



1001 Prosperity Way

INDUSTRIAL

1001 Prosperity Way, Krugerville, TX 76227

RCP

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Krugerville, TX

Prosperity Park boasts a key location in the Hwy. 377 corridor near Denton. This 72-acre industrial park includes 18 lots, (many available for build-to-suit) and as already includes Core & Main's existing 15,000-sq.-ft. distribution facility. RCP recently broke ground on 58,500 square feet of flex industrial warehouses across 10 buildings fronting Hwy. 377 in Prosperity Park and has plans for further spec developments.

Property 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.

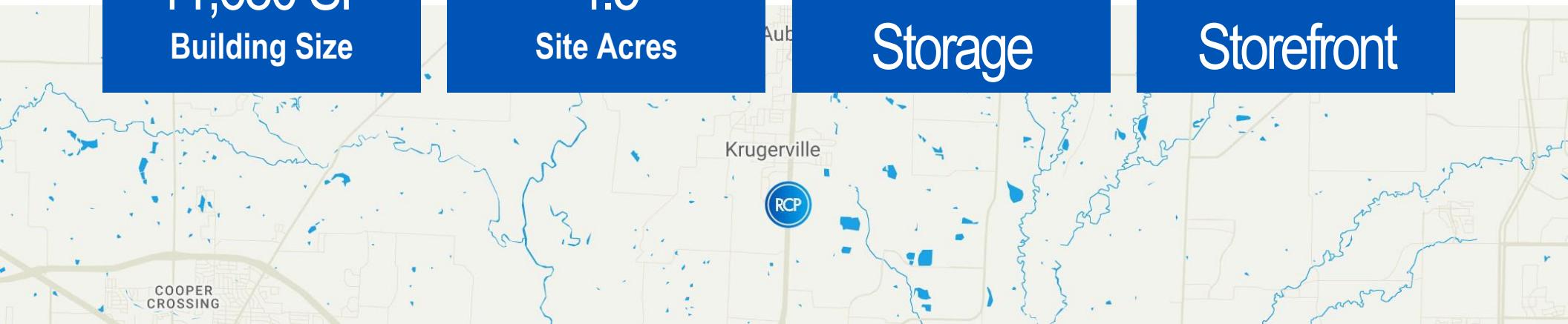
There are several lots available for build-to-suit, and other lots that will be developed on a speculative basis for various industrial warehouse tenants. RCP recently broke ground on 58,500sf of flex industrial warehouses across 10 buildings on a single lot fronting US Hwy 377 in Prosperity Park. Pre-leasing 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.

11,680 SF
Building Size

4.5
Site Acres

Outside
Storage

Retail/Office
Storefront



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Property Specifications

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

4.5 Acres

Adjacent to Core & Main
(national piping company)

Water/Septic

Water to site (8")
Septic on Site

Traffic Count

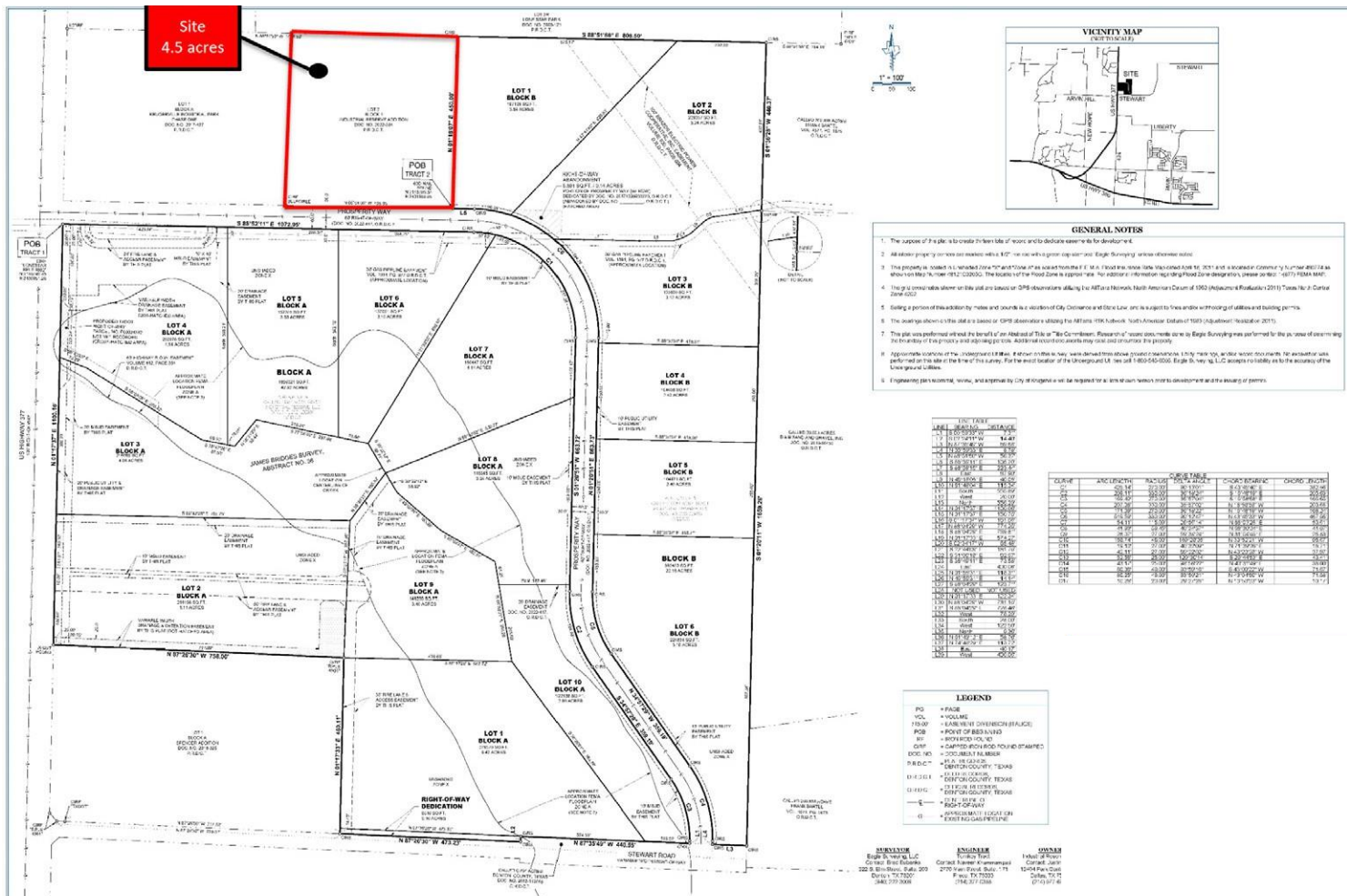
US 377: ±16,312

Zoning

Light Industrial
(IOS allowed by right) 12 lots
available for sale or BTS

OUTSIDE STORAGE AVAILABLE

Prosperity Park Site Plan



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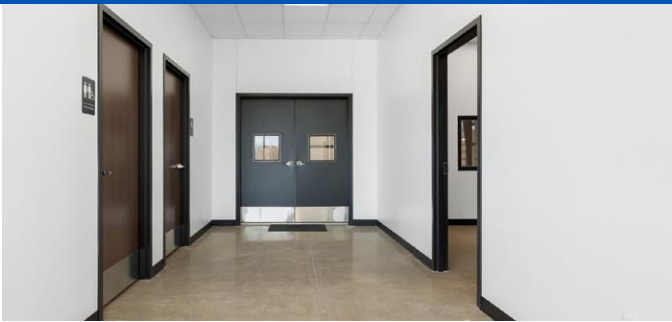
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Interior

Property Photos



For more photos and info about this property,
please visit [ReserveCapPartners.com](https://www.ReserveCapPartners.com) and navigate as shown below:
PORTFOLIO > INDUSTRIAL > 1001 PROSPERITY WAY

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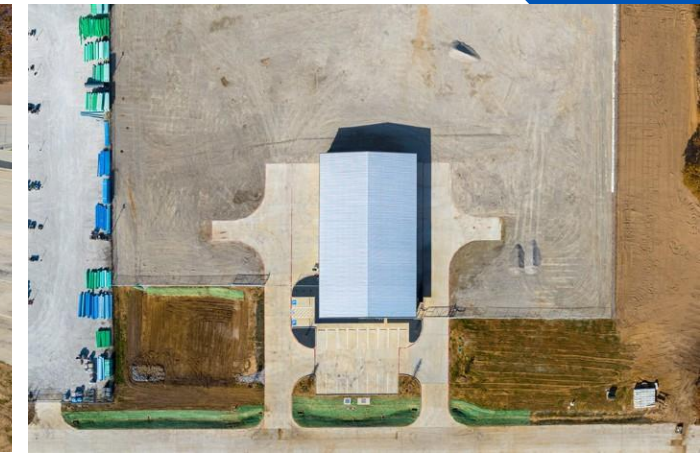
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Exterior

Property Photos



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Outside Storage

Available



US-377

**Site
4.5 Acres**

Property Contact

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