



RETAIL / COMMERCIAL LAND · FM 720 FRONTAGE

Triangle Acres — FM 720, Little Elm, TX.

SALE PRICE

Call Agent

PRICED PER PARCEL

Two contiguous, divisible retail / commercial pads totaling ±2.25 acres at a signalized hard corner on FM 720 (W Eldorado Pkwy) in fast-growing Little Elm — flexible zoning, priced per parcel.

SITE SIZE	PARCELS	ZONING	FRONTAGE
2.25 AC	2 A+B	Retail /Comm	FM 720

↓ FOR MORE INFORMATION CONTACT

LISTING BROKER

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TRIANGLE ACRES · FM 720 · LITTLE ELM, TX 75068

Property Details.

PROPERTY OVERVIEW

Triangle Acres is a ±2.25-acre retail / commercial land opportunity made up of two contiguous, divisible pads at the signalized intersection of FM 720 (W Eldorado Pkwy) and Old State Highway 24 in Little Elm (Denton County). Parcel "A" is ±0.9819 AC at \$14.50 PSF and Parcel "B" is ±1.2681 AC at \$15.00 PSF — buy one or both. A 0.591-AC TXDOT tract has been surrendered and will be incorporated into Parcel "A" in the future.

The site sits in a fast-growing corridor surrounded by rooftops and new development — Meritage Homes, the Ladera active-adult community, and the Oak Grove / Eldorado retail node with ACE Hardware. The City is willing to extend Kayewood Dr. south to Eldorado and install a signal, creating a true "hard corner." Flexible Retail/Commercial zoning supports uses including restaurant, bakery, florist, dry cleaners, fitness center, pharmacy, pet shop, animal clinic/kennel, liquor store, religious facility, and building-materials / hardware sales.

PROPERTY HIGHLIGHTS

- ±2.25 AC total · two divisible pads (A + B)
- Parcel "A" — ±0.9819 AC @ \$14.50 PSF
- Parcel "B" — ±1.2681 AC @ \$15.00 PSF
- Signalized hard corner · FM 720 & Old Hwy 24
- Flexible Retail / Commercial zoning · many uses
- TXDOT 0.591 AC surrendered → into Parcel "A"

PROPERTY SPECS

PROPERTY TYPE	Retail / Comm. Land
TOTAL SITE	±2.25 AC
PARCEL "A"	±0.9819 AC · \$14.50 PSF
PARCEL "B"	±1.2681 AC · \$15.00 PSF
FRONTAGE	FM 720 & Old Hwy 24
COUNTY	Denton
MARKET	Little Elm
ZONING	Retail / Commercial
SALE PRICE	Call Agent

TRADE AREA & TRAFFIC

Radius rings centered on FM 720 & Old Hwy 24, Little Elm

26,411

 VPD

 W Eldorado Pkwy (FM 720)
 at Hillcrest · CoStar

Trade Area	1 Mile	3 Miles	5 Miles
Population	3,393	38,998	151,559
Median HH Income	\$117,338	\$116,757	\$119,785
Households	1,087	13,358	51,944

1/3/5-mile trade-area rings per CoStar (2025 estimates) centered on FM 720 & Old Hwy 24, Little Elm, TX 75068. Traffic count 26,411 VPD on W Eldorado Pkwy (FM 720) at Hillcrest — CoStar. Figures are approximate and should be independently verified before contract.

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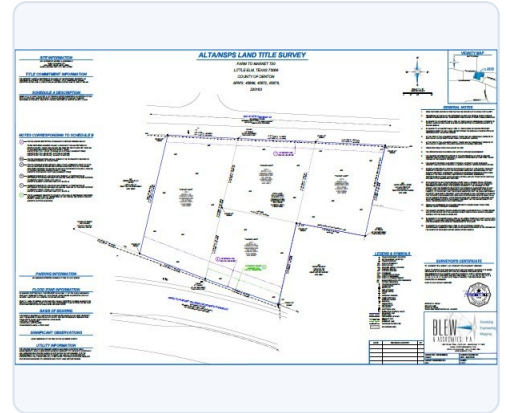
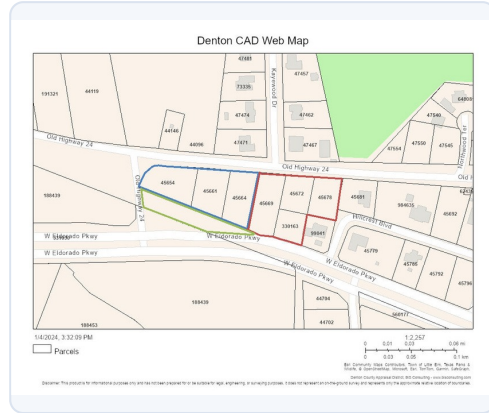
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TRIANGLE ACRES · FM 720 · LITTLE ELM, TX 75068

Parcels · Location

PARCELS & SURVEYS

DENTON CAD · PARCEL "A" PLAT · PARCEL "B" ALTA



LOCATION & TRADE AREA

FM 720 · W ELDORADO PKWY · LITTLE ELM



Aerial is approximate and for marketing illustration only; parcel boundaries, distances and adjacent uses must be independently verified.

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. Acreage, zoning, pricing, frontage and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

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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.

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 <i>Buyer/Tenant/Seller/Landlord Initials</i>		 <i>Date</i>	