

FOR LEASE

1281 E UNIVERSITY • PROSPER, TX

RETAIL SPACE



**4,100 SF
Available**

•
Will Subdivide

•
**\$31 per SF
NNN \$9.50 +/-**

•
1.4 ACRES

•
**East of
Gates of Prosper**

•
**40,000+
Vehicles Per Day**

•
**Supporting
Neighborhoods in
Prosper & Frisco**

•
**Neighboring Retail
100% Leased**



BROWN & GRIFFIN
— Real Estate Advisors, LP —

Luke Brown
luke@bgrea.com

Teague Griffin
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**1061 N Coleman
Suite 90
Prosper, Texas 75078
972.347.9900**

Executive
Summary

Retail
Gap

Click to review data

Tapestry

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PHOTOS OF 1281 E UNIVERSITY PROSPER, TX



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PHOTOS OF 1281 E HWY 380 PROSPER, TX



**THIS SPACE IS A NEW CONSTRUCTION READY FOR CUSTOM FINISH OUT.
SPACE IS 4,100 SF BUT WILL SUBDIVIDE. GREAT FRONTAGE ON HWY 380**



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LEASED 6,100 SF



LEASED 2,137 SF

GENERAL NOTES

DIMENSIONS ARE FROM FACE OF STUDIO TO FACE OF STUDIO UNLESS OTHERWISE NOTED. DIMENSIONAL DIMENSIONS SHALL LOCATIONS AT CENTER LINE OF STUD WALL.

STUDIO WALLS ARE SHOWN IN ACTUAL DIMENSIONS. ALL INTERIOR WALLS ARE 12" HIGH. FLOOR STUDS SHALL BE 24" ON CENTER.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.

ALL THRESHOLDS AND FLOOR EDGINGS, CHANGES NOT TO EXCEED 1/2" VERTICAL.

HANING CONTRACTOR SHALL PROVIDE SOUND WOOD BEAMS AT ALL WALL JOINTS. FUTURE SULLINGS, BUT NOT LIMITED TO, SHALL INCLUDE SHELVES, BENCH AND OTHER CHAIRS, CUBBLES, CLOSET SHELVE AND BENCH. WALLS SHALL BE 1/2" THICK. ROOM PARTITIONS, LAUNDRY GRAVE BARS, WIRELESS COMMUNICATIONS, WATER RECEIVERS, TUBS, RAIN DISPENSERS, MOP SINK, AND ACCESSORIES.

FIRE EXTINGUISHER CABINETS AND HANGING FIRE EXTINGUISHERS ARE TO BE LOCATED PER LOCAL FIRE CODES. PROVIDE FLOORING AND COVER CLEAR OF ALL ELECTRICAL AND PLUMBING UNITS.

A MINIMUM CLEAR AREA OF 10' IS REQUIRED TO SIDE OF EACH DOOR STRIKE AND ON THE FULL.

REFER TO MILLWORK SUB CONTRACTOR FOR ALL COUNTER TOPS AND OTHER CABINETS. MILLWORK CONTRACTOR TO INSURE ADA COMPLIANCE.



1 Floor Plan (1)



LA - CIMA BLDG I
BUILDING SHELL
BROWN & GRIFFIN CONSTRUCTION
OWNER

REVISION	NO.	DATE	DESCRIPTION
1	1	2019/01/05	ISSUED FOR PERMIT

PROJECT: 2017024
PROJECT: BUILDING SHELL
DESIGNED BY: J. ADAMS
DATE: 2019/01/05
SHEET: A-201
Building Paved Comments

- 4,100 SF AVAILABLE
- WILL SUBDIVIDE
- NEW CONSTRUCTION
- READY FOR CUSTOM FINISH OUT
- GREAT FRONTAGE ON HWY 380
- 1.4 ACRES



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— THE GATES OF —
PROSPER



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NEWS ARTICLES



PGA™

PGA COMING SOON



**One of DFW's Fastest Growing
Cities**

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyer, 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 c)

- * Put the interest 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 THE 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 THE 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 and underlined print, set forth the broker's obligations as an intermediary. A broker who acts as a 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 or 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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 interest of the owner first.

TO AVOID DISPUTE 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 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.

Brown and Griffin Real Estate Advisors LP <small>Licensed Broker/Broker Firm Name or</small>	9004057 <small>License No.</small>	Teague@bgrea.com <small>Email</small>	(972)347-9900 <small>Phone</small>
Brown & Griffin Real Estate Advisors LP <small>Primary Assumed Business Name</small>			
Designated Broker of Firm	License No	Email	Phone
Licensed Supervisors of Sales Agents/ Associate	License No	Email	Phone
Teague Griffin <small>Sales Agent/Associate's Name</small>	0482884 <small>License No</small>	teague@bgrea.com <small>Email</small>	(972)347-9900 <small>Phone</small>
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