

FOR LEASE · NEW CONSTRUCTION · MEDICAL & PROFESSIONAL RETAIL

MAGNOLIA / US 380

BUILDING B · LITTLE ELM, TEXAS 75068

10,786 SF

TOTAL BUILDING

\$38-\$42

PSF + NNN

Q2/Q3 2027

SHELL DELIVERY

5 Suites

±1,300-10,786 SF



EXECUTIVE SUMMARY

NEW MEDICAL RETAIL. HARD CORNER. FIRST TO MARKET.

Magnolia/US 380 — Building B is a brand-new 10,786 SF medical and professional retail building anchoring the hard corner of US Highway 380 and Magnolia Boulevard in Little Elm. Five demised suites, ground-up construction, delivering Q2/Q3 2027.

Building B is the medical-anchored half of a two-building development on a 3.22-acre site. Ownership is stabilizing Building B first — first-in tenants set the merchandising mix and capture pre-stabilization pricing on one of North Texas's fastest-growing residential corridors.

WHY IT WORKS

- ◆ Hard corner visibility on US 380 (60K+ VPD) and Magnolia Blvd
- ◆ Two monument signs — one on each frontage
- ◆ TxDOT 6-lane US 380 expansion completing Summer 2026
- ◆ Built for medical: pediatric dental, ortho, urgent care, vet
- ◆ Trade area underserved — no comparable medical product



PROPERTY DETAILS

ADDRESS	26784 E. University Drive Little Elm, TX 75068
TOTAL BUILDING	10,786 SF — 5 Suites
AVAILABLE SF	±1,300 – 10,786 SF (divisible)
LEASE RATE	\$38.00 – \$42.00/SF NNN
TERM	7 – 10 Years Preferred
DELIVERY	Q2/Q3 2027 (Shell)
CONSTRUCTION	Type V-B, Sprinklered
SITE	3.22 Acres (shared w/ Bldg A)
ZONING	Commercial (C2)
FRONTAGE	US 380 + Magnolia Boulevard
SIGNAGE	2 Monument Signs + Storefront
ARCHITECT	Conduit Architecture + Design

IDEAL TENANT MIX

Pediatric Dental · Orthodontics · Urgent Care · Veterinary · Podiatry · Dermatology
· Med Spa · Physical Therapy · Specialty Medical · Professional Services

EXCLUSIVELY LISTED BY

Phillip Maxwell · 817.889.3542
Jake Copeland · 817.917.9059

BUILDING B · NEW CONSTRUCTION · LITTLE ELM, TEXAS

A 10,786 SF medical and professional retail building on US 380. **Five demised suites. Ground-up. 2027.**



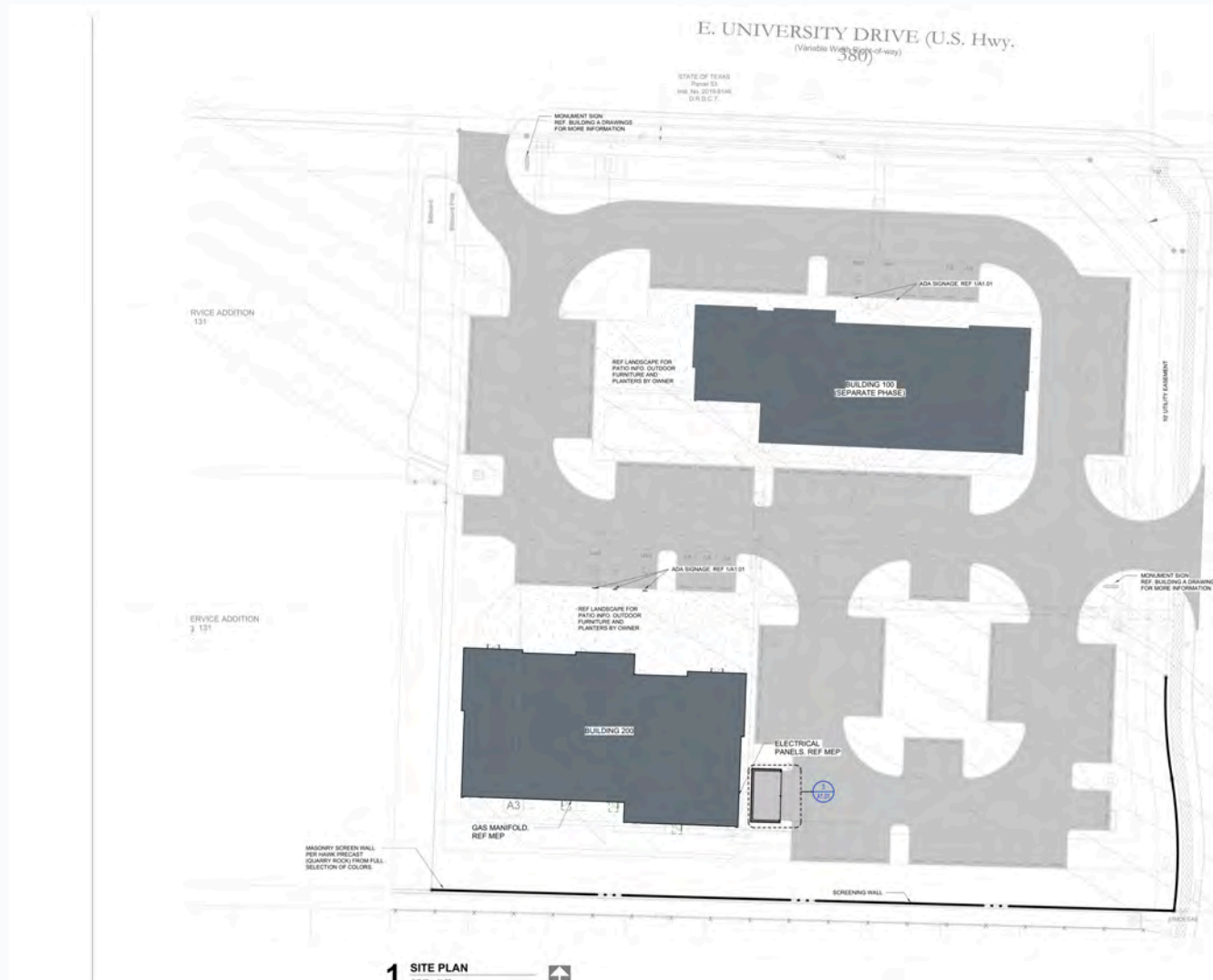
BUILDING B · MEDICAL & PROFESSIONAL RETAIL



EXTERIOR ELEVATIONS · NORTH (TOP) / SOUTH (BOTTOM)

5 SUITES · STONE & BRICK FAÇADE · INDIVIDUAL CANOPIES · STOREFRONT GLAZING · 30'-8" PARAPET

SITE PLAN · BUILDING 200 (LISTED) + BUILDING 100 · 3.22 ACRES · US 380 + MAGNOLIA BLVD

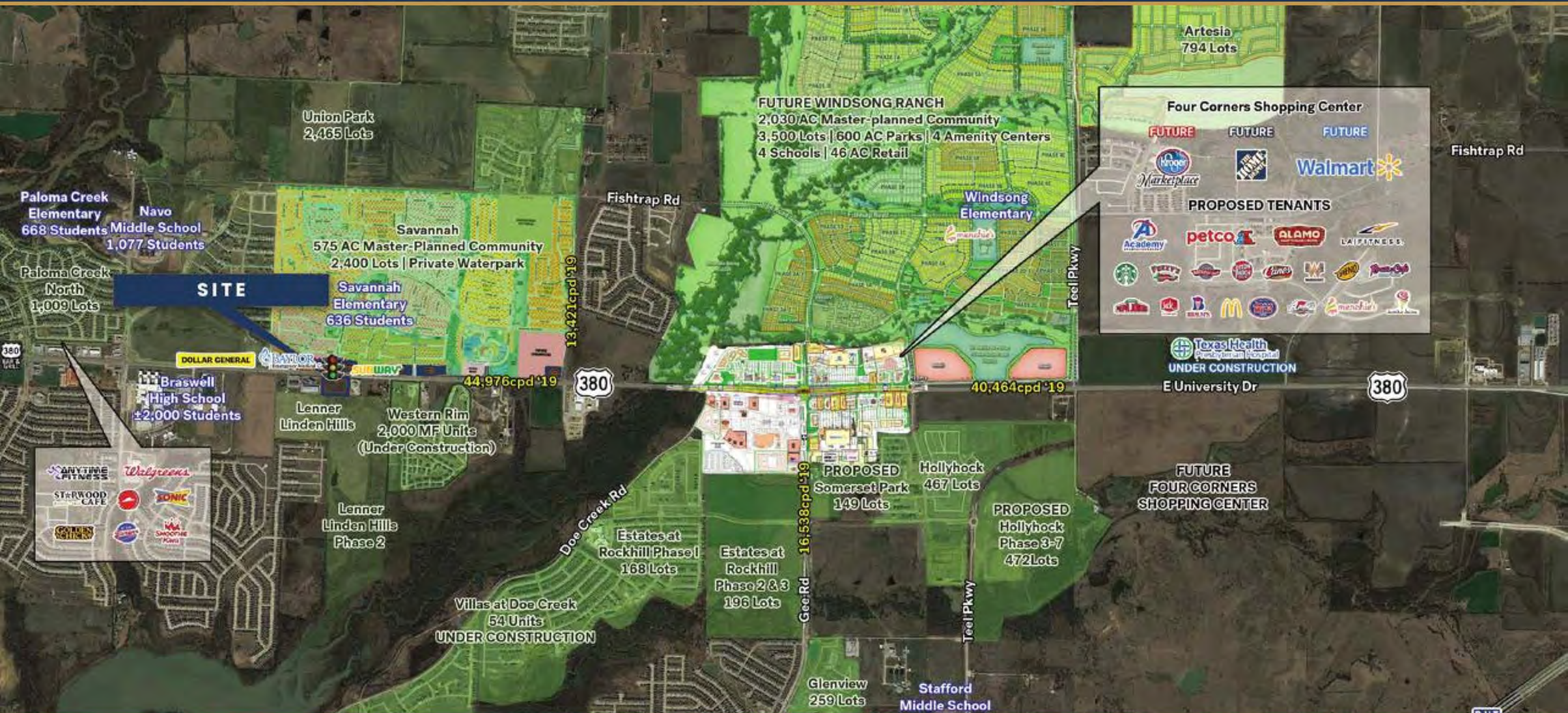


SITE OVERVIEW

**Hard Corner.
Two Frontages.
Two Monuments.**

Building B (Building 200) is positioned on the south half of a 3.22-acre site, with full frontage and access from both US Highway 380 and Magnolia Boulevard. Two dedicated monument signs — one on each frontage — give every tenant identity at the street.

- ◆ **Two-Building Development** — Building A (front) for retail/F&B, Building B (listed) for medical & professional
- ◆ **Generous Parking** — Designed to medical-use ratios with patient-friendly flow
- ◆ **Patio Frontage** — End-cap suites feature dedicated outdoor seating
- ◆ **Full Landscape Package** — Designed by Kimley-Horn
- ◆ **Adjacent Anchors** — Operating Waffle House at corner; growing US 380 retail cluster



SITE

Four Corners Shopping Center

FUTURE FUTURE FUTURE

Marketplace Home Depot Walmart

PROPOSED TENANTS

Academy petco ALAMO LAZARUS

Starbucks Dunkin' Donuts McDonald's Burger King Wendy's

Subway Chick-fil-A

ANYTIME FITNESS Walgreens

STARWOOD CAFE SONIC

Golden Corral

Union Park
2,465 Lots

Paloma Creek Elementary
668 Students

Navo Middle School
1,077 Students

Paloma Creek North
1,009 Lots

Savannah
575 AC Master-Planned Community
2,400 Lots | Private Waterpark

Savannah Elementary
636 Students

FUTURE WINDSONG RANGH
2,030 AC Master-planned Community
3,500 Lots | 600 AC Parks | 4 Amenity Centers
4 Schools | 46 AC Retail

Windsong Elementary

Braswell High School
±2,000 Students

Lenner Linden Hills
Western Rim
2,000 MF Units
(Under Construction)

Lenner Linden Hills Phase 2

13,421cpd '19

44,976cpd '19

380

40,464cpd '19

16,538cpd '19

PROPOSED Somerset Park
149 Lots

Hollyhook
467 Lots

PROPOSED Hollyhook Phase 3-7
472 Lots

Estates at Rockhill Phase I
168 Lots

Estates at Rockhill Phase 2 & 3
196 Lots

Villas at Doe Creek
54 Units
UNDER CONSTRUCTION

Texas Health Presbyterian Hospital
UNDER CONSTRUCTION

E University Dr

380

FUTURE FOUR CORNERS SHOPPING CENTER

Glenview
259 Lots

Stafford Middle School



A NEW RETAIL NODE ON THE 380 CORRIDOR

TWO BUILDINGS · ONE HARD CORNER

BUILDING A · RETAIL & F&B | BUILDING B · MEDICAL & PROFESSIONAL

PROJECT SIZE

3.22 Acres

Two-building flex-retail development on the SWC of US 380 and Magnolia Blvd, Little Elm.

CORRIDOR INFRASTRUCTURE

6-Lane Expansion

TxDOT US 380 expansion to a 6-lane divided roadway with grade separations completing Summer 2026.

VISIBILITY

Two Monuments

One monument sign on US 380. One on Magnolia Boulevard. Storefront signage at each suite.



LOCATION & DEMOGRAPHICS

68,222

2026 residents

LITTLE ELM POPULATION

+44.5%

Since 2020 Census

5-YEAR GROWTH

\$119,219

Median household

HH INCOME

5.41%

Annual rate

CURRENT GROWTH

35.4 yrs

Family-driven base

MEDIAN AGE

~90,000

Buildout target

FUTURE POPULATION

WHY LITTLE ELM

- ◆ Top-10 fastest-growing large city in the U.S.
- ◆ Median income 50%+ above DFW metro median
- ◆ Young family demographic — prime medical/dental tenant base
- ◆ Frisco ISD & Denton ISD school zones — strong household stability
- ◆ Lakefront amenity (Lewisville Lake) drives lifestyle demand

MARKET OVERVIEW

ONE OF AMERICA'S FASTEST-GROWING CITIES. UNDERSERVED ON RETAIL.

Little Elm is no longer the lake town under Frisco's shadow. Population has grown nearly 45% since 2020, the median household earns \$119K, and rooftops have outpaced commercial delivery for three straight years. Building B is purpose-built to capture that demand — and to do it ahead of the comp set.

The US 380 story: TxDOT's six-lane divided expansion of US 380 with grade separations wraps up Summer 2026 — a full year ahead of Building B's Q2/Q3 2027 delivery. Tenants open the doors on a finished corridor, capturing the upside without the construction headwinds.

TRADE AREA DRIVERS

- ◆ **Lewisville Lake recreation** — lifestyle and tourism overlay
- ◆ **Direct connectivity** — Frisco, The Colony, Prosper, McKinney employment centers
- ◆ **Limited medical inventory** — first-mover advantage for healthcare tenants

JUST MINUTES AWAY

Frisco / The Star	15 min
SH 121 / Sam Rayburn Tollway	10 min
Prosper / Celina	12 min
UNT / Denton	20 min



PHILLIP MAXWELL

FOUNDER & MANAGING BROKER

C: 817-889-3542

E: PMAXWELL@FIELDCRE.COM



JAKE COPELAND

FOUNDING PARTNER

C: 817-917-9059

E: JCOPELAND@FIELDCRE.COM

FIELD

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Field Commercial Real Estate, LLC	9016234	info@fieldcre.com	817.889.3542
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Phillip Maxwell	702869	pmaxwell@fieldcre.com	817.889.3542
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Phillip Maxwell	702869	pmaxwell@fieldcre.com	817.889.3542
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1