

# ± 14 ACRE INDUSTRIAL DEVELOPMENT SITE

OUTSIDE STORAGE PERMITTED

SEC PROSPER TRAIL & COOK LANE, PROSPER, TX 75078



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

214.520.8818 x 4

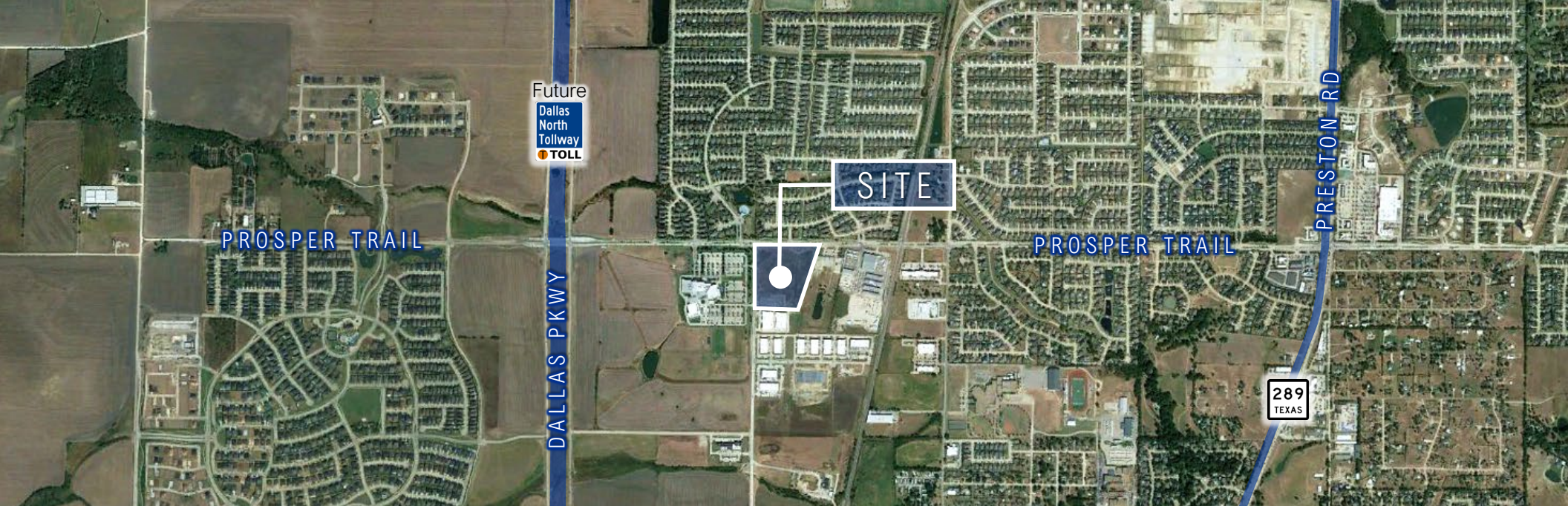
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## PROPERTY PROFILE

### ADDRESS

1020 Cook Ln, Prosper, TX 75078

### LOCATION

The Property is located at the southeast corner of W Prosper Trail and Cook Ln in Prosper, Texas.

### LAND AREA

±14.0 Acres (609,840 SF)

\*No minerals are included in the proposed transaction

### LOT DIMENSIONS

Frontage on W Prosper Trail:	±811 Feet
Frontage on Cook Ln:	±839 Feet

### TRAFFIC COUNTS

W Prosper Trail:	±5,000 VPD (2014)
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### ZONING

Planned Development-26-Office/Industrial District (PD-26-O/I)

Primary Uses:

Office/Showroom, Distribution Center\*, General Manufacturing/Industrial Use\*, Limited Assembly and Manufacturing Use\*, Office/Warehouse/Distribution Center\*, Storage or Wholesale Warehouse\*

\*Requires 350' setback from the center line of Prosper Trail

Links:

[Link to Prosper Zoning Map](#)

[Link to PD-26-O/I](#)



