

# SEC - LEGACY DR. & PRAIRIE DR.

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

**BRAD CHILCOAT**  
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 214.526.3626 x 138

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 CMEIER@db2re.com  
 214.526.3626 x 114

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 214.526.3626 x 105

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. 2023



# PROPERTY INFORMATION



SIZE:  
± 2.80 AC



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



ZONING:  
PD - 65  
Neighborhood Commercial &  
Retail Uses

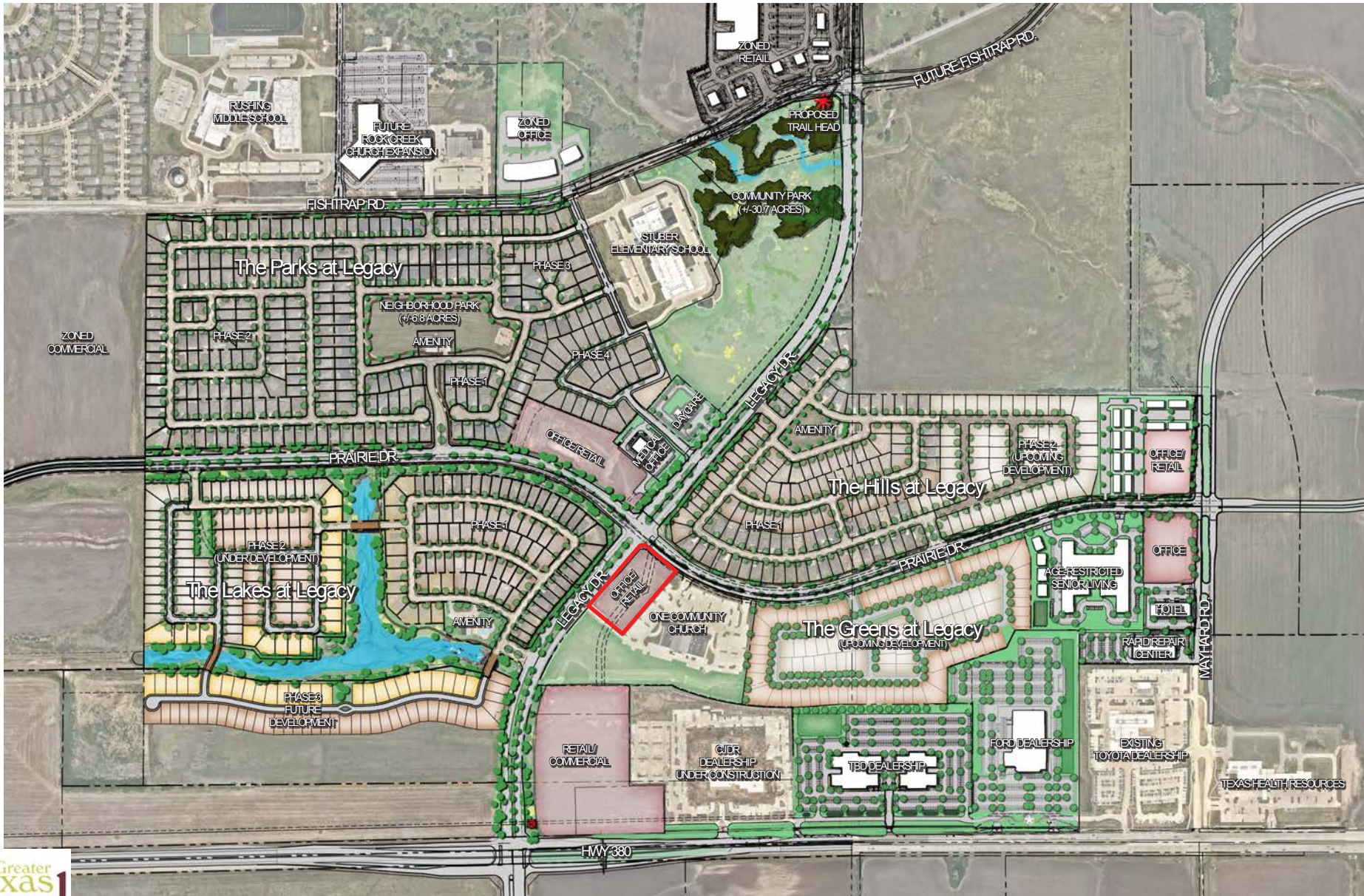


UTILITIES:  
Water & Sewer Available to Site

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	1,989	32,694	173,766
% Proj Growth 2022-2027	3.11%	3.86%	3.53%
2022 Average HH Income	\$154,508	\$174,710	\$167,170
2022 Median HH Income	\$122,794	\$139,379	\$133,043

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# Villages at Legacy

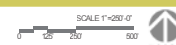
## Master Plan

Kimley»Horn

September 2020

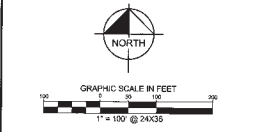
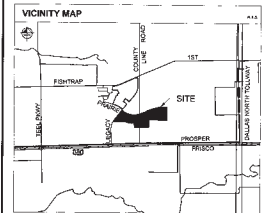
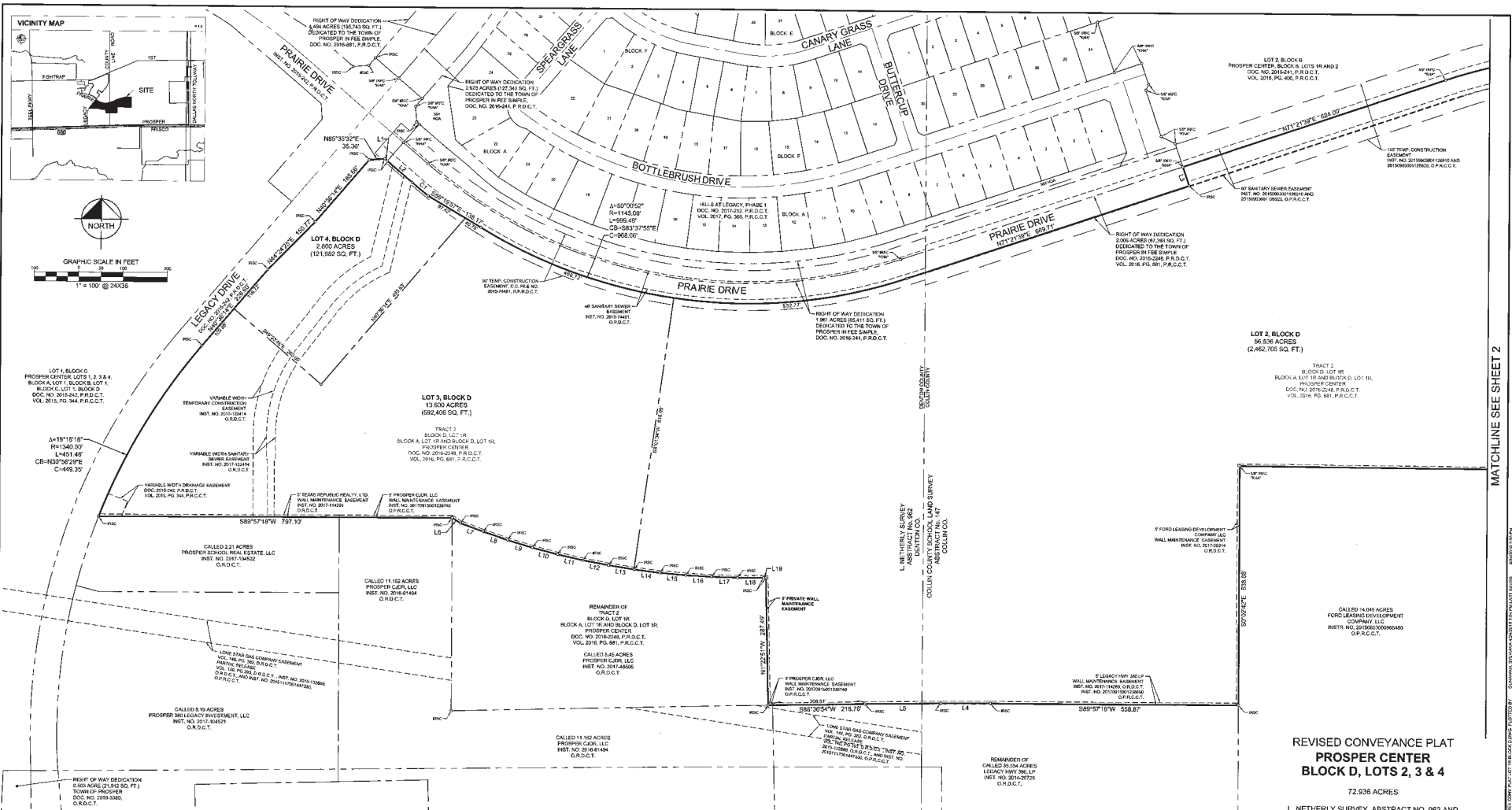


The information shown is based on the best information available and is subject to change without notice.



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**LOT 1, BLOCK D**  
 PROSPER CENTER, LOTS 1, 2, 3 & 4,  
 BLOCK D, LOT 1, BLOCK D,  
 BLOCK C, LOT 1, BLOCK D,  
 DOC. NO. 2016-241, P.R.D.C.T.  
 VOL. 2016, PG. 344, P.R.D.C.T.

**LOT 2, BLOCK D**  
 56,536 ACRES  
 (2,462,705 SQ. FT.)

**LOT 3, BLOCK D**  
 692,406 ACRES  
 (30,112,000 SQ. FT.)

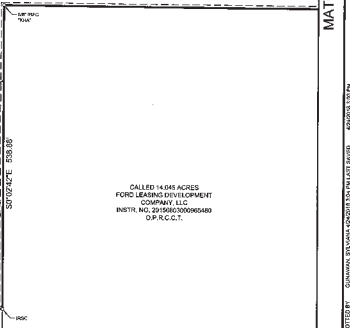
**LOT 4, BLOCK D**  
 2,800 ACRES  
 (121,920 SQ. FT.)

- NOTES:**
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", 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: a conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved. Filing 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. 48121C04300, 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 and Map No. 48082C0200, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the 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, the 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.

**LEGEND**

P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 B.P. = BENCH POINT FOUND  
 INST. = INSTRUMENT  
 DOC. = DOCUMENT  
 NO. = NUMBER  
 VOL. = VOLUME  
 PG. = PAGE  
 D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS  
 O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS  
 P.R.D.C.T. = PLAT RECORD, DENTON COUNTY, TEXAS  
 P.R.C.C.T. = PLAT RECORD, COLLIN COUNTY, TEXAS  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO CREATE 3 LOTS OUT OF A PORTION OF LOT 1R, BLOCK D AND DEDICATE THE NECESSARY EASEMENTS FOR THEIR DEVELOPMENT.



**REVISED CONVEYANCE PLAT**  
**PROSPER CENTER**  
**BLOCK D, LOTS 2, 3 & 4**  
 72,936 ACRES  
 L. NETHERLY SURVEY, ABSTRACT NO. 962 AND  
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147  
 TOWN OF PROSPER,  
 COLLIN COUNTY AND DENTON COUNTY, TEXAS  
 CASE NO. D18-0022

**Kimley»Horn**

5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 PH: 214-302-3000  
 Contact: Cheri Richardson

Tel. No. (972) 335-3580  
 Fax No. (972) 335-3779

Scale: 1" = 100'  
 Drawing: SG  
 Checked by: KHA  
 Date: APRIL 2018  
 Project No.: 057252018  
 Sheet No.: 1 of 3

OWNER:  
 Prosper Villages at Legacy LLC  
 12550 Research Blvd.  
 Frisco, Texas 75033  
 PH: 214-302-3000  
 Contact: Cheri Richardson

ENGINEER:  
 Kimley-Horn and Associates, Inc.  
 5750 Genesis Court, Suite 200  
 Frisco, Texas 75034  
 PH: 972-335-3580  
 Contact: Thomas Pecher, P.E.

Filed for Record in the Official Records of:  
 Denton County  
 On: 4/27/2018 3:26:30 PM  
 in the PLAT Record:  
 PROSPER CENTER  
 Plat Number: 2018-195  
 Number of Pages: 3  
 Acreage: 150.00  
 Order: 20180427005980  
 By: LP



# 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>BRAD CHILCOAT</b>	<b>743585</b>	<b>BCHILCOAT@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	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.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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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
Brad Chilcoat	743585	bchilcoat@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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