THE SHOPS AT ELDORADO

ELDORADO PARKWAY LITTLE ELM, TX 75068





OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	1,500 - 29,600 SF
Lot Size:	2.9 Acres
Zoning:	Retail/Office
Market:	Little Elm

PROPERTY OVERVIEW

Information available upon request

PROPERTY HIGHLIGHTS

- · Cold dark shell
- 29600 SF available space divisible by 1500 SF
- Great location off of Eldorado Parkway
- Beautiful green space
- NNN: estimated to be \$9 PSF
- TI Negotiable pending Tenant Credit and Financial History

For more information or to schedule a tour, please contact:

Najdi Rafaty O: 214.267.9860 najdi@linc.realty M: 310.735.7980



THE SHOPS AT ELDORADO ELDORADO PARKWAY LITTLE ELM, TX 75068 NOT A PART Autoriti Natur, ES Til Represense station Ballie Republicy Approved. Perioding or Construction. DENOTES MOD DEMOND MALL GENOTES RIGID DEVICES WALL LITTLE ELM RETAIL 29,600sqft 148 spaces required 148 spaces provided **Heights Venture** PECAN DRIVE 3P LITTLE ELM RETAIL CENTER

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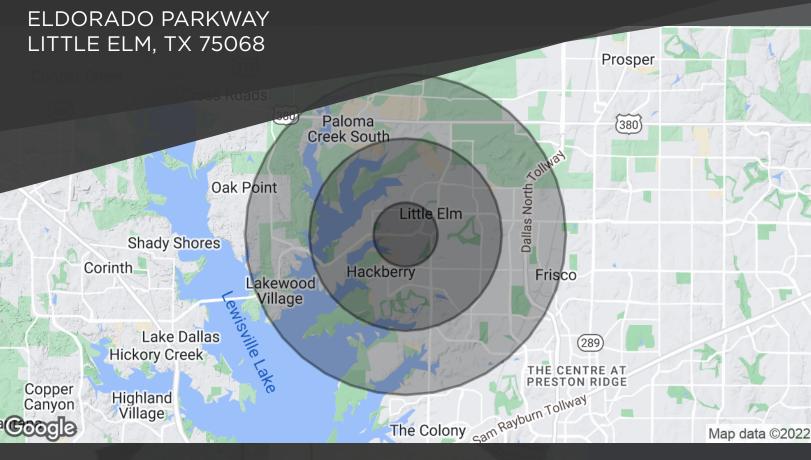
THE SHOPS AT ELDORADO ELDORADO PARKWAY LITTLE ELM, TX 75068 Chestnut Dr perry Dr wood Dr Graystone Hickory Ct Hickory Dr. D Sumac Dr A gnolia Dr Sumac Ct Willow Dr. Brookstone Dr. Woodlate Pkwy E Eldorado PKWY E Eldorado Pkwy E Eldorado Pkwy E Eldorado Pkwy Preston On The Lake Blvd Witt Ro Pecan Dr Jackson Dr Meade Ct Hampton Di Lake Fork Ln Barton Springs Dr Livingston Ln White Rock Ln Falls Creek Dr Tawakani Ln Myrtle Dr Tailburton Ct Caddo St Joe Pool Dr Lavon North Blvd **Coogle**

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DUSEHOLDS & INCOME		3 MILES		5 MILES
Total households		36,314		64,299
# of persons per HH		3		3
Average HH income		\$147,330		\$152,020
Average house value		\$344,083		\$368,447
POPULATION		1 MILE	3 MILE	5 MILE
2022 POPULATION		24,680	108,535	191,998
2027 POPULATION PROJECTION		30,487	134,065	237,615
ANNUAL GROWTH 2022-2027		4.7%	4.7%	4.8%
MEDIAN AGE		33.8	35.8	36
BACHELOR'S DEGREE OR HIGHER		36%	49%	51%

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