



**US-377**

**Site 4.5 Acres**

**FOR LEASE**

**1001 Prosperity Way | 11,680 sf**  
**Prosperity Park**

**KRUGERVILLE, TX**

**RCP RESERVE**  
CAPITAL PARTNERS

# Property Overview

Prosperity Park | 11,680 sf



## OVERVIEW

Prosperity Park is conveniently located in Krugerville, Texas, fronting on US Highway 377 and Stewart Rd., which is 2.4 miles north of US 380 and just south of FM 428. The 70-acre industrial park is comprised of 18 lots and encompasses Core & Main's five-acre, 15,000 sq. ft. sales and distribution facility.

There are several lots available for build-to-suit, and other lots that will be developed on a speculative basis for various industrial warehouse tenants. RCP recently broke ground on 58,500sf of flex industrial warehouses across 10 buildings on a single lot fronting US Hwy 377 in Prosperity Park. Pre-leasing of the 10 flex buildings will commence soon. Krugerville is a pro-growth/business friendly municipality and the center of the rapidly growing Hwy 377 corridor.

## For lease

The subject property is an 11,680-sf metal build warehouse that sits on 4.5 acres featuring:

- 3.5 ac fenced-in flex yard with gated entryway
- 1,750 sq. ft. of flexible retail/office space with three private offices and kitchen
- 11 drive through dock doors
- 19 car parks
- Immediate move-in

Prosperity Way has direct access to both US Hwy 377 and Stewart Road, enabling convenient travel both North & South

# Property Specifications

Prosperity Park | 11,680 sf



## 4.5 acres

Adjacent to Core & Main  
(National piping company)



## Water/Septic

Water to site (8"),  
Septic on site



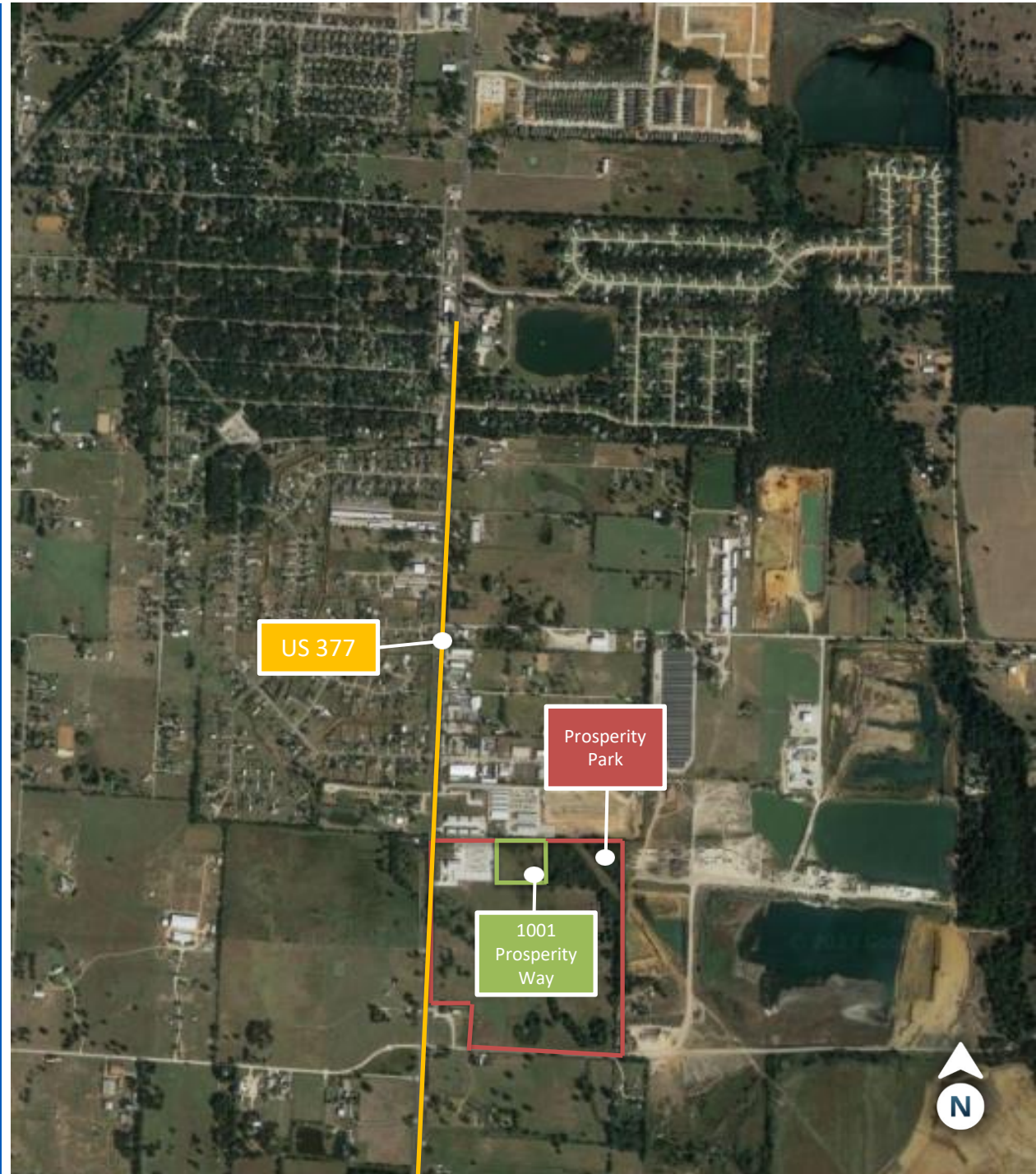
## Traffic Count

US 377: ±16,312 (2022)



## Zoning

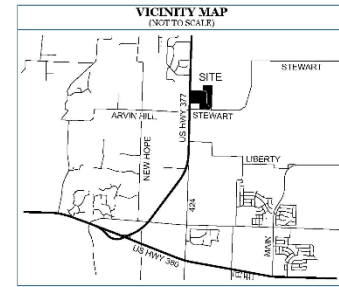
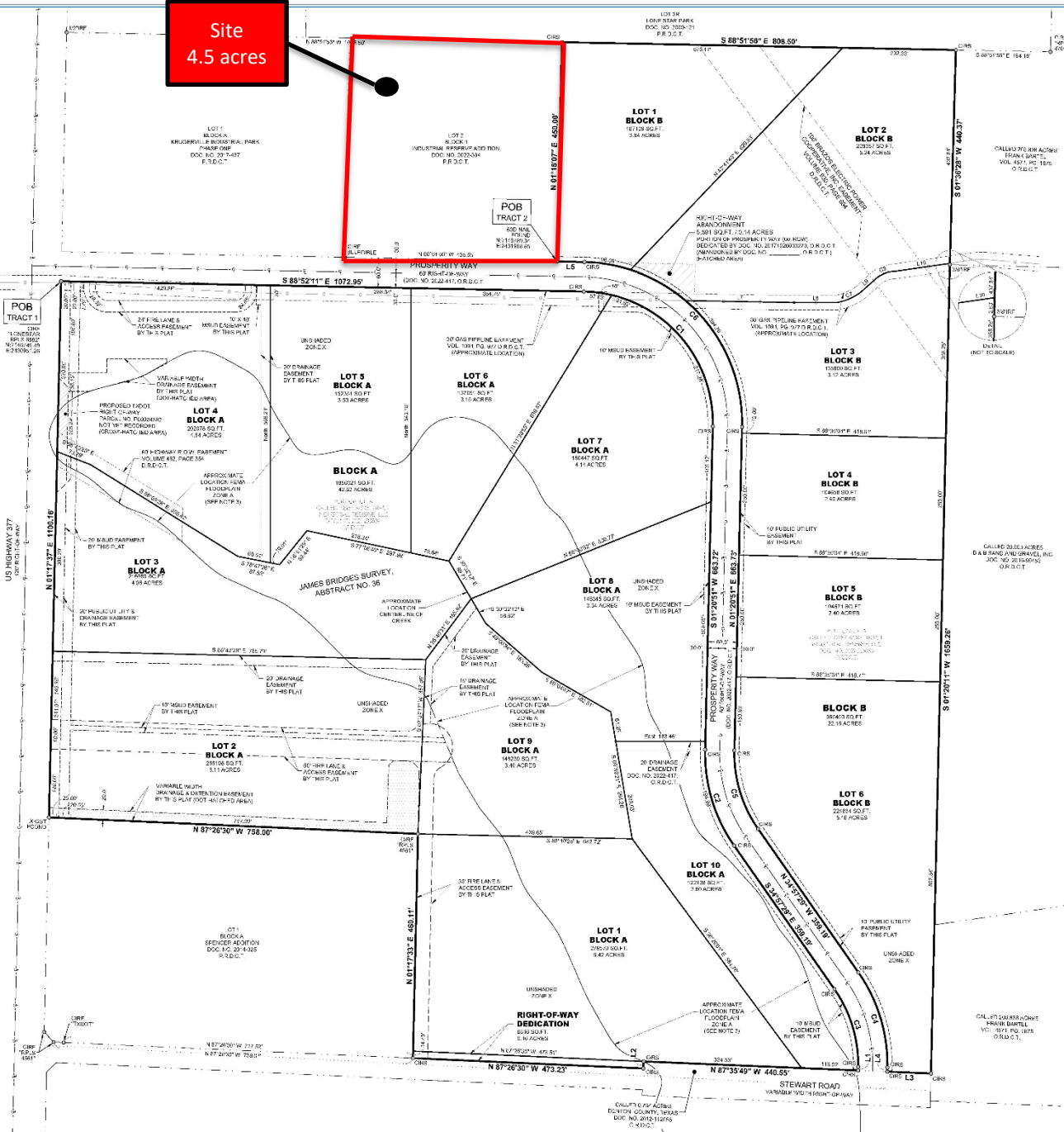
Light Industrial (IOS  
allowed by right)



# Prosperity Park Site Plan

Prosperity Park | 11,680 sf

Site  
4.5 acres



- ### GENERAL NOTES
- The purpose of this plan is to create thirteen lots of record and to dedicate easements for development.
  - All interior property corners are marked with a 1/2" iron rod with a green cap stamped Eagle Surveying unless otherwise noted.
  - This property is located in Flooded Zone "X" and "Zone A" as shown on the FEMA Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number #812-02050. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact: (817) FEMA MAP.
  - The grid coordinates shown on this plan are based on GPS observations utilizing the AllStar Network (North American Datum of 1983) (Adjustment: Realization 2011) Town North Central Zone 4202.
  - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and/or withholding of utilities and building permits.
  - The bearings shown on this plan are based on GPS observations utilizing the AllStar RTK Network (North American Datum of 1983) (Adjustment: Realization 2011).
  - This plan was performed without the benefit of an Abstract of Title or "Title Commitment." Record documents done by Eagle Surveying were performed for the purpose of documenting the boundary of the property and adjoining parcels. Additional record documents may exist and may increase the accuracy.
  - Approximate locations of the underground utilities, if shown on this plan, were derived from above-ground easements, utility maps, and/or record documents. Liability for the accuracy of the accuracy of the underground utilities is assumed by the client. For the exact location of the underground utilities, call 1-800-545-6000. Eagle Surveying, L.L.C. accepts no liability as to the accuracy of the Underground Utilities.
  - Engineering plan approval, review, and approval by City of Krugerville will be required for all lots shown herein prior to development and the issuing of permits.

### LINE TABLE

LINE	BEARING	DISTANCE
1	S 88°52'11" E	1072.95'
2	S 88°52'11" E	1072.95'
3	N 87°26'30" W	758.00'
4	N 87°26'30" W	758.00'
5	N 87°26'30" W	758.00'
6	N 87°26'30" W	758.00'
7	N 87°26'30" W	758.00'
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9	N 87°26'30" W	758.00'
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96	N 87°26'30" W	758.00'
97	N 87°26'30" W	758.00'
98	N 87°26'30" W	758.00'
99	N 87°26'30" W	758.00'
100	N 87°26'30" W	758.00'

### CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
01	275.14'	711.00'	87.1300°	S 23°26'48" E	305.88'
02	306.11'	553.00'	96.1831°	S 9°28'11" E	305.88'
03	166.47'	273.00'	95.9761°	S 10°28'58" E	169.69'
04	207.88'	333.00'	95.9700°	N 15°28'58" W	203.08'
05	171.29'	273.00'	96.1831°	N 15°28'11" W	169.69'
06	275.14'	711.00'	87.1300°	N 23°26'48" W	305.88'
07	306.11'	553.00'	96.1831°	N 9°28'11" W	305.88'
08	166.47'	273.00'	95.9761°	N 10°28'58" W	169.69'
09	207.88'	333.00'	95.9700°	N 15°28'58" W	203.08'
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19	207.88'	333.00'	95.9700°	N 15°28'58" W	203.08'
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### LEGEND

- PG = PAGE
- NCL = VOLUME
- 115.00' = EASEMENT DIMENSION (ITALICS)
- POB = POINT OF BEGINNING
- RF = IRON ROD (COLOR)
- CRP = CAPSULE IRON ROD FOUND/STAMPED
- DOC. NO. = DOCUMENT NUMBER
- P.R.D.C.T. = DENTON COUNTY, TEXAS
- D.R.D.C.T. = HULL COUNTY, TEXAS
- C.R.D.C.T. = DENSON COUNTY, TEXAS
- = DEN-TOWN CO RIGHT-OF-WAY
- = APPROXIMATE LOCATION EXISTING GAS PIPELINE

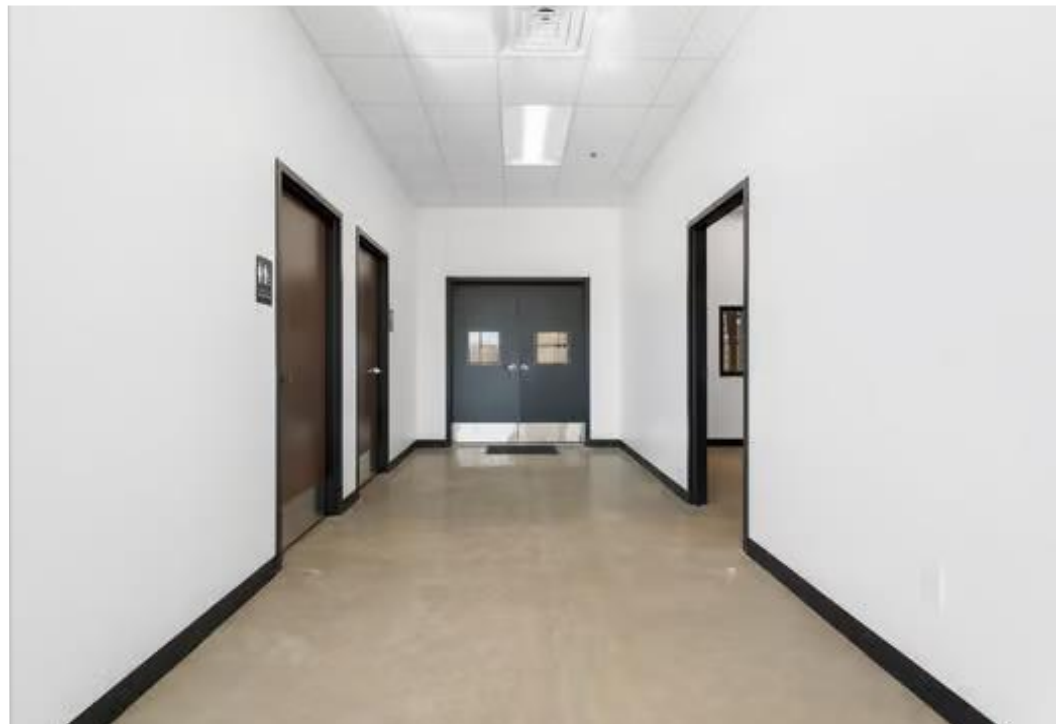
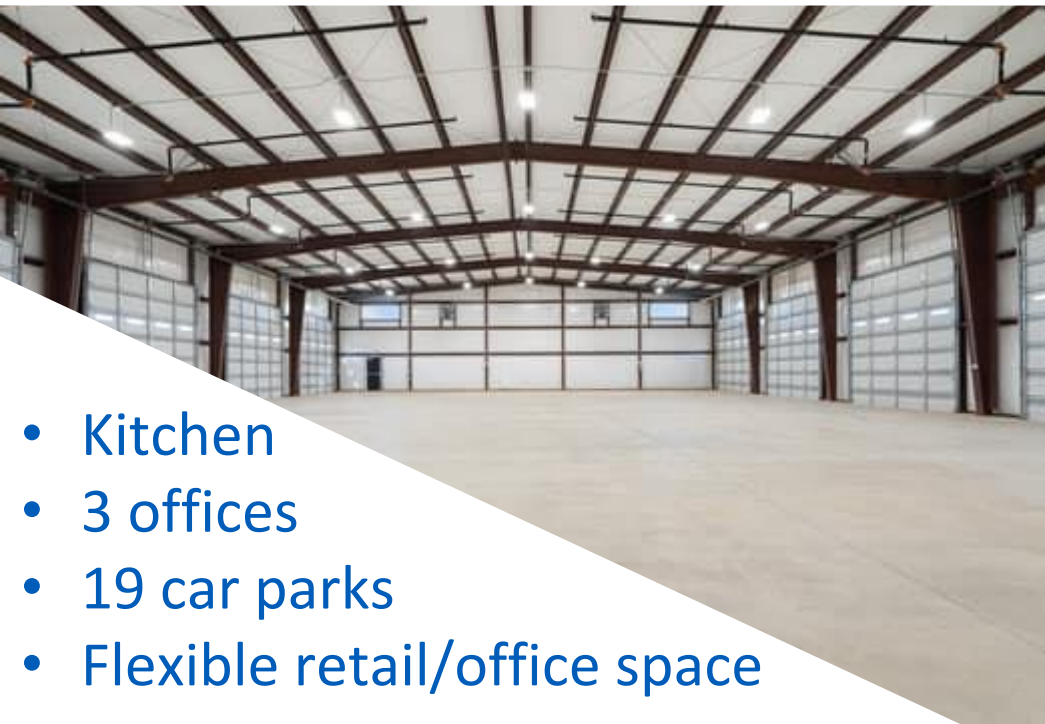
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Dallas, TX 75230  
(714) 377-6782

# Interior

Prosperity Park | 11,680 sf



- Kitchen
- 3 offices
- 19 car parks
- Flexible retail/office space

# Exterior

Prosperity Park | 11,680 sf



- Flex yard
- Gated entryway
- 11 drive through doors
- Quick access to 377

# Site Layout

Prosperity Park | 11,680 sf



US-377

Site  
4.5 Acres



**RESERVE**  
CAPITAL PARTNERS

**Reserve Capital Partners**

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214.983.1360

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