

# Prosper upgrading infrastructure

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A public-private partnership has invested \$5.1 million to expand the infrastructure in Prosper, which will be the catalyst for a billion dollar residential and commercial development.

The Town of Prosper, Prosper Economic Development Corporation and landowners, including Terra Verde Group and Greater Texas Land Resources, which is the managing general partner for Prosper Partners LP, invested in the project. The funding will bring water and sewer infrastructure to the west side of Prosper between U.S. 380 and Fishtrap Road.

The area has remained undeveloped without the utilities. However, once the infrastructure is in place, it could become home to as many as 20,000 residents, or 4,700 households, on 1,000 acres of land.

“This project has been in the works for nearly three years and will really open up Prosper, west of the Tollway,” said Mayor [Ray Smith](#). “The result of the water and sanitary sewer service for the west part of town will allow planned development to take place.”

The infrastructure project is an important part of Prosper’s future development, he said.

The recently started project includes putting in two miles of sewer lines and five miles of water lines. It is scheduled for completion by the end of 2013.

Once the infrastructure project is completed, Southlake-based Terra Verde Group will be one step closer to developing its estimated billion-dollar Windsong Ranch master-planned residential community.

“This is the first step in developing Windsong Ranch,” said Founding Partner Craig Martin. “It really opens the west side of Prosper for development.”

Earlier this year, Terra Verde Group purchased the 2,030-acre master-planned community known as Three Stones from Forest City Enterprises Inc. for \$29.8 million. The developer recently renamed the project Windsong Ranch. The development initially will include 275 single-family homes and the community’s amenities. The first phase is scheduled for completion in 2014. The developer is still finalizing the project’s list of homebuilders.

Upon a projected 10- to 15-year build-out, Windsong Ranch will have 3,500 single-family homes, 300 townhomes, 300 apartment units and some commercial property.

“As new residents and businesses continue to move north, the utilities and infrastructure have to be available to sustain that development,” Martin said.

Greater Texas Land Resources plans to begin its 478-acre residential and commercial project at the future corner of Legacy Drive and the north side of U.S. 380 near the Dallas North Tollway early next year. That project’s first delivery of home lots is scheduled for completion by the end of 2013.