

# Prosperity Park

## Credit Tenant IOS

Krugerville, TX 76277



1001 Prosperity Way  
**LEASED**

1003 Prosperity Way | 22,037 SF  
on 8.89 acres

Available: February 2025

1005 Prosperity Way  
**LEASED**

1007 Prosperity Way | 11,571 SF  
on 4.00 acres

Available: March 2025

1009 Prosperity Way | 14,643 SF  
on 4.58 acres

Available: May 2025

- North Prosperity under construction
- BTS available on South Prosperity
- 7,000 new home starts in area

NATIONAL  
**IOS**



# Prosperity Park

Industrial Outside Storage Available

Krugerville, TX 76227



## For Lease | 4 Sites

The subject properties are:

- 1001 Prosperity Way: **LEASED**
- 1003 Prosperity Way: 21,852 SF Available
- 1005 Prosperity Way: **LEASED**
- 1007 Prosperity Way: 11,438 SF Available
- 1009 Prosperity Way: 14,438 SF Available

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

## 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 is home to several corporate tenants.

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.

Building with  
Outside Storage

Clear Span/Drive  
Through Bays

Flex Yard

Quick Access  
to US 377

Krugerville

RCP



# Demographics

Industrial Outside Storage Available

Krugerville, TX 76227





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## Prosperity Park

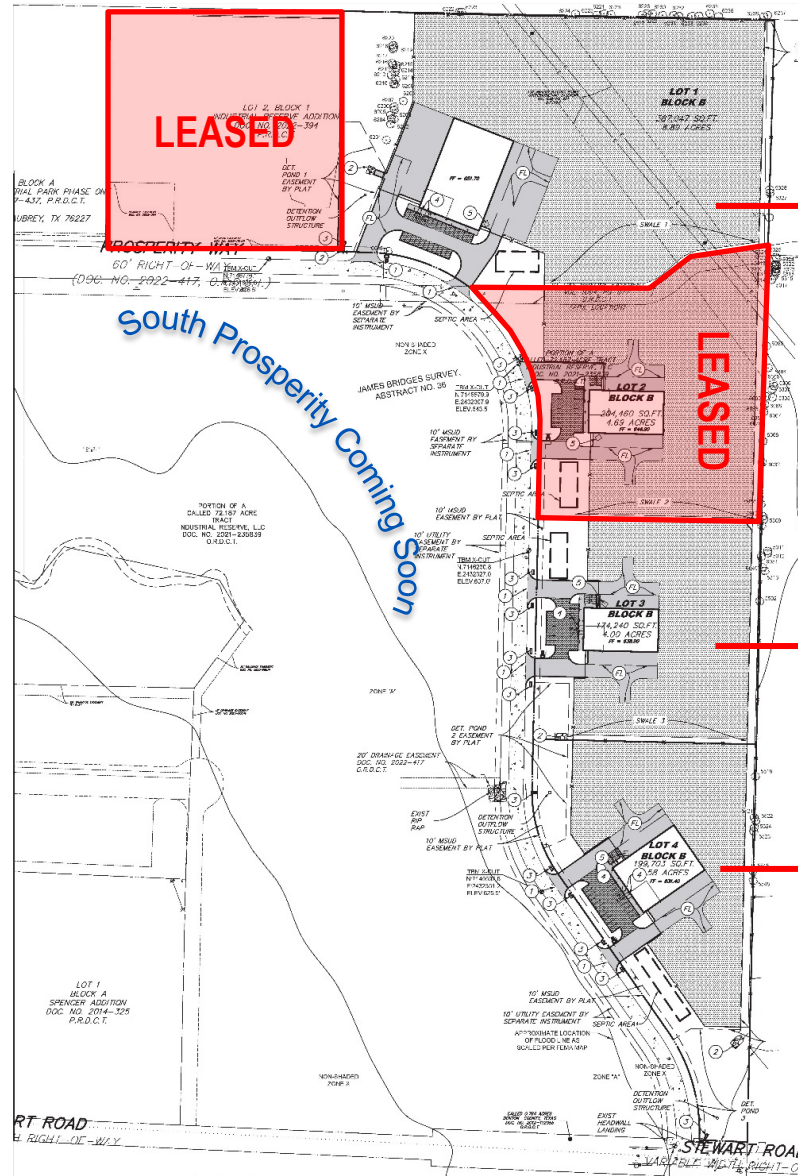
Site Plan

3 Total North Sites Available

Outside Storage

Flex Yard & Gated Entry

BTS on South Prosperity



22,037 SF  
1003 Prosperity Way

11,438 SF  
1007 Prosperity Way

14,438 SF  
1009 Prosperity Way

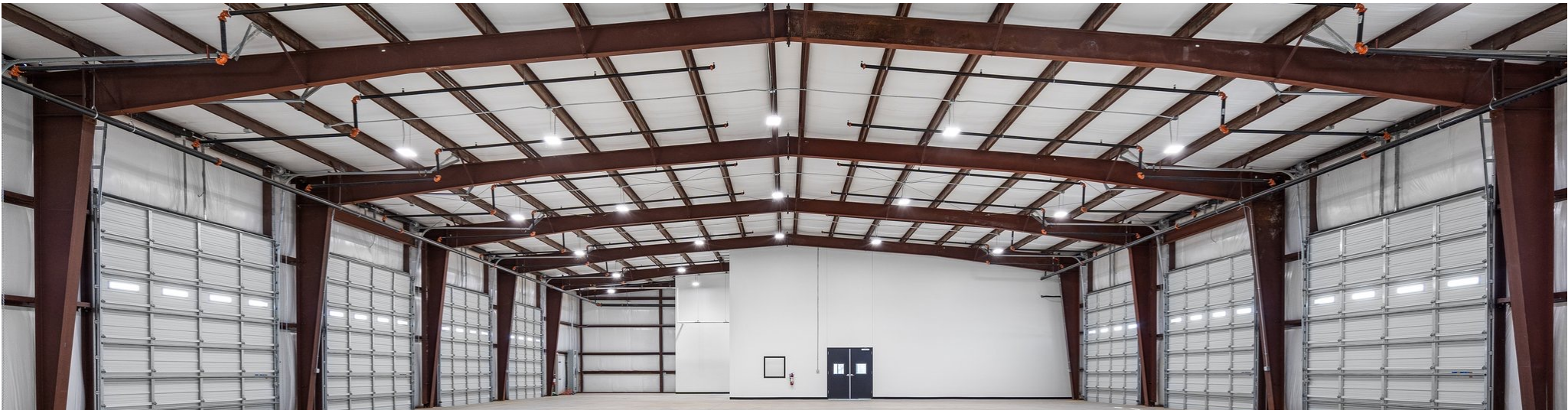
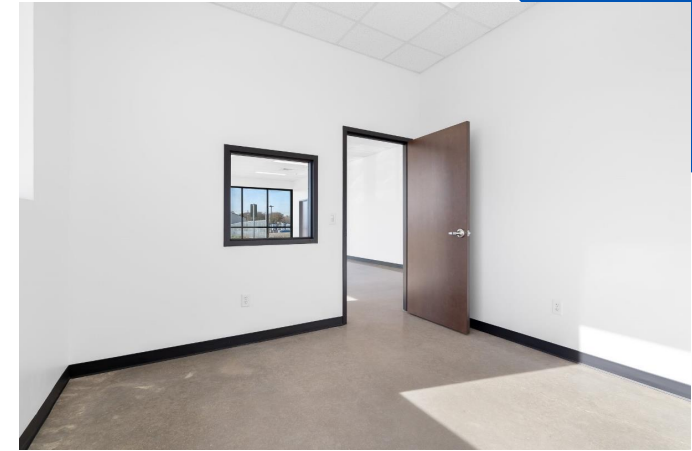


# Example Interior

Industrial Outside Storage Available

Krugerville, TX 76227

NATIONAL  
**IOS**



- Kitchen
- Three (3) Offices
- 19 Car Parks
- Flexible Retail/Office Spaces



# Example Exterior

Industrial Outside Storage Available

Krugerville, TX 76227

NATIONAL  
**IOS**



- Flex Yard
- Gated Entry
- Drive Through Doors
- Quick Access to 377



# Property Contact

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