



# Prosperity Park

**LOTS FOR SALE OR BTS**

4650 US-377, Krugerville, TX 76227

**RCP**

# Prosperity Park

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4650 US-377, Krugerville, TX 76227



## For Lease | Lot Sale | BTS

RCP is planning development of additional flex industrial warehouses with outside storage yards.

- BTS for tenants with specific needs
- Existing lots may be combined to accommodate larger tenants.

The Reserve, 4620 S. Hwy 377, Krugerville, TX., is now pre-leasing for delivery in late Q2 2024. Each building contains 5,940 sf with standard office build-out of 1,500 sf.

- Duplex spaces will contain 2,970 sf with 750 feet of office
- Fenced outside storage in rear of buildings
- Two buildings front directly on Hwy 377

## 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 72-acre industrial park is comprised of 18 lots and encompasses Core & Main's five-acre, 11,000 sq. ft. sales and distribution facility. RCP recently delivered ~11,700sf of flex industrial warehouse with a 3.5 acre outside storage yard.

Outside storage is a key feature of Prosperity Park. Several mid-sized to large lots are available for build-to-suit, for various types of industrial warehouse or manufacturing tenants. Other lots will be developed on a speculative basis, providing generous outside storage. Prosperity Way has direct access to both US Hwy 377 and Stewart Road, enabling convenient access both North & South.

RCP recently broke ground on 59,400 sf of flex industrial warehouses across 10 buildings on a 6.11-acre lot fronting US Hwy 377 in Prosperity Park. Pre-leasing of the buildings has commenced.

Outside  
Storage

18  
Total Lots

72  
Acres

59,400 SF  
The Reserve at  
Krugerville

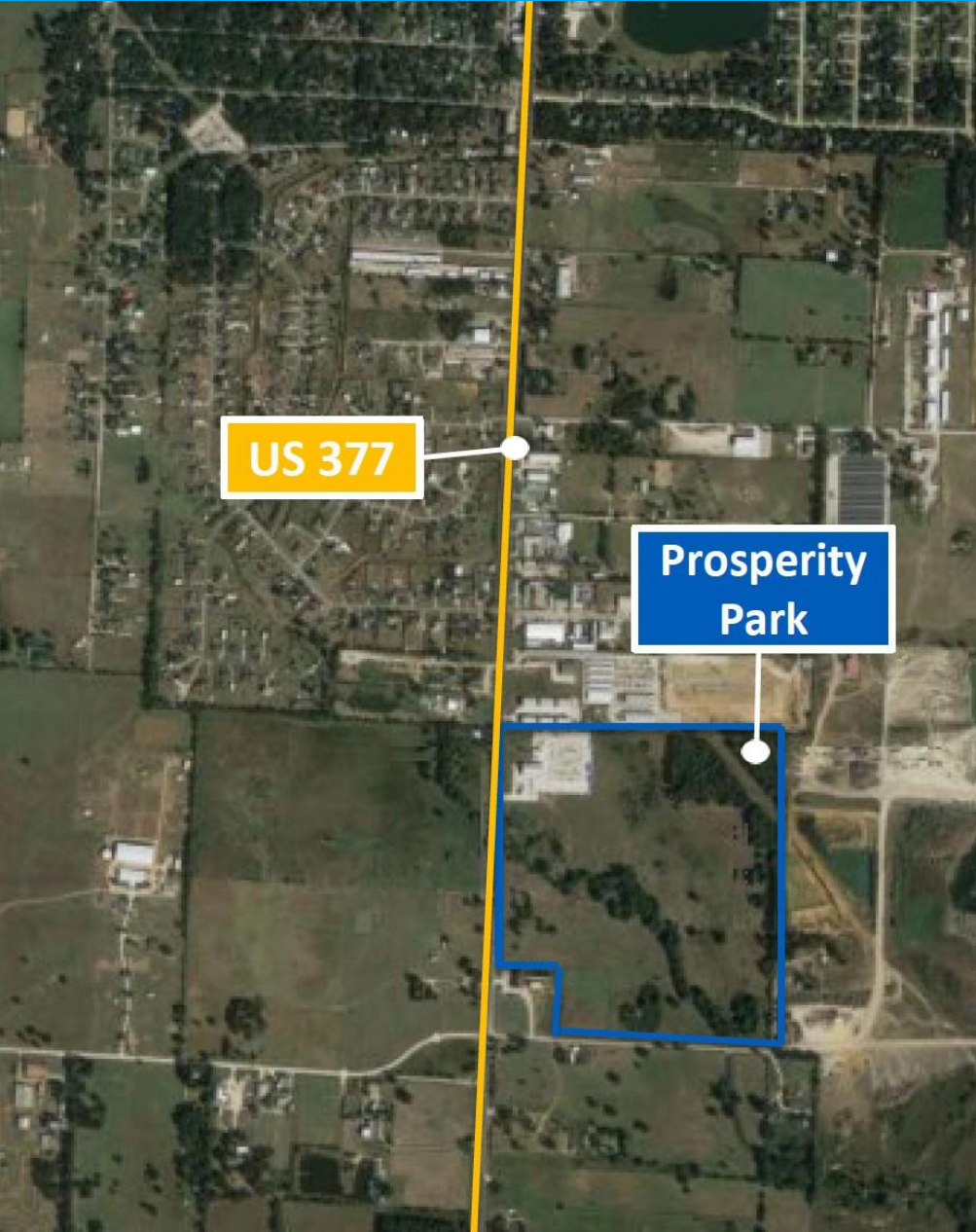
Krugerville

RCP

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## Property Specifications

Outside storage is a key feature of Prosperity Park. Several mid-sized to large lots are available for build-to-suit, for various types of industrial warehouse or manufacturing tenants. Other lots will be developed on a speculative basis, providing generous outside storage. Prosperity Way has direct access to both US Hwy 377 and Stewart Road, enabling convenient access both North & South.

2.8 Miles  
North of US 380

Water/Septic  
Water to Site (8")  
Septic on Site

Traffic Count  
US 377: ±16,312 (2022)

Zoning  
Light Industrial  
(Outside Storage)

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**RCP** RESERVE  
CAPITAL PARTNERS



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

# Prosperity Park

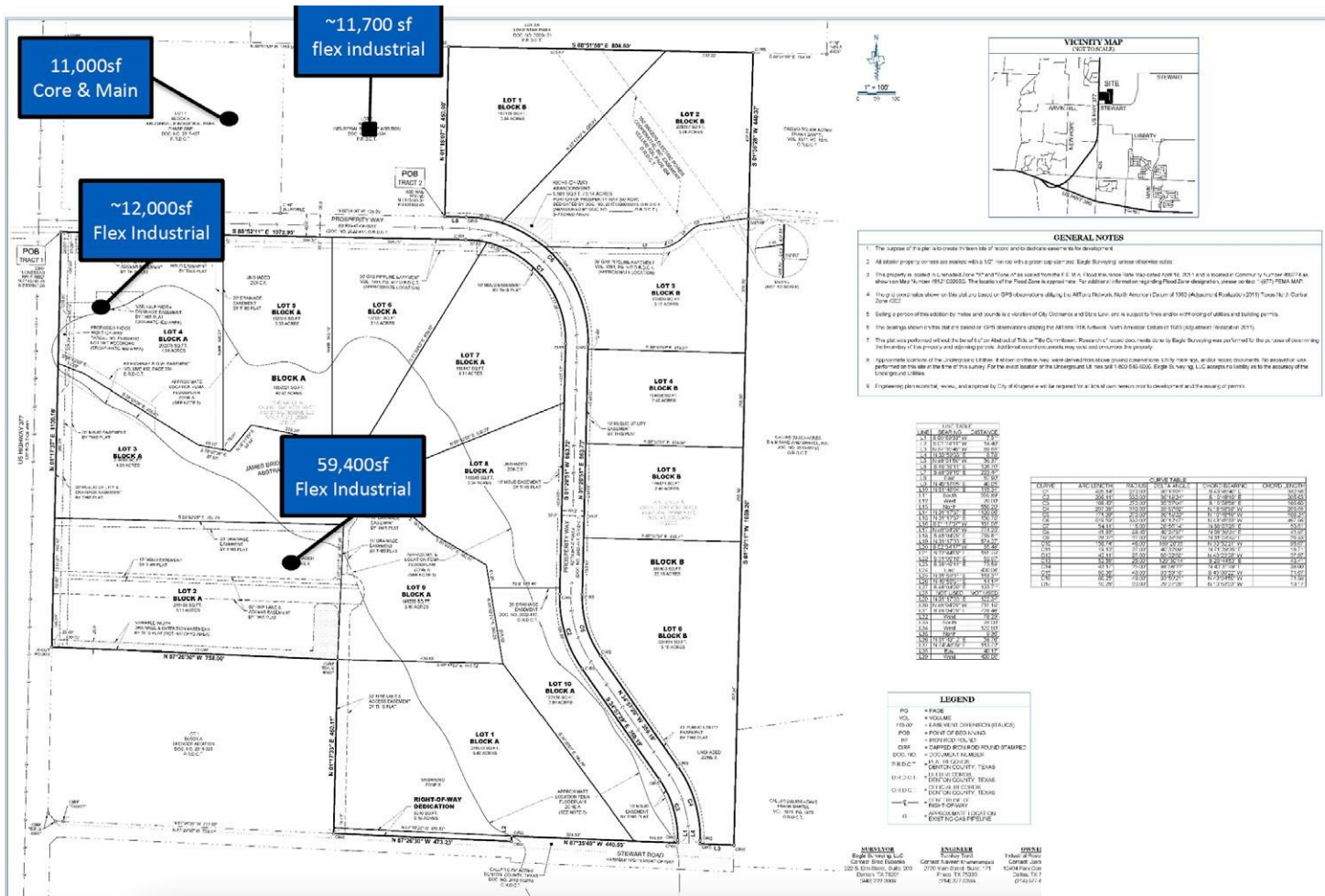
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## Prosperity Park

Site Plan



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## Existing Properties

H&E Equipment Services



**4.5 ACRES | ~11,700 SF**

- 3 Offices
- 19 Car parks
- 11 Drive-in doors
- Flexible retail/office space
- Outside storage yard

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## Existing Properties

Core & Main



10 ACRES | 12,000 SF

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RESERVE  
CAPITAL PARTNERS

## Existing Properties

The Reserve at Krugerville



6.11 ACRES | 59,400 SF | 10 BUILDINGS



## Property Contact

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