



3725 W ELDORADO PKWY · LAKEWOOD VILLAGE, TX 75068

LAND · QSR / NEIGHBORHOOD RETAIL · ±1.62 AC

# 3725 W Eldorado Pkwy, Lakewood Village, TX.

A ±1.62-acre commercial pad site available for ground lease or build-to-suit — planned for a new ±15,600 SF single-story multi-tenant retail building serving a rapidly growing lakeside community.

LEASE RATE

**Call Agent**  
FOR PRICING & TERMS

<p><b>SITE SIZE</b> <b>1.62</b> AC</p>	<p><b>PROPOSED BLDG</b> <b>15,600</b> SF</p>	<p><b>PARKING</b> <b>78</b> SPACES</p>	<p><b>TRAFFIC (VPD)</b> <b>21,617</b> +</p>
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LISTING BROKERS

**Daniel Segreto** · 214.566.9052  
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CAPSTONE COMMERCIAL

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Dallas-Fort Worth, TX

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Dallas, TX 75244

3725 W ELDORADO PKWY · LAKEWOOD VILLAGE, TX

# Property Details.

## PROPERTY OVERVIEW

3725 W Eldorado Pkwy is a ±1.62-acre commercial pad site available for ground lease or build-to-suit in Lakewood Village — a fast-growing lakeside community on Lake Lewisville in southern Denton County. The site is planned for a new ±15,600 SF single-story, multi-tenant retail building with ample on-site parking (78 spaces), ideally suited for quick-service / fast-casual restaurants, boutique retail, health & wellness, professional services, and neighborhood daily-needs retail.

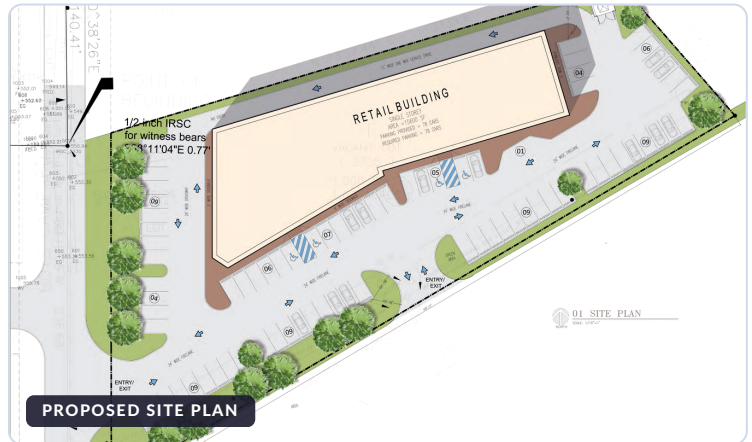
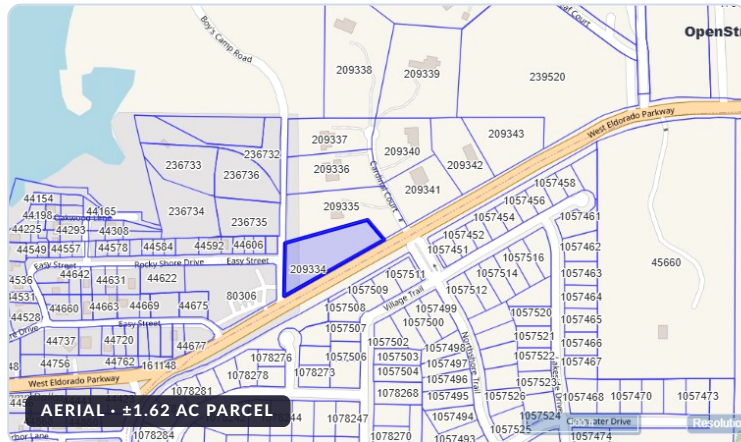
The property is positioned to capture explosive residential growth across Oak Point, Little Elm, Frisco, and Hickory Creek — including master-planned communities such as Union Park, Spiritas Ranch, South Oak, and Northshore. With strong market indicators and ongoing demand, this is a rare opportunity to establish a new retail presence in an underserved, high-growth submarket.

## IDEAL USES & HIGHLIGHTS

- Ground lease or build-to-suit · ±1.62 AC commercial pad
- Planned ±15,600 SF single-story multi-tenant retail building
- Quick-service / fast-casual restaurants & boutique retail
- Health & wellness, professional services, daily-needs retail
- Ample on-site parking · 78 spaces
- Explosive residential growth across Oak Point, Little Elm & Frisco
- Serves a rapidly growing residential & lakeside community

## PROPERTY SPECS

<b>PROPERTY TYPE</b>	Land / Retail
<b>AVAILABILITY</b>	Ground Lease / BTS
<b>SITE SIZE</b>	±1.62 AC
<b>PROPOSED BLDG</b>	±15,600 SF
<b>PARKING</b>	78 Spaces
<b>FRONTAGE</b>	W Eldorado Pkwy
<b>COUNTY</b>	Denton
<b>MARKET</b>	Lakewood Village
<b>ZONING</b>	Commercial
<b>LEASE RATE</b>	Call Agent



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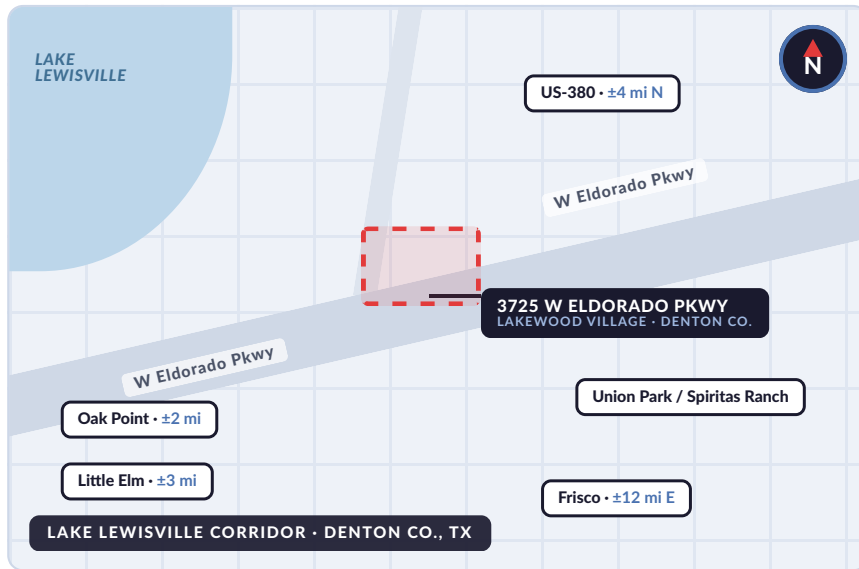
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# Market • Location

## MARKET SNAPSHOT

<p><b>68,000+</b> Trade Area Population (5-mile)</p>	<p><b>\$154K+</b> Lakewood Village Median HH Income (2026 est.)</p>	<p><b>\$106K+</b> Household Median Income (ZIP 75068)</p>	<p><b>21,617+</b> Vehicles Per Day (2025)</p>
<p><b>1.09M+</b> Denton County Population</p>	<p><b>#19</b> TX 75068 — Fastest Growing Suburbs</p>	<p><b>622+</b> New Residential Homes in 2026</p>	<p><b>1.62 AC</b> Entire Lot Size</p>

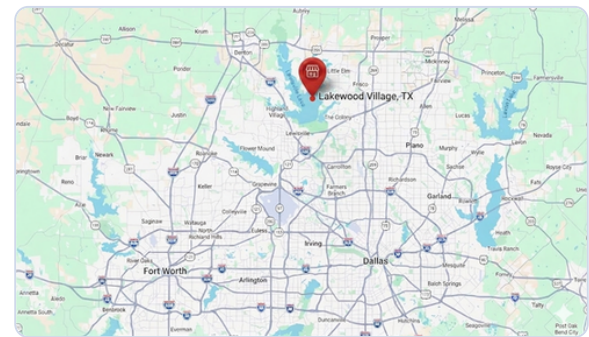
## LOCATION & TRADE AREA



## LOCATION

**ADDRESS**  
**3725 W Eldorado Pkwy**  
**Lakewood Village, TX 75068**

Lake Lewisville	Adjacent
Oak Point	±2 mi
Little Elm	±3 mi
US-380	±4 mi
Frisco	±12 mi
Dallas CBD	±35 mi



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, acreage, parking, zoning.

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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.

### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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 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:
  - 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>Capstone Commercial Real Estate Group, LLC</b> <i>Name of Sponsoring Broker (Licensed Individual or Business Entity)</i>	<b>480574</b> <i>License No.</i>	<b>sburris@capstonecommercial.com</b> <i>Email</i>	<b>(972) 250-5800</b> <i>Phone</i>
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<b>David D. Martin</b> <i>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</i>	<b>476787</b> <i>License No.</i>	<b>dmartin@capstonecommercial.com</b> <i>Email</i>	<b>(817) 271-2757</b> <i>Phone</i>
<b>Daniel Segreto</b> <i>Name of Sales Agent/Associate</i>	<b>554295</b> <i>License No.</i>	<b>dsegreto@capstonecommercial.com</b> <i>Email</i>	<b>(214) 566-9052</b> <i>Phone</i>
<i>Buyer/Tenant/Seller/Landlord Initials</i>			<i>Date</i>