



RETAIL OPPORTUNITY ON US-380 - **FOR LEASE**

SEC of US-380 & Gardenia Blvd, Little Elm, TX 76227

PROPERTY HIGHLIGHTS

- » APPROX. 15,032 SF OF RETAIL
- » GOOD VISIBILITY
- » FRONTING US-380
- » HIGHLY TRAFFICKED ROAD
- » ON SITE ELECTRIC VEHICLE CHARGING STATION
- » PREFERRED RATES FOR TENANTS
- » HIGHEST CLASS RATING RETAIL IN THE MARKET!
- » CALL FOR PRICING

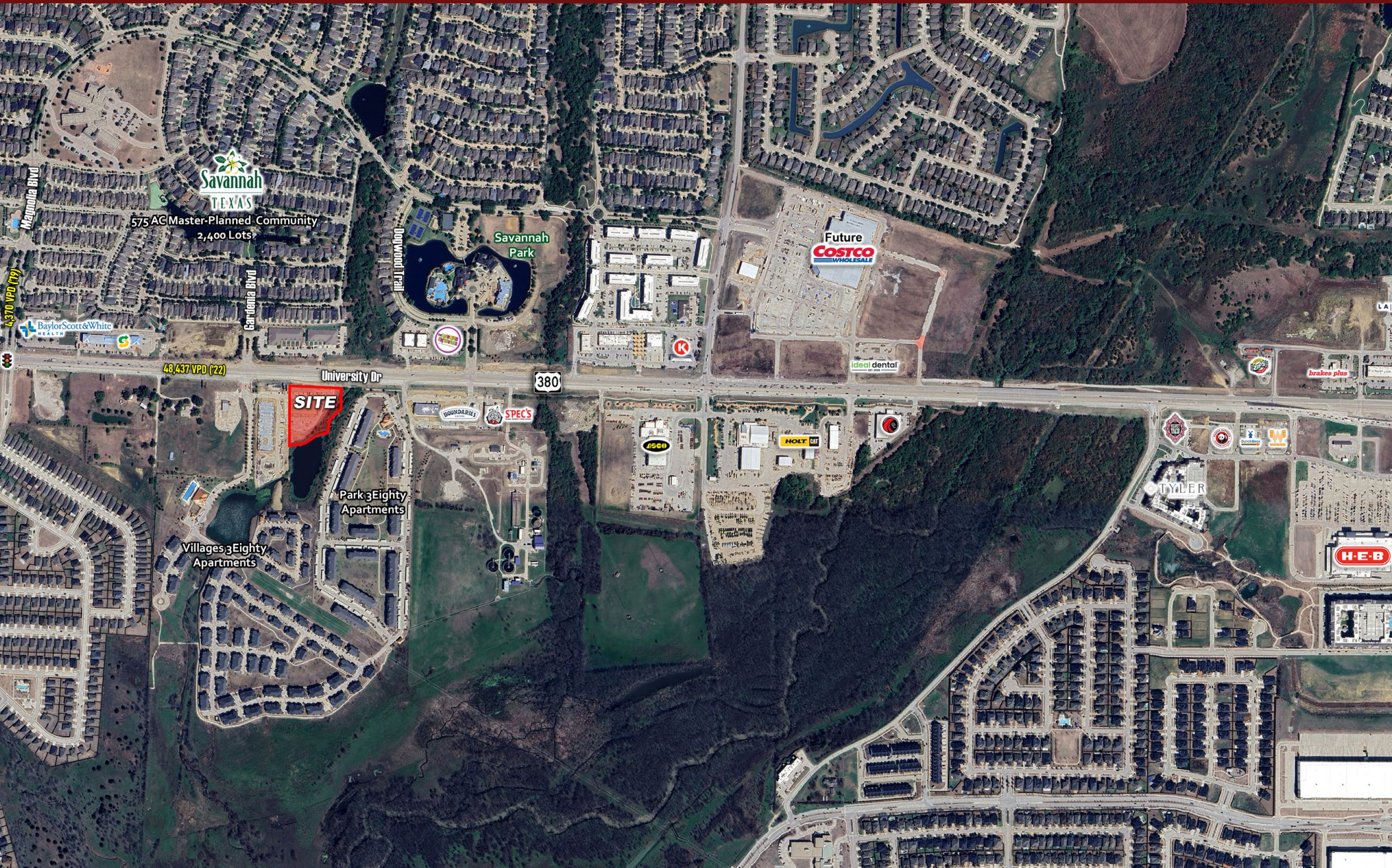
Located along the growing commercial corridor of US-380 (University Dr) in the lake community of Little Elm, this new retail strip center development is distinctively situated to serve the surrounding multifamily and single-family residential communities as well as the thousands of daily unique and routine travelers that utilize this vital artery as their connection between work, activities, and home. Its clean 'modern industrial' architecture is designed to be appealing for decades to come and allow for the leasing and demising of multiple spaces without losing congruity. Our recent Gap Analysis Report performed by Earth.Vision reveals multiple retail and commercial opportunities for the area. Call to discuss.

2024 DEMOGRAPHICS

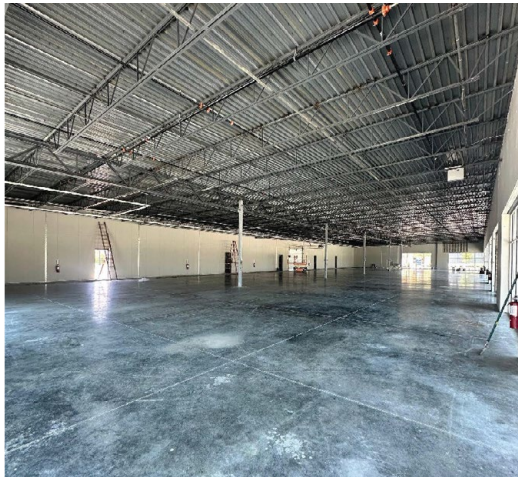
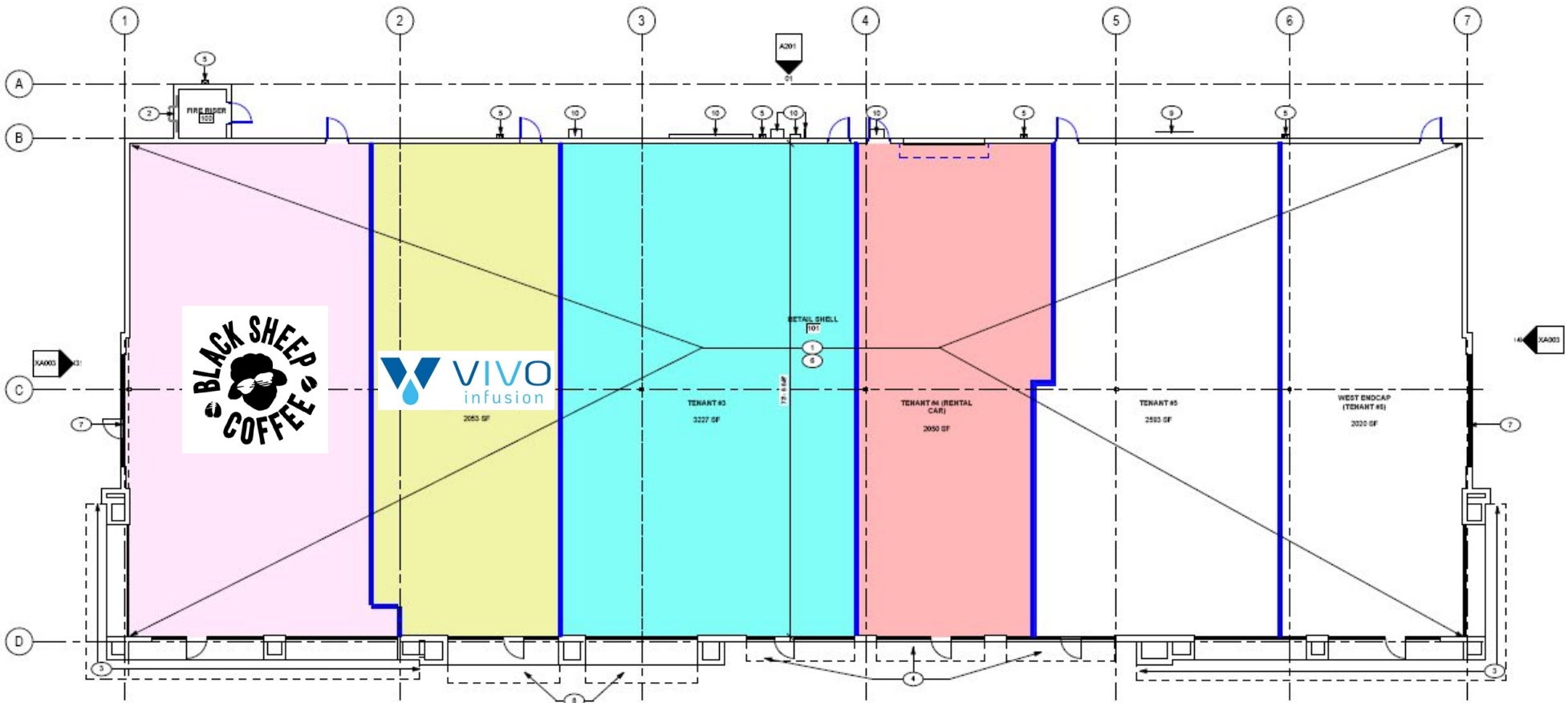
	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	16,883	98,782	205,009
AVERAGE HH INCOME	\$154,912	\$160,266	\$161,049
HOUSEHOLDS	5,689	31,183	66,291
2029 POPULATION	17,815	126,088	256,932

» FM-385: 17,253 VPD

» US-380: 48,437 VPD



SITE AERIAL



TENANT #5
Not Enclosed

FLOOR PLAN 01
1/8" = 1'-0"

SITE PLAN - OPTION



WIDE AERIAL