

THE SCHOOL HOUSE

- Current acreage: 5.657 Acres
- Proposed acreage: 2.2 Acres
- Remaining 3.427 acreage will remain as is until developed for commercial purposes.
- Location of the property: 5799 N Custer Rd, Prosper, TX 75071
- Proposed Use: Boutique Private School for Pre-K Students called "The School House".

- The private school will rest on 2 beautiful, private, gently sloping acres with towering trees. This acreage will provide the perfect setting for a small boutique Private School experience for the children.
- The property will meet today's standards for a first-class, commercial grade construction modern Private School facility. The goal is for this to be one of the premier Private Schools for Pre-K aged children in all of North Texas
- This special property rests on a beautiful lot on the outskirts of Prosper (2.0 Acres) and currently borders a church and a storage facility. We have met with the church staff and they have enthusiastically expressed their support for the project. We believe both facilities will be a tremendous blessing to one another as they share a similar passion – to bless families and their young children with the highest degree of love and care coupled with a first-class, quality education.
- New owners are asking for the Town of Prosper to allow a re-zoning that would include the use of a Private School. This lot is currently zoned AG and the Town's plans for the future use of this site is commercial development – which fits well within the scope of what we are hoping to accomplish.


- The School House would infuse a significant amount of cash / capital into the redevelopment and beautification of the area (approx. \$1,000,000).
- The property would be a classic, all white, old-fashioned modern school house and would be a tremendous blessing to the community. This Private School would serve as a launching pad for Pre-K children in Prosper as they prepare for the dual language program currently being offered in Prosper ISD.


- The School House would provide dual language and educational resources for the families of Prosper, TX by providing one of the most unique curricular experiences a Private School has ever offered in the Town of Prosper.
- Curriculum would include Language Arts (Dual Language – Spanish and English) and Math. Other activities would include Library (Reading Corners), Bible, Farm and Gardening, Music and Fine Arts.
- Grounds would include a barn for small farm animals per Town Code for the children to care for, a small greenhouse for the children to produce their own fruit and vegetables, and a high-quality playground for the children. There would also be a cozy outdoor gathering space for parents to relax complete with Adirondack chairs, overhead string lights and more.
- The School House LLC name has already registered with the Secretary of State and has been approved and granted a Certificate of Formation Limited Liability Company designation. EIN# is 87-4143365.

01 | STATEMENT OF INTENT

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	<h1>THE SCHOOL HOUSE</h1> <p>NEW PRESCHOOL AGES 4-5</p> <p>5799 OLD CUSTER RD. PROSPER, TX. 75078</p>	<p>Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.</p> <p>ZONE-24-0017 "EXHIBIT B"</p> <p>STATEMENT OF INTENT</p> <p>PLANNED DEVELOPMENT 5.657 Acre Tract Located in the Town of Prosper, Texas</p>
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ISSUE: _____
P & Z _____
SEP. 30, 2024
REV. OCT. 21, 2024
PROJECT NO: 2406SH.01

PD EX B