

The Offices at Prosper Trail

Professional / Medical Office Space For Lease

1,187 SF – 2,374 SF

NEW CONSTRUCTION
SUITES AVAILABLE SOON!



Location:

The Offices at Prosper Trail
1630 W. Prosper Trail
Prosper, TX 75068



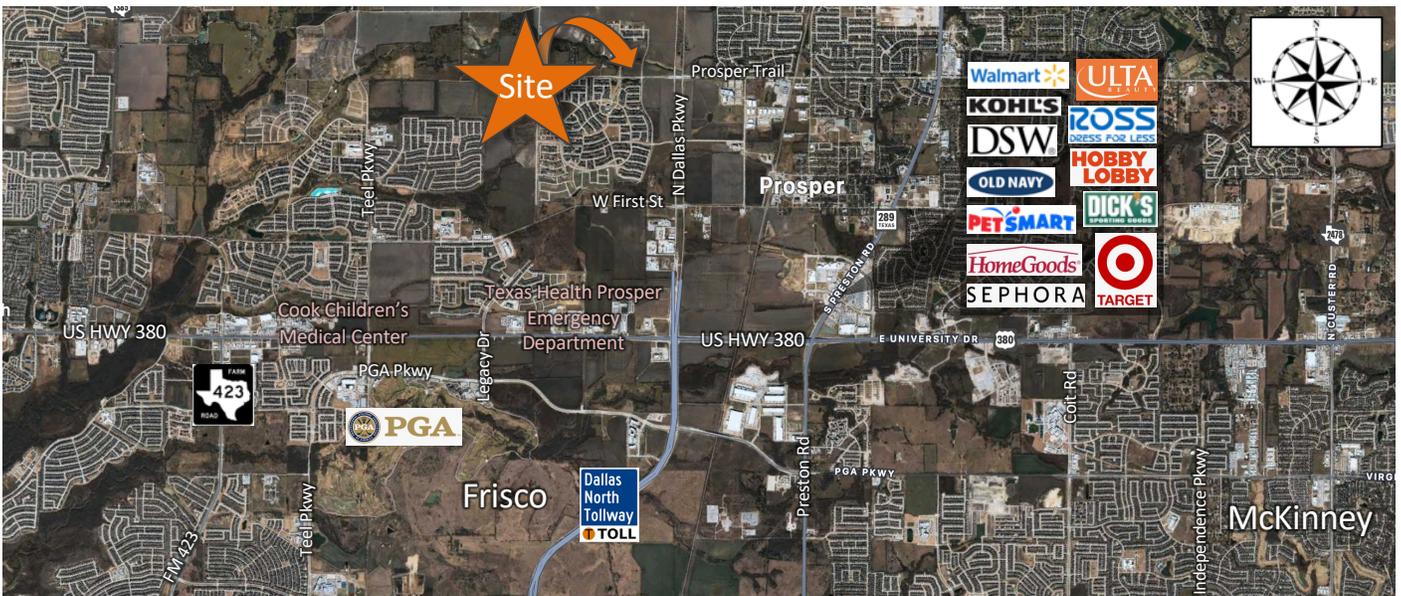
Space Available:

Fully Finished
Professional / Medical Offices
Available
1,187 SF - 2,374 SF
\$3,900 - \$4,200 + E for Lease

- New construction with upscale finishes in place & efficient floor plan available
- Perfectly placed on Prosper Trail
- Single & Double Suite opportunities available
- Nearby the master planned community of Star Trail
- Close proximity to the Dallas North Tollway, US Hwy 380, & Frisco's "North Platinum Corridor"
- Abundant Parking & Building Signage Available

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FOR MORE INFORMATION CONTACT
O: 972.292.1220 / www.LCRTEXAS.com
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
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- Service to growing communities of Prosper, Frisco, Little Elm, Celina, and McKinney
- Close proximity to Restaurant & Retail Amenities such as The Gates of Prosper and the new PGA Headquarters

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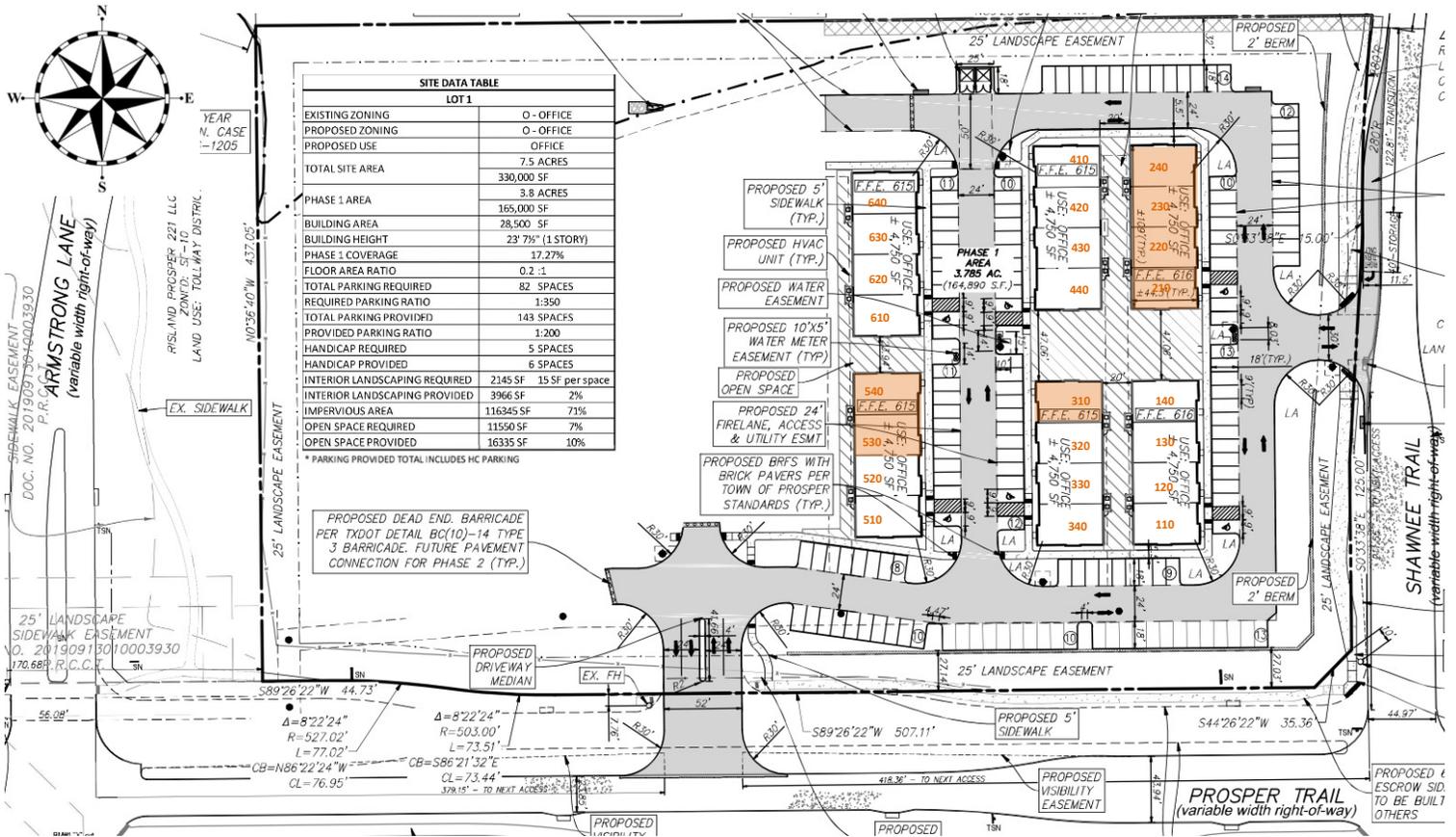
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Site Plan



Available for Lease

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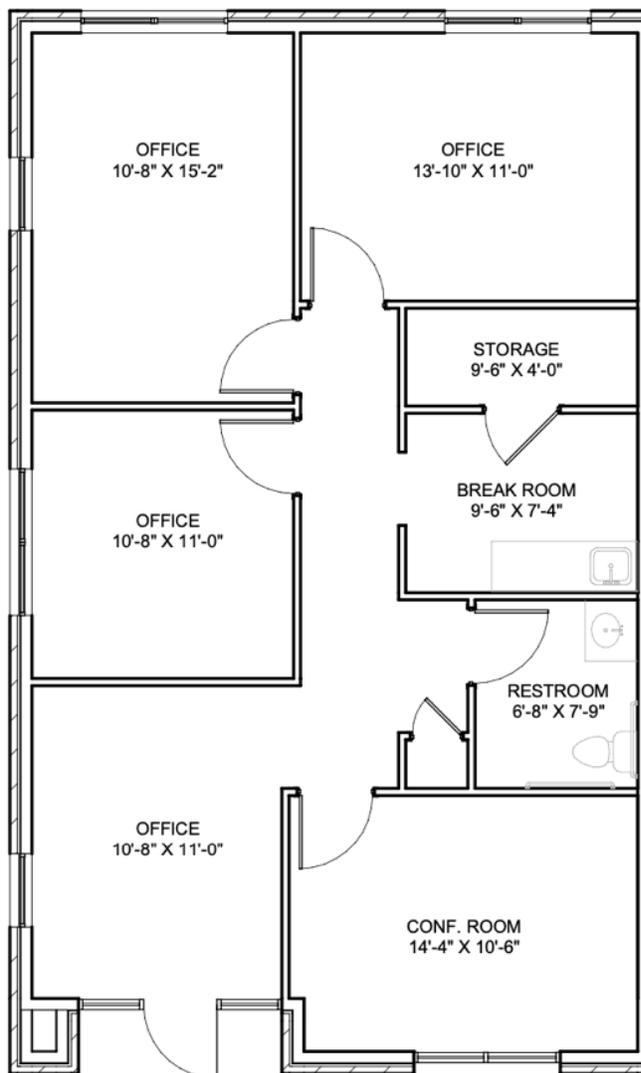
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Floor Plan & Sample Finishes



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Prosper Demographics

Location

North of Dallas, Prosper is located 32 miles from the Dallas/Fort Worth International Airport, 35 miles from Downtown Dallas, 14 miles from the Collin County Regional Airport and 55 miles from Fort Worth.

Highlights

- As of January 1, 2022, the population was estimated at 35,430.
- Land Area is 27 square miles.
- Located 25 minutes from 2 major airports.

Demographic Information

- As of 2022, the average valued home price was \$766,163.
- As of 2021, the median household income was \$153,777.

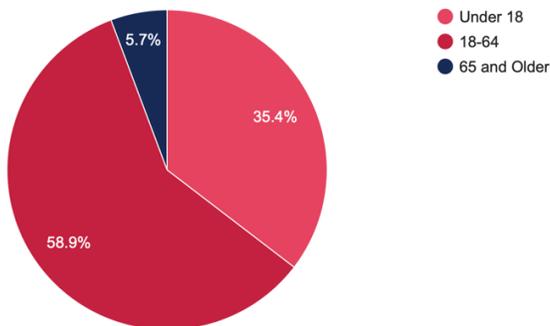
Travel

- DFW International Airport - World's 3rd largest in operations and 7th largest in total passengers. It serves 171 destinations with direct flights to every U.S. airport. DFW is the home base for American Airlines.
- Dallas Love Field - Provides over 100 daily flights to 17 destinations and is the home base for Southwest Airlines.
- Private Airports - Addison Airport and Collin County Regional Airport in McKinney Both are just 20 minutes from Prosper.

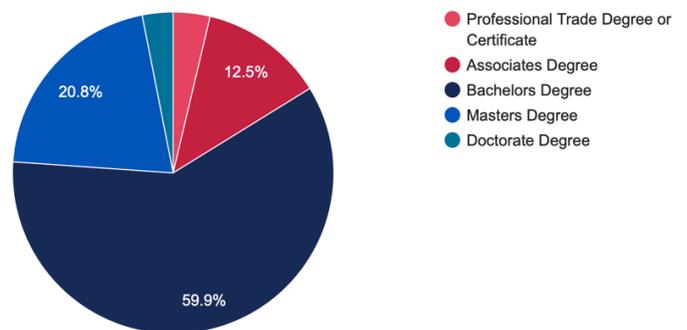
Economic Indicators

	Median Household Income	\$176,000
	Median Earnings/Worker	\$85,560
	Median Housing Value	\$436,600
	Median Monthly Owner Cost with Mortgages	\$2,921/month
	Median Monthly Rent	\$1,482/month
	Owner-Occupied Housing	86.5%
	Prosper Residents with Health Insurance	95.4%

Age Breakdown



Prosper Higher Education Attainment



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