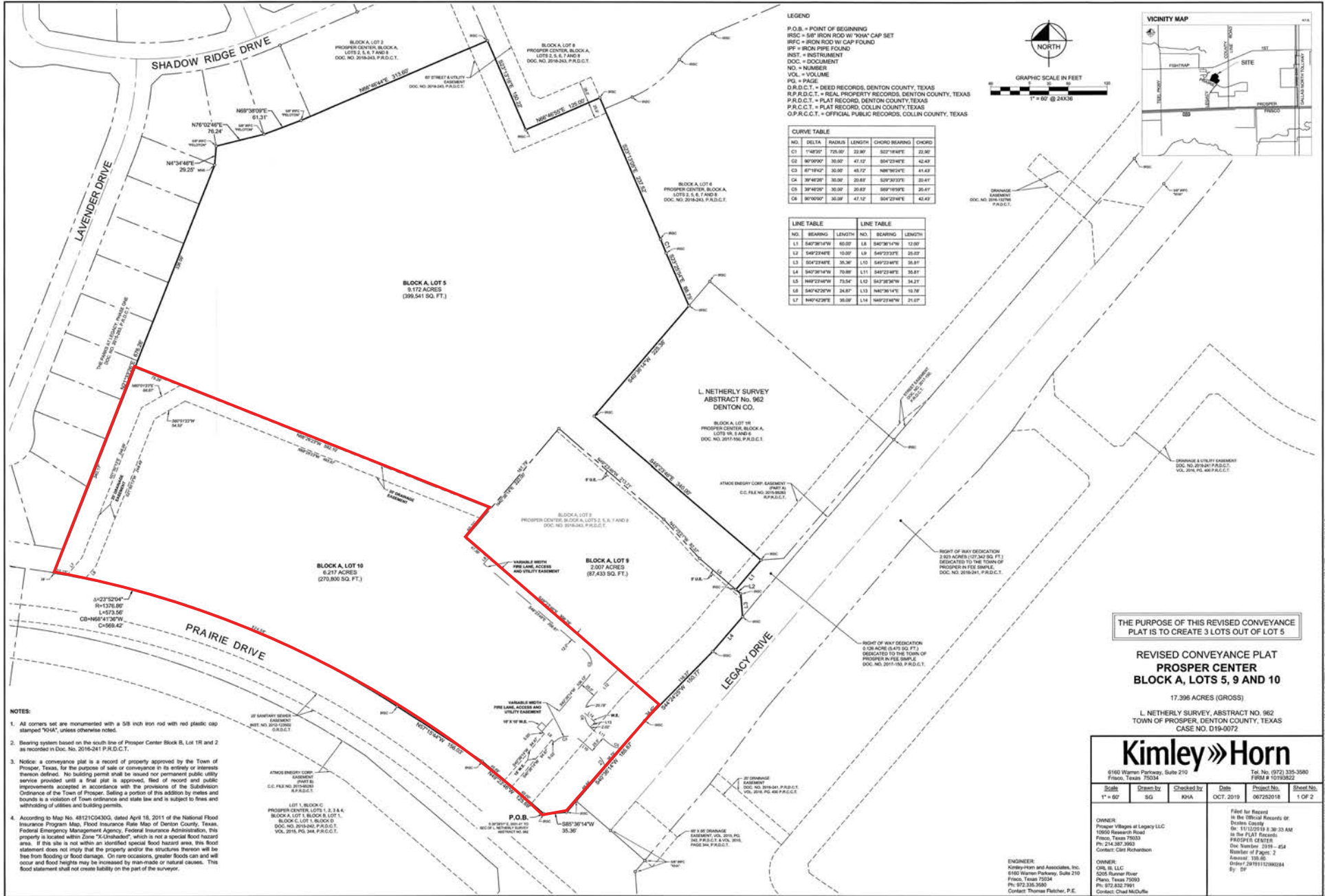
KIDDIE ACADEMY  
EDUCATIONAL CHILD CARE

Any projections are speculative in nature and do not represent the current or future performance of any project. All information is based on current information available to the firm as of the date of this report. The firm and its agents do not warrant, represent, or guarantee the accuracy, completeness, or timeliness of the information. The firm and its agents are not responsible for any errors or omissions in this report. © 2024 Davidson Bogel & Bogel Real Estate, LLC. 2024



## Villages at Legacy Master Plan





THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO CREATE 3 LOTS OUT OF LOT 5

**REVISED CONVEYANCE PLAT  
 PROSPER CENTER  
 BLOCK A, LOTS 5, 9 AND 10**

17.396 ACRES (GROSS)

L. NETHERLY SURVEY, ABSTRACT NO. 962  
 TOWN OF PROSPER, DENTON COUNTY, TEXAS  
 CASE NO. D19-0072

**Kimley»Horn**

6160 Warm Parkway, Suite 210  
 Frisco, Texas 75034  
 Tel. No. (972) 335-3580  
 FMS# 810193823

| Scale    | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|----------|----------|------------|-----------|-------------|-----------|
| 1" = 60' | SG       | RHA        | OCT. 2019 | 06725018    | 1 OF 2    |

**OWNER:**  
 Prosper Villages at Legacy LLC  
 19505 Research Road  
 Frisco, Texas 75033  
 PROJECT CENTER  
 One Number 2491 - #24  
 Number of Pages: 2  
 Assessor: 135.00  
 Order# 2019112082094  
 By: DF

**ENGINEER:**  
 Kimley-Horn and Associates, Inc.  
 6160 Warm Parkway, Suite 210  
 Frisco, Texas 75034  
 Ph: 972.335.3580  
 Contact: Thomas Fletcher, P.E.

- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "904", unless otherwise noted.
  - Bearing system based on the south line of Prosper Center Block B, Lot 1R and 2 as recorded in Doc. No. 2016-241 P.R.D.C.T.
  - Notice is conveyed that a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests therein defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted, in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper. Setting a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - According to Map No. 48121C0430G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone "X-Unshaded", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC 2024



# Denton County Communities Lead in Dallas-Fort Worth Home Sales

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Siverado in Aubrey and Windsong Ranch in Prosper sold the most houses in 2023.

A Denton County community led North Texas in new home sales in 2023 for the second year in a row.

Builder D.R. Horton's Silverado community in Aubrey had 721 sales last year, according to an annual census of the country's top new home developments by RCLCO, a Maryland-based real estate consulting firm.

Located 15 miles east of Denton, Silverado has homes for sale starting at more than \$300,000.

The decade-old Windsong Ranch community in Prosper sold 551 new homes in 2023, according to RCLCO. Opened in 2014, the more than 2,000-acre Windsong Ranch is a development of Tellus Group.

A new McKinney community — Painted Tree — ranked third for D-FW home sales last year with 448 properties purchased. The 1,100-acre Painted Tree community is a project of McKinney-based developer Oxland Group.

Painted Tree is planned to include about 2,800 single-family homes and townhomes and began sales in 2022.

New home purchases in the country's top-selling master-planned communities rose by 14% last year, according to RCLCO analysts.

North Texas new home sales set a record in 2023 with more than 52,600 new houses purchased — up almost 4% from 2022, according to Residential Strategies.

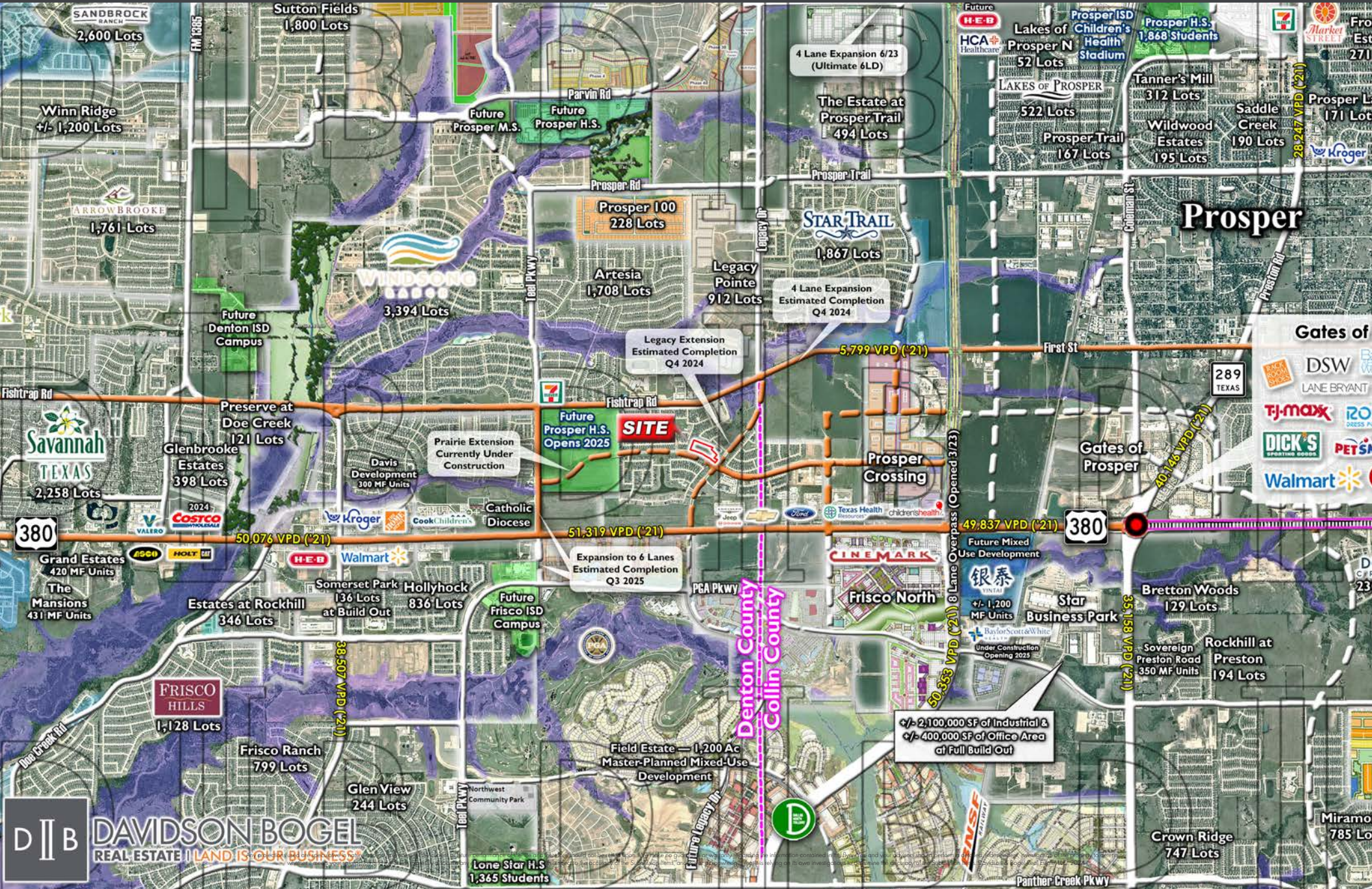
About 40% of sales in the most popular communities were in Florida developments and 37% were in Texas communities.

Texas' best-selling developments were all in the Houston area, with the Sunterra community topping the list with 1,293 new home purchases last year.

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# LEGACY DR. & PRAIRIE DR.

## WIDE AERIAL





# LEGACY DR. & PRAIRIE DR.

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

|  |                |                          |                     |
|--|----------------|--------------------------|---------------------|
| <b>DAVIDSON BOGEL REAL ESTATE, LLC</b> | <b>9004427</b> | <b>INFO@DB2RE.COM</b>    | <b>214-526-3626</b> |
| LICENSED BROKER / BROKER FIRM NAME     | LICENSE NO.    | EMAIL                    | PHONE               |
| <b>MICHAEL EDWARD BOGEL II</b>         | <b>598526</b>  | <b>EBOGEL@DB2RE.COM</b>  | <b>214-526-3626</b> |
| DESIGNATED BROKER OF FIRM              | LICENSE NO.    | EMAIL                    | PHONE               |
| <b>CHRISTOPHER RYAN TURNER</b>         | <b>672133</b>  | <b>RTURNER@DB2RE.COM</b> | <b>214-526-3626</b> |
| SALES AGENT/ASSOCIATE                  | LICENSE NO.    | EMAIL                    | PHONE               |
| <b>COLLINS MEIER</b>                   | <b>714822</b>  | <b>CMEIER@DB2RE.COM</b>  | <b>214-526-3626</b> |
| SALES AGENT/ASSOCIATE                  | LICENSE NO.    | EMAIL                    | PHONE               |
| <b>ELLIOTT NEWSOM</b>                  | <b>790752</b>  | <b>ENEWSOM@DB2RE.COM</b> | <b>214-526-3626</b> |
| SALES AGENT/ASSOCIATE                  | LICENSE NO.    | EMAIL                    | PHONE               |



## 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.

**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.

|   |             |                   |              |
|---|-------------|-------------------|--------------|
| Davidson Bogel Real Estate, LLC                                     | 8004427     | info@db2re.com    | 214-528-3828 |
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No. | Email             | Phone        |
| Michael Edward Bogel II   | 588526      | ebogel@db2re.com  | 214-528-3828 |
| Designated Broker of Firm   | License No. | Email             | Phone        |
| Christopher Ryan Turner   | 872133      | rturner@db2re.com | 214-528-3828 |
| Licensed Supervisor of Sales Agent/ Associate                       | License No. | Email             | Phone        |
| Collins Meier   | 714822      | cmeier@db2re.com  | 214-528-3828 |
| Sales Agent/Associate's Name  | License No. | Email             | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Davidson Bogel Real Estate, LLC                                    | 9004427     | info@db2re.com    | 214-526-3626 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email             | Phone        |
| Michael Edward Bogel II  | 598526      | ebogel@db2re.com  | 214-526-3626 |
| Designated Broker of Firm  | License No. |                   | Phone        |
| N/A  | N/A         | N/A               | N/A          |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email             | Phone        |
| Elliott Newsom   | 790752      | enewsom@db2re.com | 214-526-3626 |
| Sales Agent/Associate's Name                                       | License No. | Email             | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date