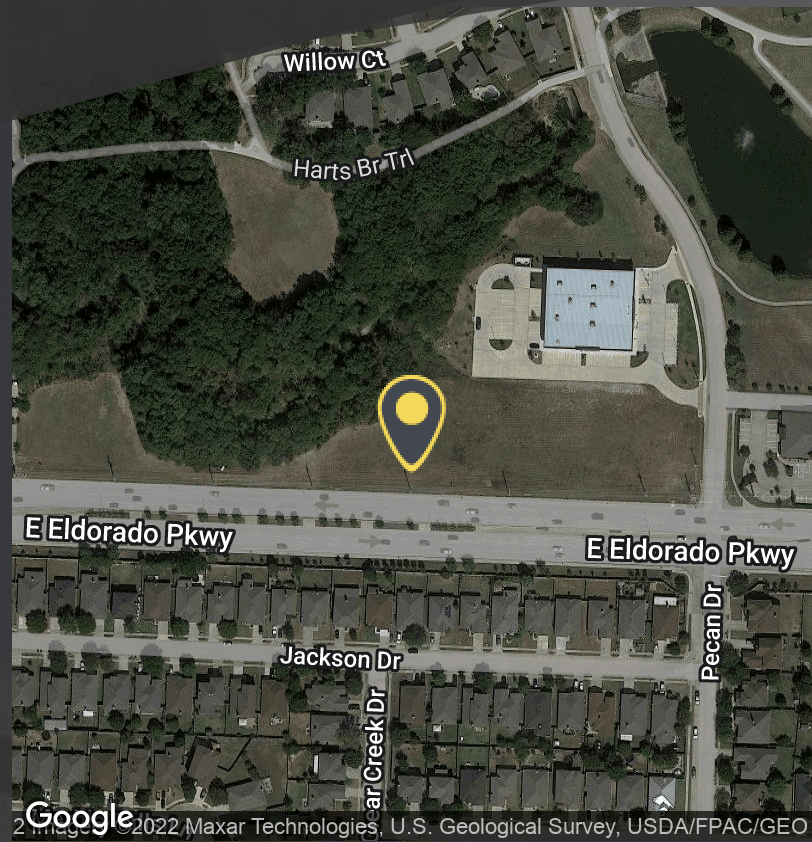


THE SHOPS AT ELDORADO

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

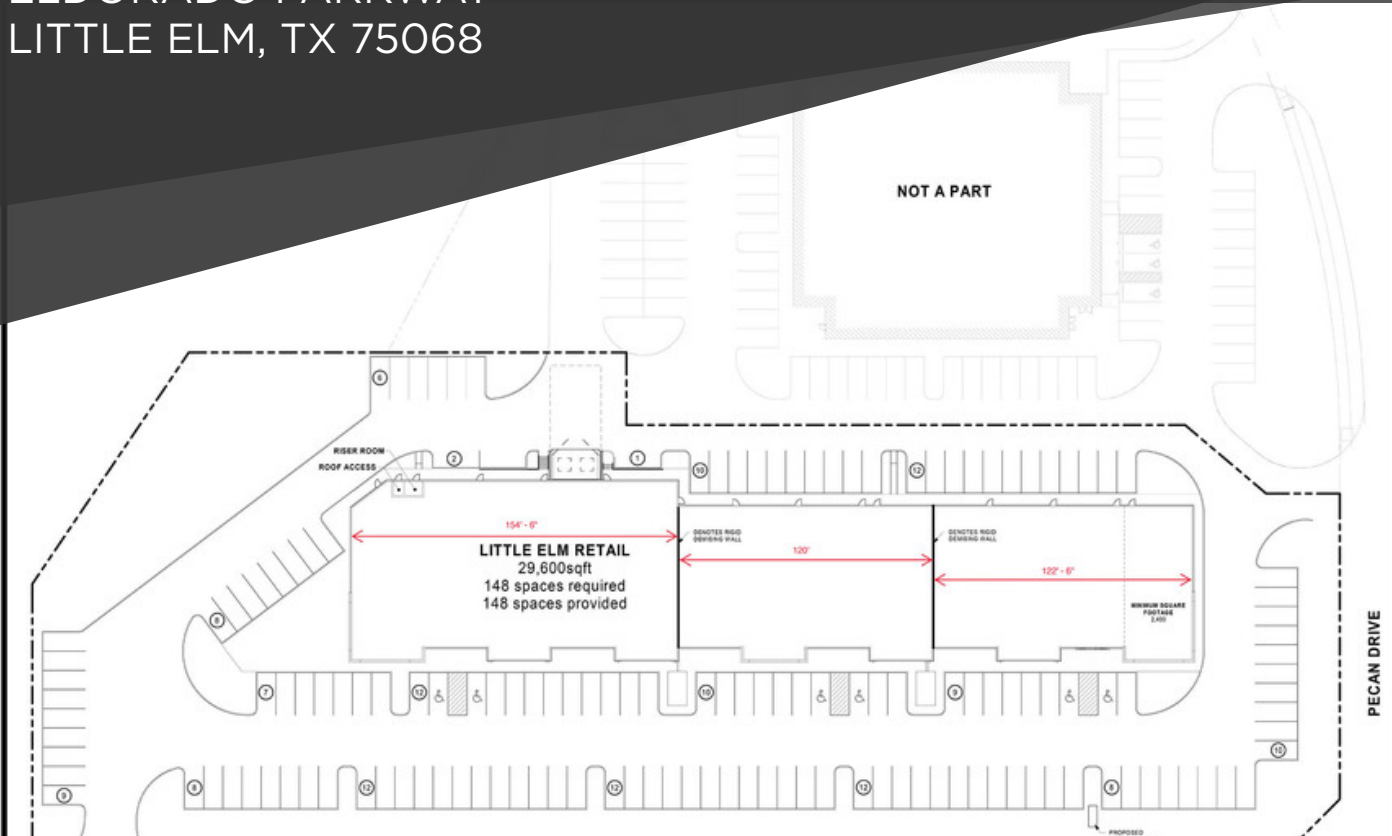
For more information or to schedule a tour, please contact:

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

LINC.
COMMERCIAL REALTY

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01.31.2019	CITY MEETING
02.26.2019	ELEVATIONS
04.04.2019	REVISION
04.18.2019	REVISION



Heights Venture
ARCHITECTURE + DESIGN

3P LITTLE ELM RETAIL CENTER

PECAN DR & ELDORADO PKWY
LITTLE ELM, TX

18225	24 x 36
4/15/2019 9:52:23 AM	
SCHEMATIC	

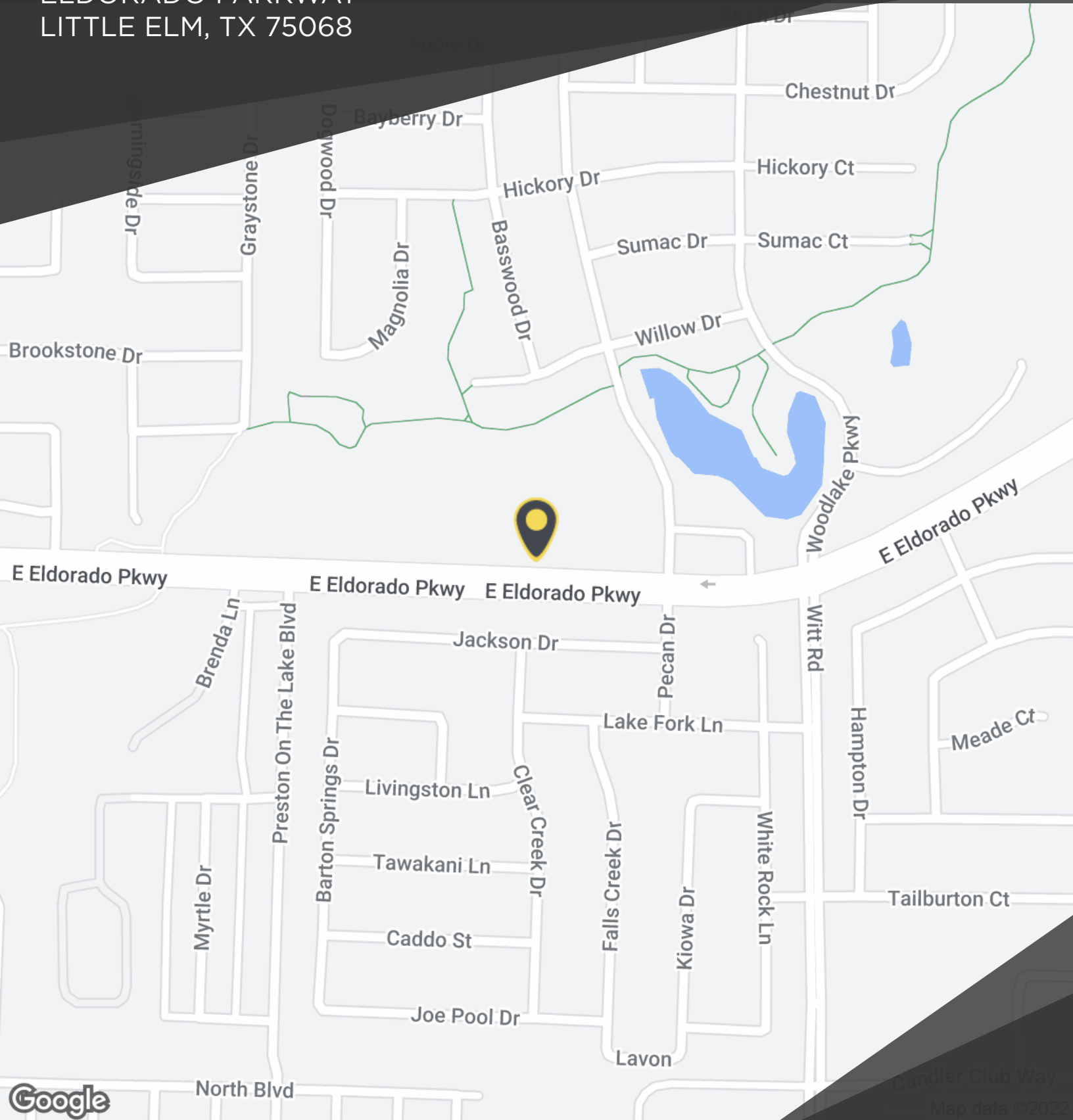
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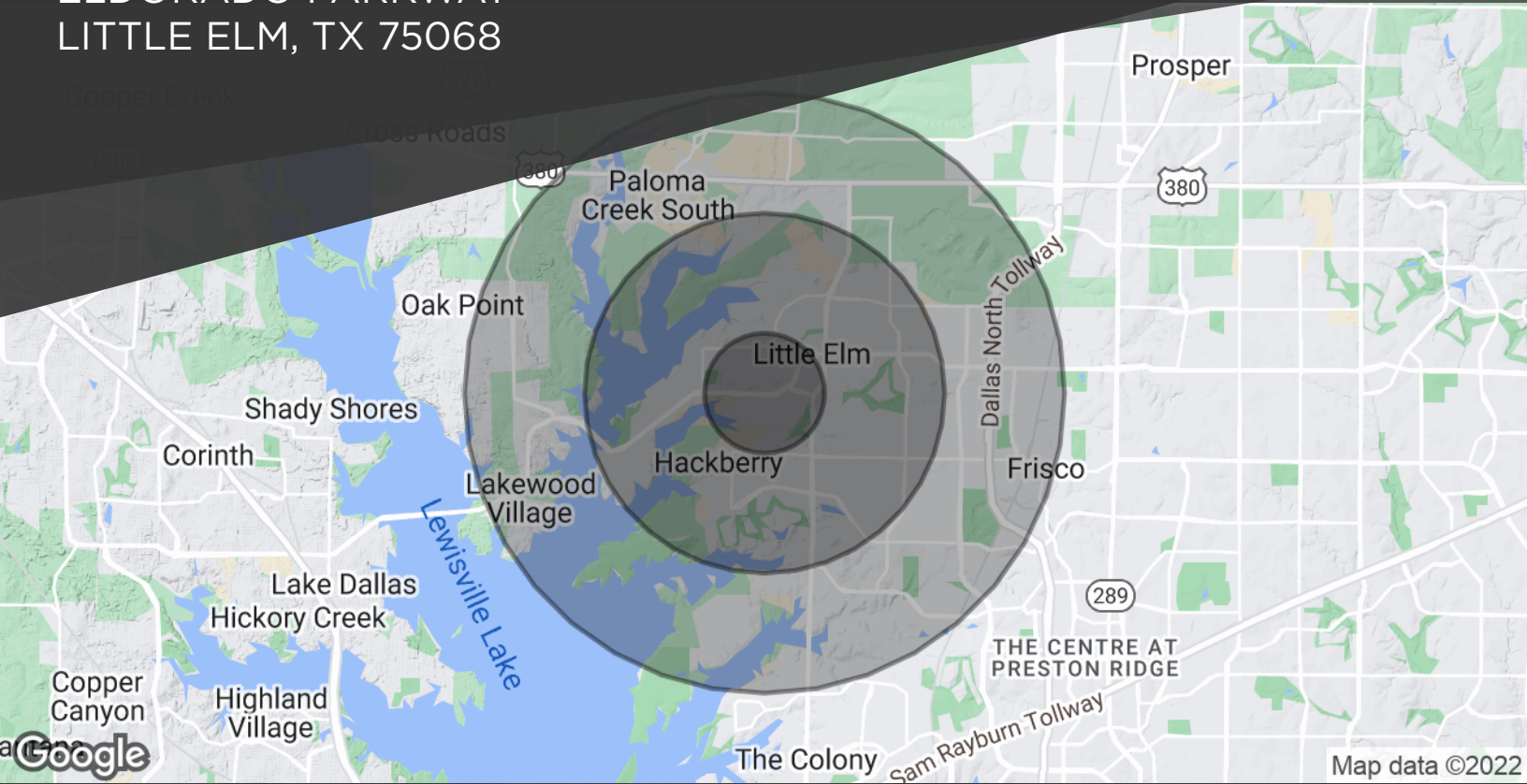
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HOUSEHOLDS & INCOME

	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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