

FOR LEASE

RETAIL + FLEX SPACE IN LITTLE ELM

1812 - 1818 Old Highway 24 | Little Elm, TX 75068



Ked Cole

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

PRICE | **CONTACT BROKER**

PROPERTY AREA | **1,400 - 11,410 SF**



PROPERTY HIGHLIGHTS

- 👁️ Retail and Flex office space available.
- 👁️ Located in fast growing area of Little Elm, at Eldorado and FM 720.
- 👁️ Easy access to Lake Lewisville toll bridge that connects east and west Denton.
- 👁️ 5,000 new homes under development within 5 miles
- 👁️ Perfect location for great tenant mix of restaurant, nail salon, liquor store, fitness gym, gaming studio, pick & pack warehouse operations, specialty retail.

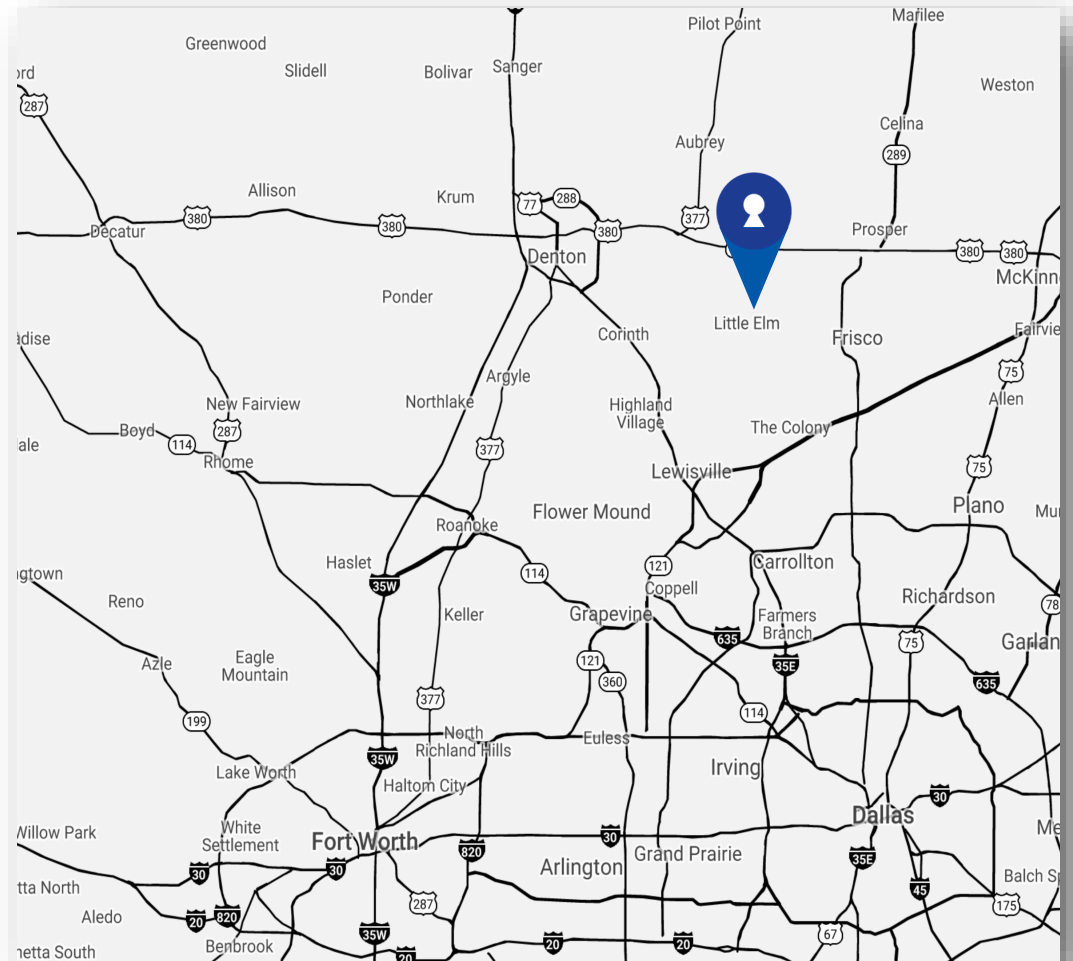
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	4,550	13,650	24,471	66,536
EMPLOYEES	1,078	1,792	3,599	8,465
AVG HH INCOME	\$127,994	\$125,654	\$124,655	\$121,648
POPULATION GROWTH 2023-2028	2.1%	1.7%	1.8%	%2.0

*Costar.com 2023

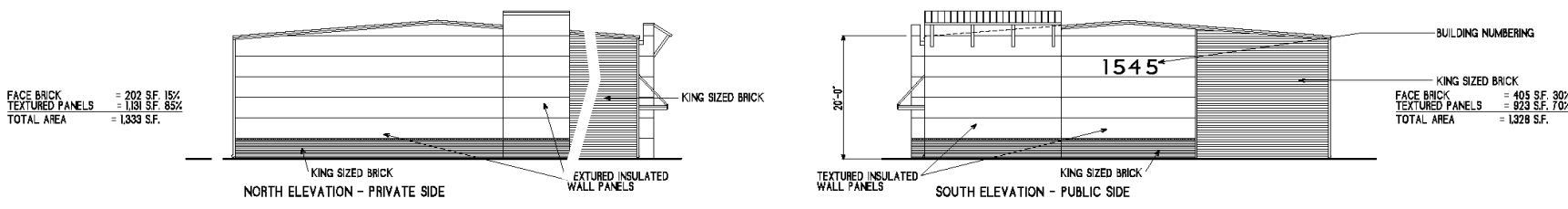
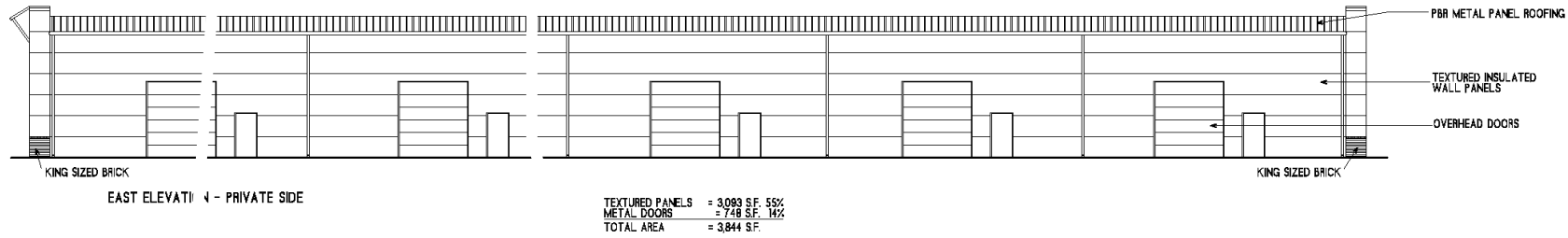
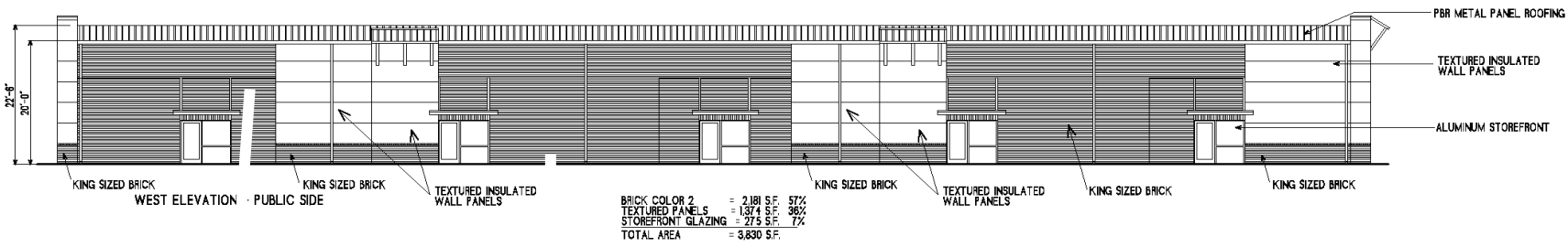
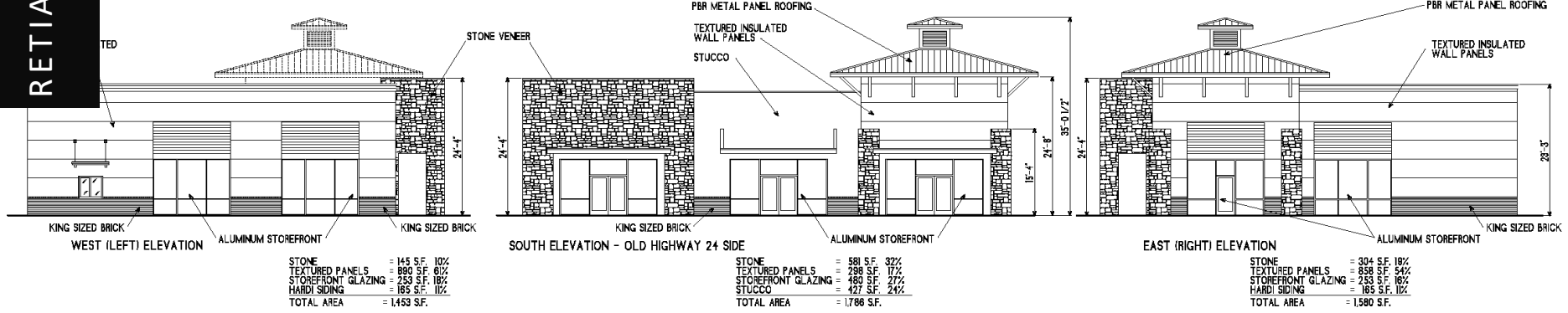
TRAFFIC COUNT

38,540 VPD at Eldorado & FM 720
 32,952 VPD at FM 720 & Oak Grove Ln E



The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.

BACK ELEVATION (NOT SHOWN)
 TEXTURED PANELS = 1736 S.F. 98%
 METAL DOORS = 24 S.F. 1%
 TOTAL AREA = 1760 S.F.



DATE: JANUARY 24, 2021

NEW PLANS FOR:
LAKESIDE SHOPS & BUSINESS PARK
 OLD STATE HWY. 24
 LITTLE ELM, TEXAS

MARK N. MARTIN, ARCHITECT
 MICHAEL A. BATES, ARCHITECT
 100 West 04th St. - Suite 201
 Denton, TX 76205
 PH: 817-345-0260
 FAX: 817-345-1661

BATES ARCHITECTS
MARTIN

PROJECT NO.
18-229

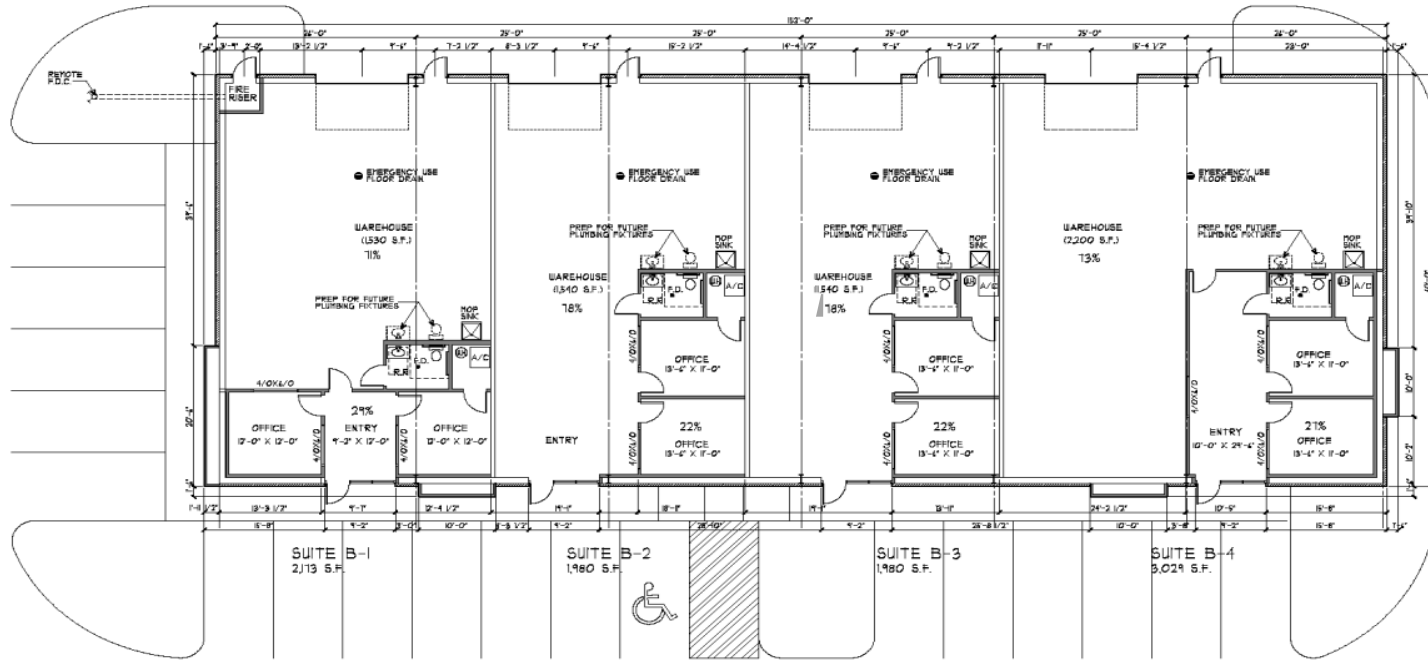
SHEET **A3**

OF **1**

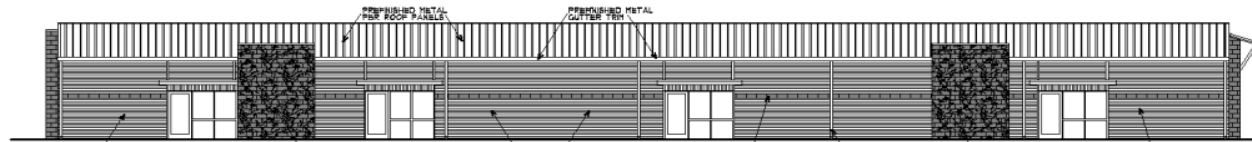
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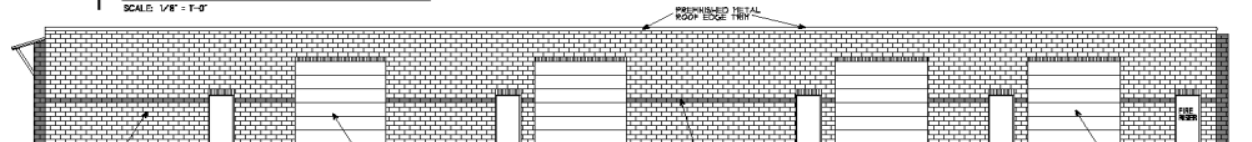




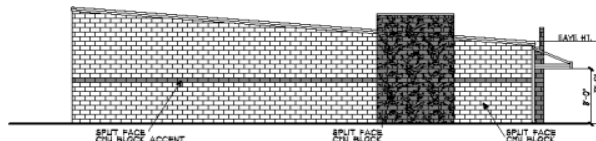
1 BUILDING 'B' FLOOR PLAN
SCALE: 1/8" = 1'-0" 8,272 S.F.



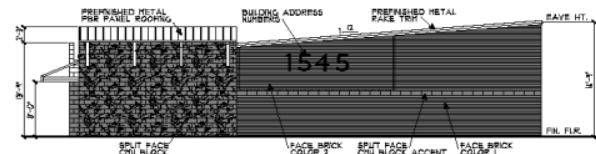
1 BUILDING 'B' ELEVATION - PUBLIC SIDE
SCALE: 1/8" = 1'-0"



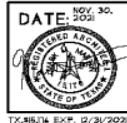
1 BUILDING 'B' ELEVATION - PRIVATE SIDE
SCALE: 1/8" = 1'-0"



1 BUILDING 'B' ELEVATION - PRIVATE SIDE
SCALE: 1/8" = 1'-0"



1 BUILDING 'B' ELEVATION - PUBLIC SIDE
SCALE: 1/8" = 1'-0"

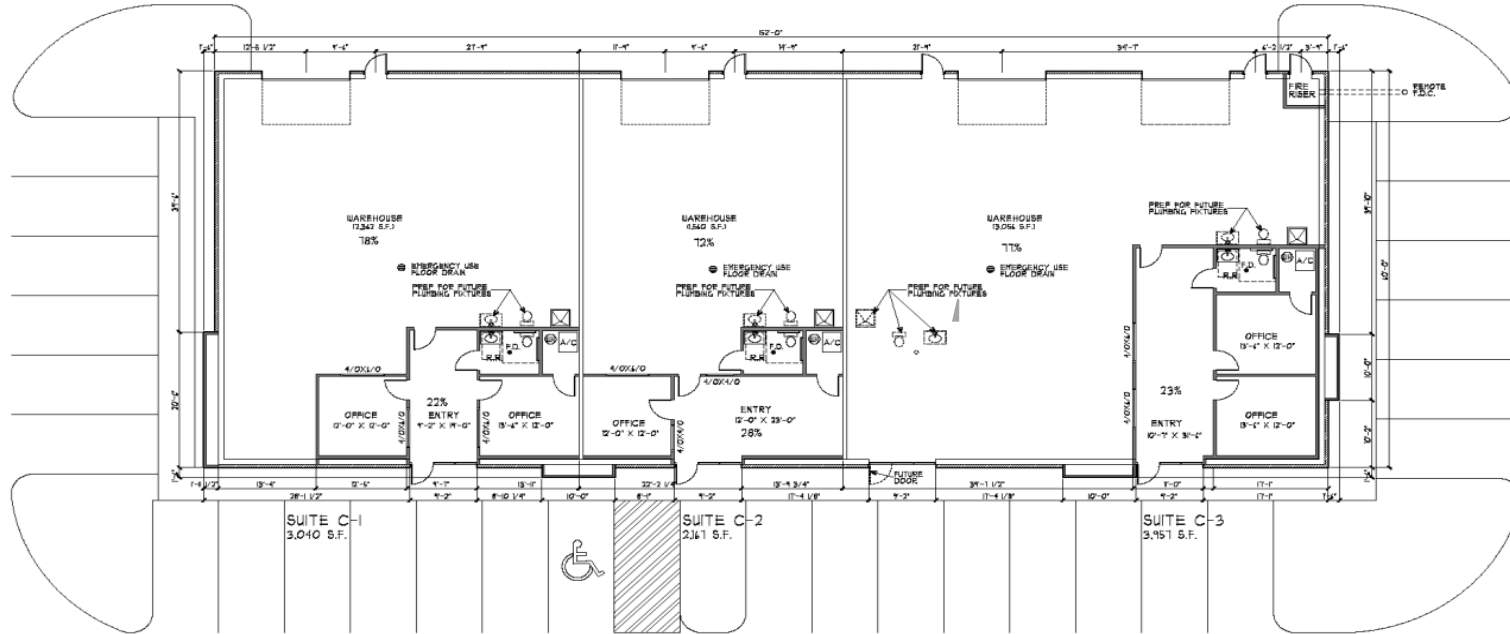


DATE: NOV. 30, 2021
 TX-88174 EXP. 12/31/2021
**BUILDING 'B' PLANS FOR A
 LAKESIDE SHOPS
 AND BUSINESS PARK**
 Little Elm, TX
 Old State Hwy 24

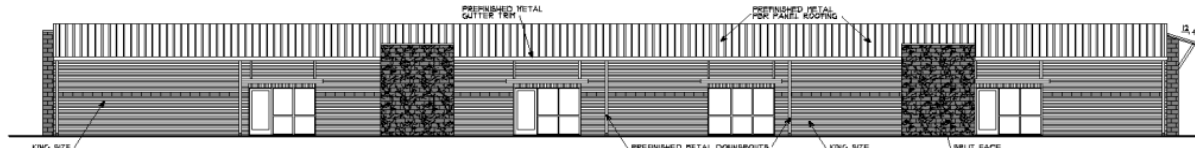
Mark M. Martin, Architect
 Michael A. Bates, Architect
 100 West Oak St. - Suite 201
 Denton, Texas 76201
 (940) 565-0260
 (940) 387-4881
B.M.
 BATESMARTIN
 ARCHITECTS

BMA PROJECT NO.
18-229
 REV _____
 REV _____
 REV _____
**BUILDING 'B'
 FLOOR PLAN**

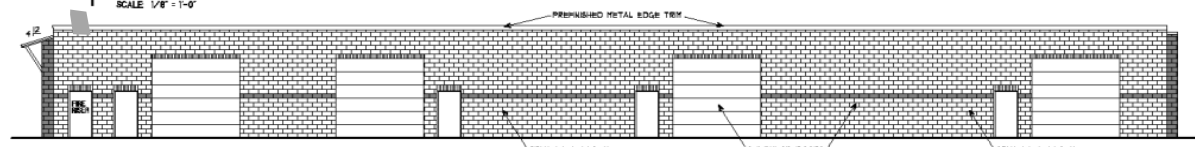
SHEET
A2.1
 OF 8



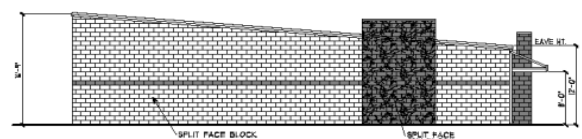
BUILDING 'C' FLOOR PLAN
SCALE: 1/8" = 1'-0"
3,841 S.F.



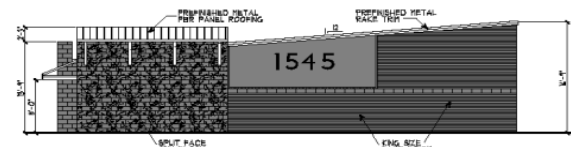
BUILDING 'C' ELEVATION - PUBLIC SIDE
SCALE: 1/8" = 1'-0"



BUILDING 'C' ELEVATION - PRIVATE SIDE
SCALE: 1/8" = 1'-0"



BUILDING 'C' ELEVATION - PRIVATE SIDE
SCALE: 1/8" = 1'-0"



BUILDING 'C' ELEVATION - PUBLIC SIDE
SCALE: 1/8" = 1'-0"

DATE: NOV 30, 2025
REVISIONS:
1. 02/03/2025

BUILDING 'C' PLANS FOR A
**LAKESIDE SHOPS
AND BUSINESS PARK**
Little Elm, TX
Old State Hwy. 24

Mark M. Martin, Architect
Michael A. Bates, Architect
100 West Oak St. - Suite 201
Denton, Texas 76201
(940) 565-0260
(940) 397-4881



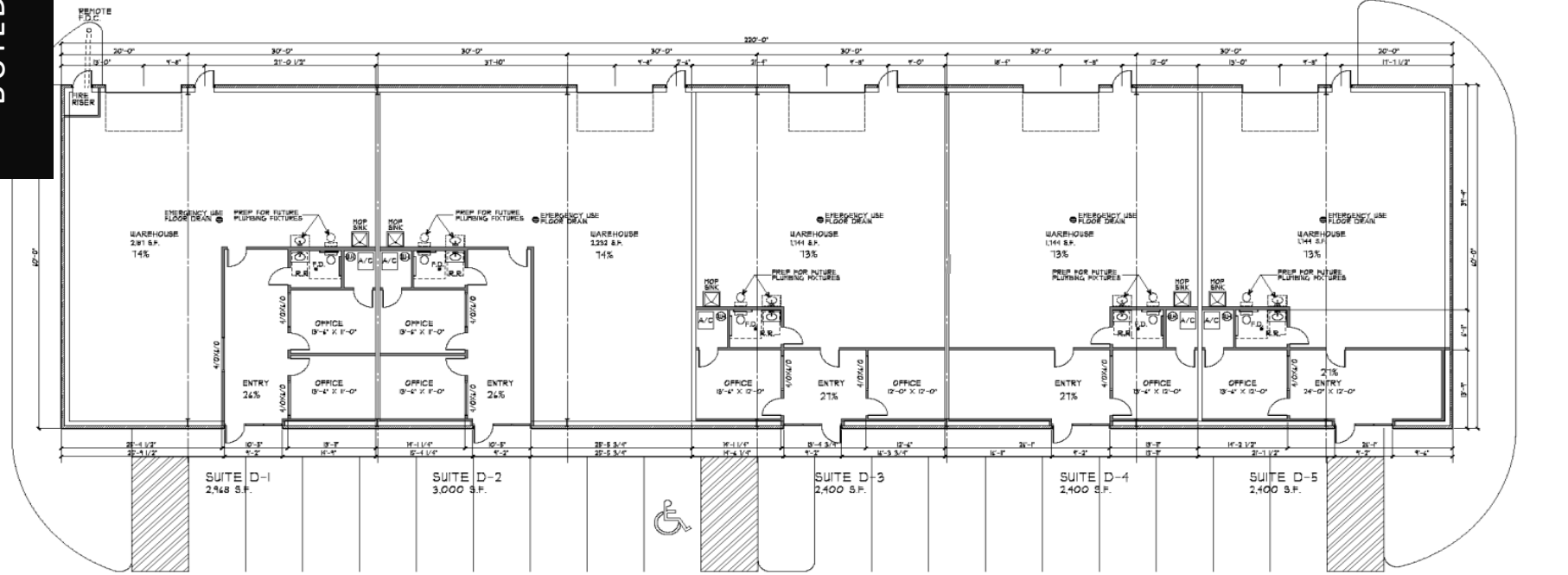
BMA PROJECT NO.
18-229

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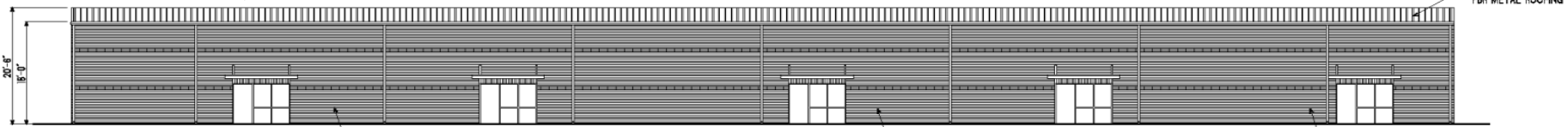
**BUILDING 'C'
FLOOR PLAN**

SHEET
A2.1
OF 8

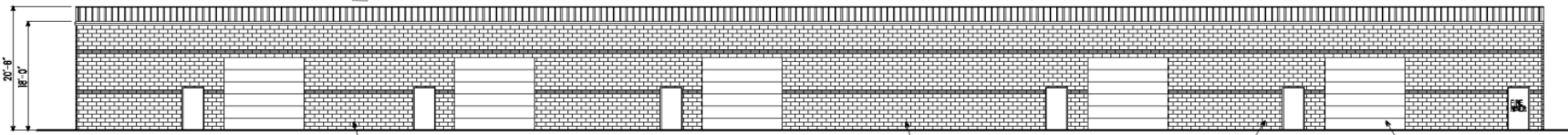
BUILDING D



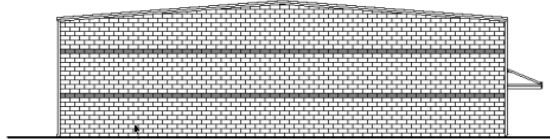
BUILDING D FLOOR PLAN
SCALE: 1/8" = 1'-0"
13,300 S.F.



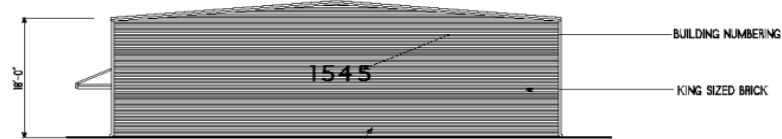
BUILDING D ELEVATION - PUBLIC SIDE



BUILDING D ELEVATION - PRIVATE SIDE



BUILDING D ELEVATION - PRIVATE SIDE



BUILDING D ELEVATION - PUBLIC SIDE

DATE: NOV 23, 2023
 1000 ARCHITECTS
 STATE OF TEXAS
 TX-08216 EXP. 12/31/2022

BUILDING 'D' PLANS FOR A
LAKESIDE SHOPS
AND BUSINESS PARK
 Old State Hwy. 24
 Little Elm, TX

Mark M. Martin, Architect
 Michael A. Bates, Architect
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 Denton, Texas 76201
 (940) 565-0260
 (940) 387-4881



BMA PROJECT NO.
18-229
 REV _____
 REV _____
 REV _____
BUILDING 'D' FLOOR PLAN

SHEET
A2.1
 OF 8

COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
BLS, Dec. 2021

4 Global 500 Companies
Fortune, 2021
9 World's Most Admired Companies
Fortune, 2022
22 Fortune 500 Companies



DFW AREA GROWTH

50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

+328 people per day (2020)

1,302,041 added in 2010-2020

7,694,138 TOTAL POPULATION

11,200,000 Population by 2045

4TH LARGEST METRO IN U.S. OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in 4 hours

Access nearly 60 international destinations

HIGHER EDUCATION

Three Research 1 Universities



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including:



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Vision Commercial RE DFW LLC Broker Firm Name	9006752 License No.	info@visioncommercial.com Email	817-803-3287 Phone
Trenton Price Designated Broker of Firm	0652029 License No.	info@visioncommercial.com Email	817-803-3287 Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov