



Accelerating success.



**For Lease**

**Lakeside Shops & Business Park**

1767 Old State Highway 24 Pky  
Little Elm, TX 75068

**Property Overview**

- Located at Intersection of Eldorado Pky & FM 720
- Move-in Ready Suites
- 100% HVAC & fully sprinklered
- High Growth Corridor
- Ideal for Flex, Fitness, or Light Industrial
- Ample Parking

<b>Available Space</b>	1,980 – 3,040 SF
<b>Property Type</b>	Flex/Light Industrial/Showroom
<b>Year Built</b>	2024
<b>Clear Height</b>	18'
<b>Zoning</b>	Flex/Light Industrial
<b>Suites Available</b>	Suite 200: 2,173 SF Suite 210: 1,980 SF Suite 310: 3,040 SF

**Asking rate:**

**\$19.00**

PSF NNN

**\$5.00**

NNN

**Contact:**

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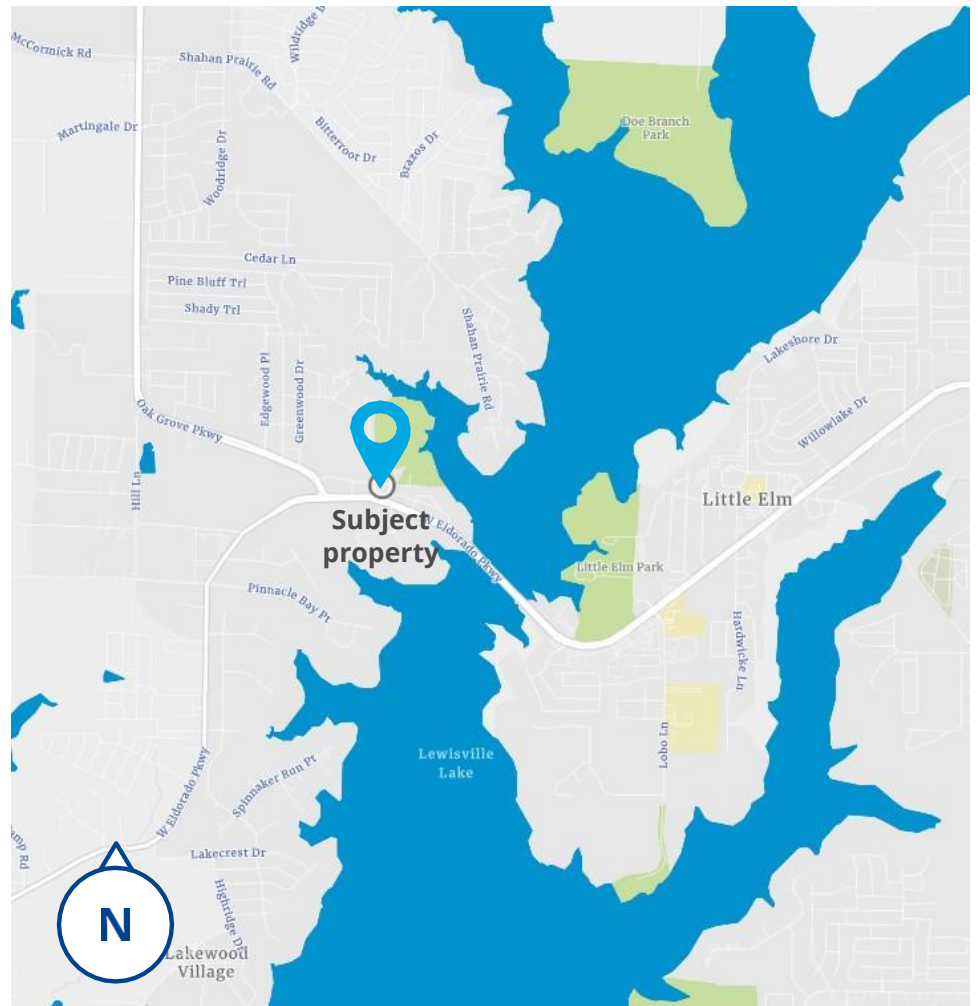
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# Location & Access

## Executive Summary

The property at 1767 Old State Highway 24 in Little Elm, Texas, known as Lakeside Shops & Business Park, is a newly constructed mixed-use commercial development offering a variety of leasing options. Strategically located at the intersection of Eldorado Parkway and FM 720, this development is positioned in a high-traffic area experiencing significant residential growth, with over 5,000 new homes planned within a five-mile radius.

Lakeside Shops & Business Park serves as a central hub for commercial activity on Little Elm's west side, an area identified as the city's next growth market. Its proximity to major thoroughfares, including the Lake Lewisville Toll Bridge and Highway 380, enhances accessibility. The development's design caters to a diverse range of businesses, offering flexibility and modern amenities to accommodate various operational needs



## Highlights

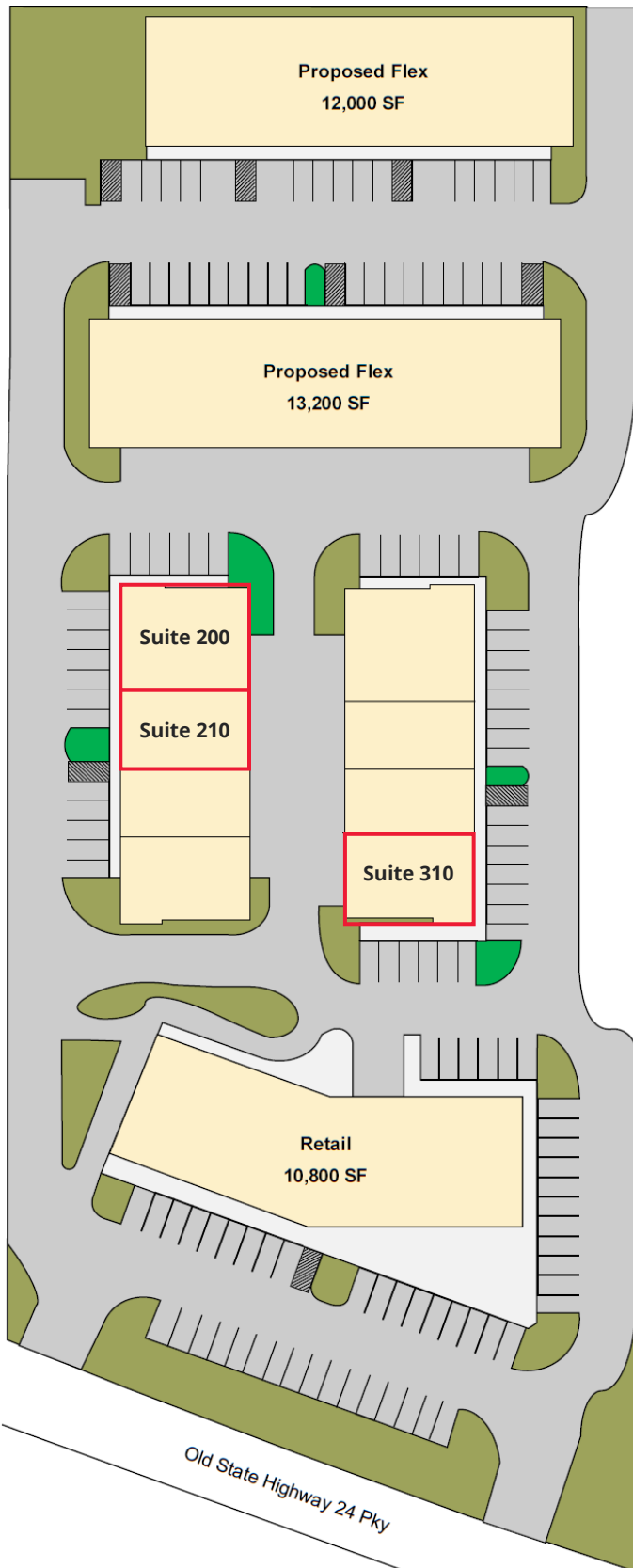
### Property Features

- 100% HVAC warehouse in all units
- Fully Sprinklered
- Ample parking and signage opportunities
- Ceiling heights up to 18 feet
- Rear roll-up door access

### Space Types

- **Flex/Industrial:** Units ranging from 1,980 to 4,996 SF, suitable for fitness centers, distribution, light manufacturing, and service businesses. These spaces offer dedicated office areas, drive-ins, and are fully air-conditioned

# Site Plan



## Available Units

- 
- Suite 200**
- 2,173 SF
  - 643 SF of office
  - 2 offices, entry way, restroom
  - 1 drive-in door

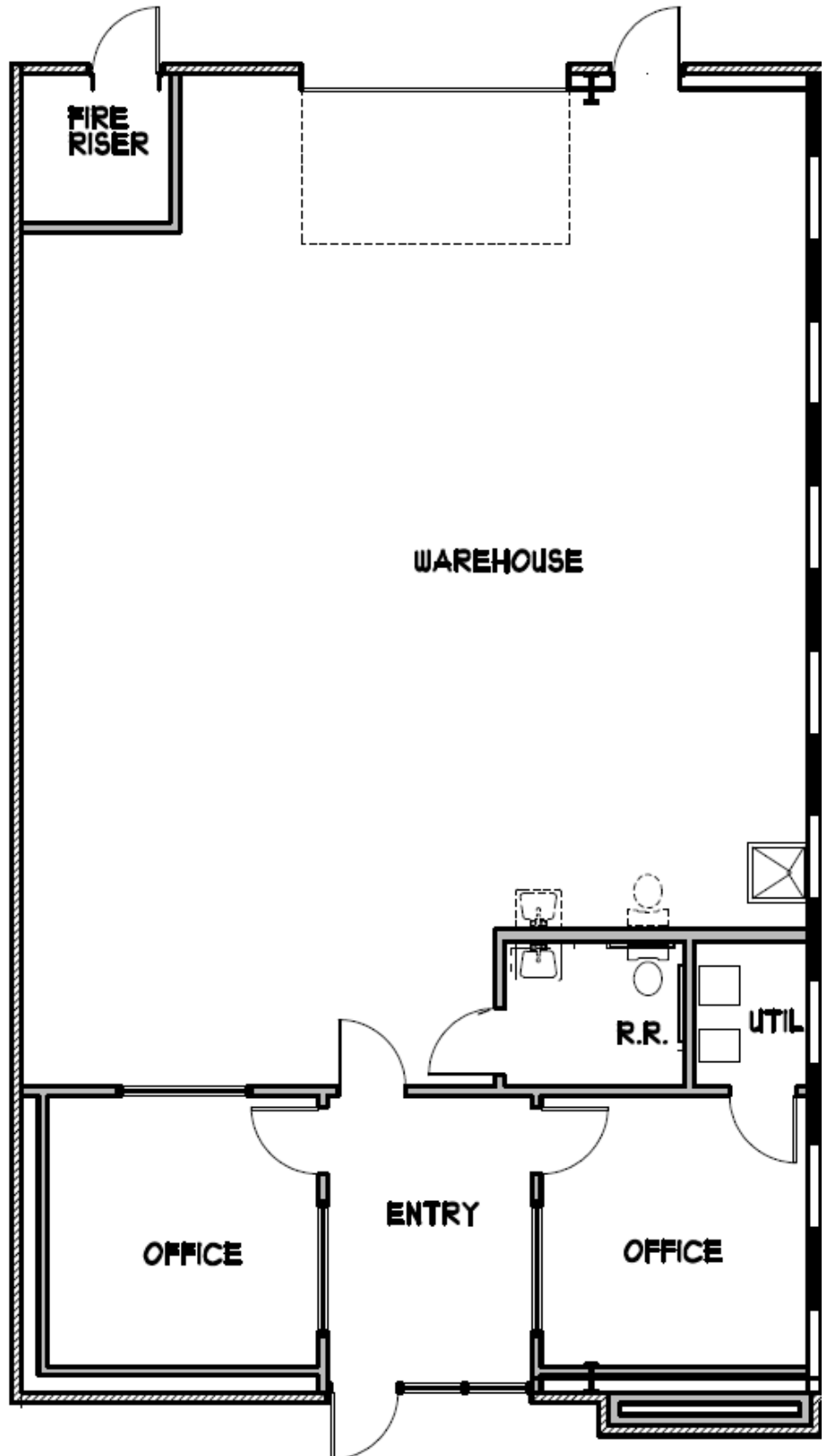
- 
- Suite 210**
- 1,980 SF
  - 440 SF of office
  - 2 offices, reception, restroom
  - 1 drive-in door

- 
- Suite 310**
- 3,040 SF
  - 678 SF of office
  - 2 offices, entry way, restroom
  - 1 drive-in door
-

# Floor Plan

## Suite 200

- 2,173 SF
- 643 SF of office
- 2 offices, entry way, restroom
- 1 drive-in



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# Floor Plan

## Suite 210

- 1,980 SF
- 440 SF of office
- 2 offices, showroom, restroom
- 1 drive-in

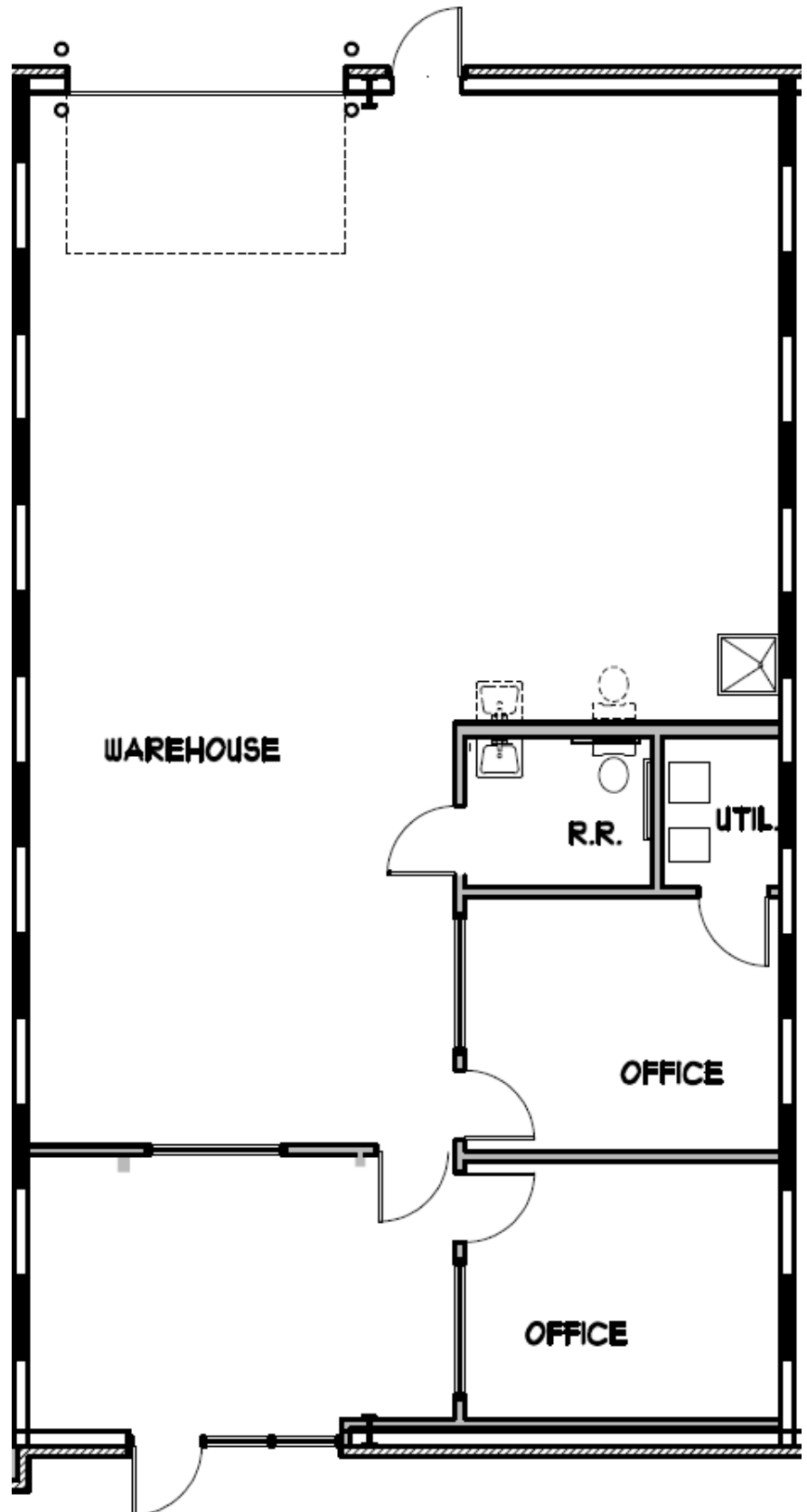
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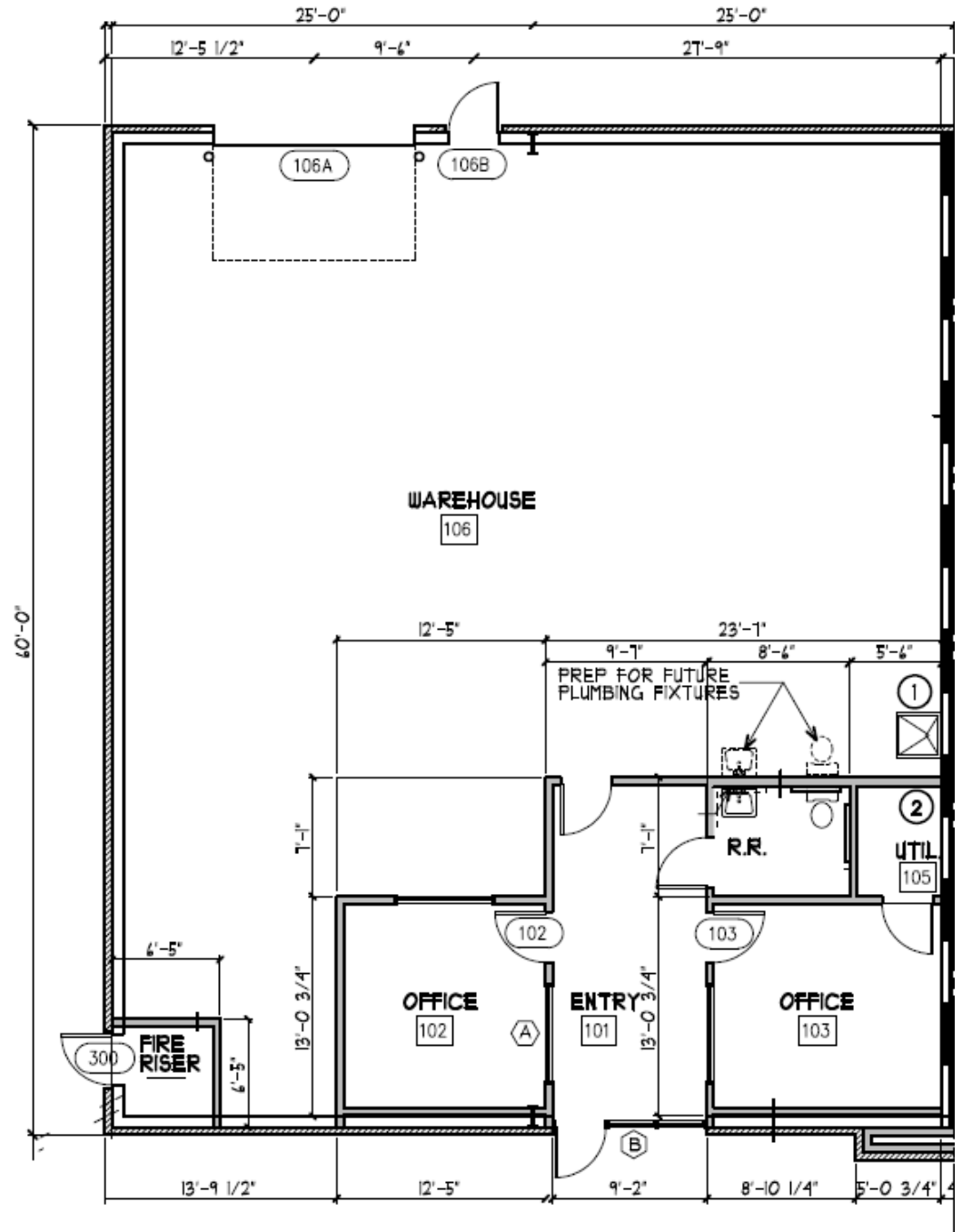
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# Floor Plan

## Suite 310

- 3,040 SF
- 678 SF of office
- 2 offices, entry way, restroom
- 1 drive-in



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# Property Photos



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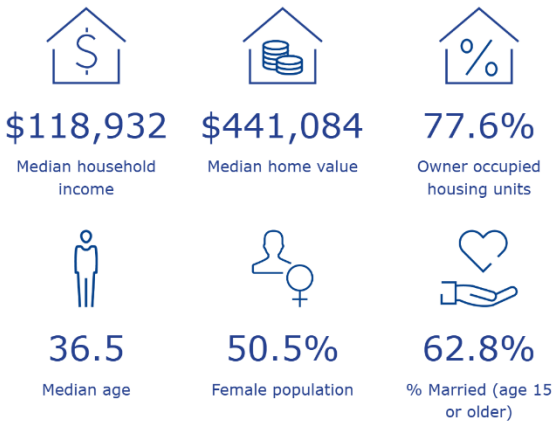
# Demographics



## Market Overview

1767 Old State Highway 24, Little Elm, Texas, 75068  
5 mile radius

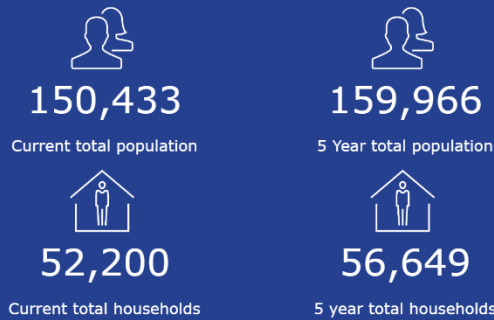
### Household & population characteristics



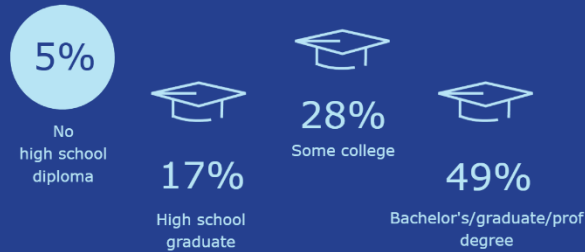
### Annual lifestyle spending



### Households & population



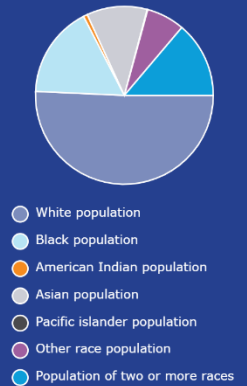
### Education



### Annual household spending



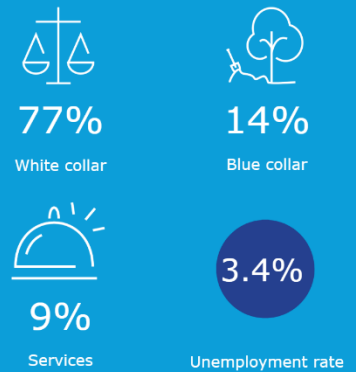
### Race



### Business

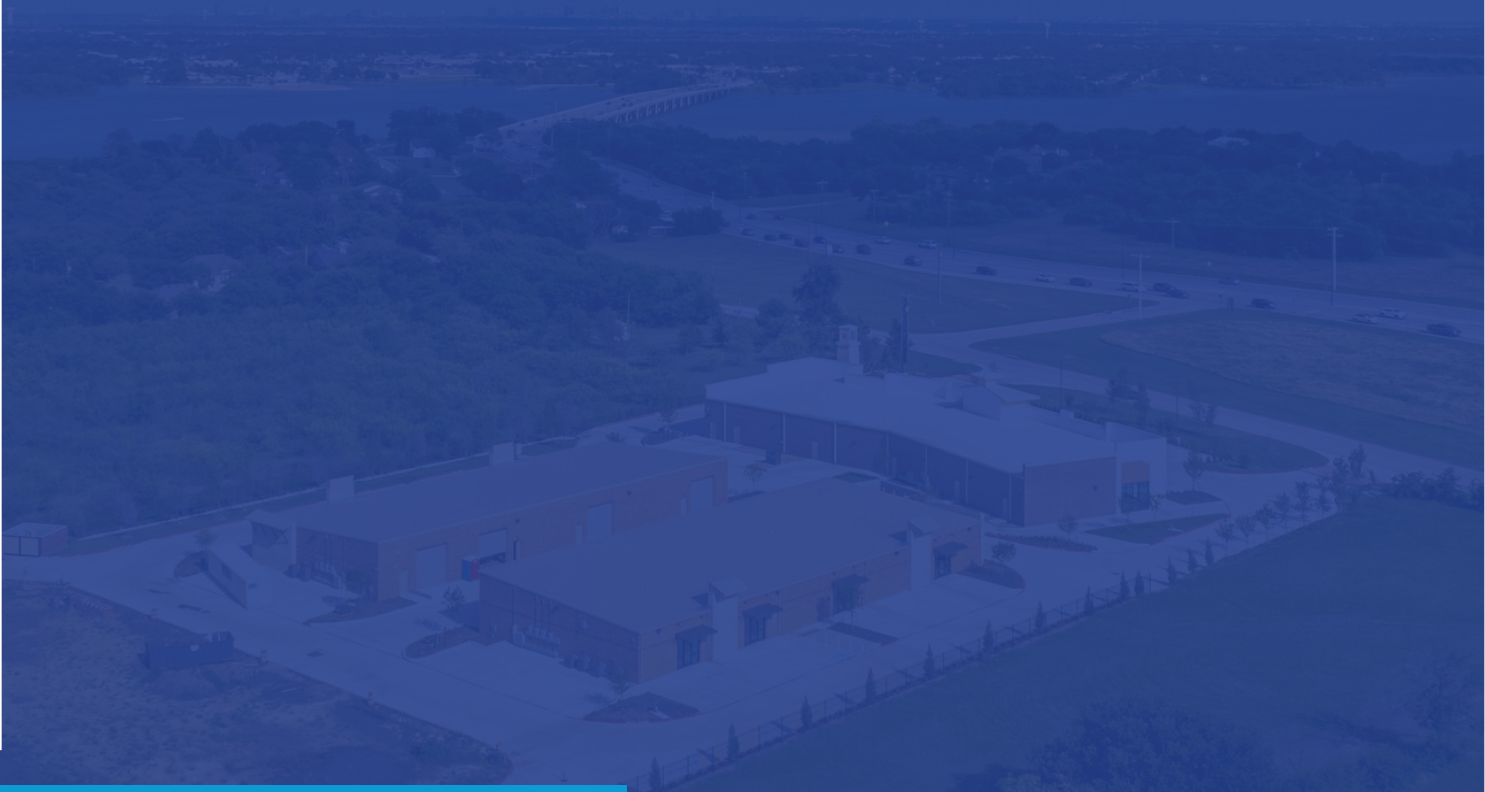


### Employment



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# 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.

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Date