

For Sale or Lease



The Grove at Eldorado
1180 E. Eldorado Parkway
Little Elm, TX 75068

Under Construction – Late Summer Delivery

Building Information

- Building 1 – Restaurant/Retail 11,602 sf
- Building 2 – Medical 5,860 sf
- UNDER CONSTRUCTION to accommodate 1,500 – 11,602 sf.
- Landlord will contribute interior finish-out dollars to build out space.
- Parking ratio to accommodate 87 cars or 5:1000 ratio
- Building Signage available
- 24,964 - 27,283 Vehicles per day traffic count
- Situated between Little Elm Eye Care and Veterinary Wellness Center of Little Elm.



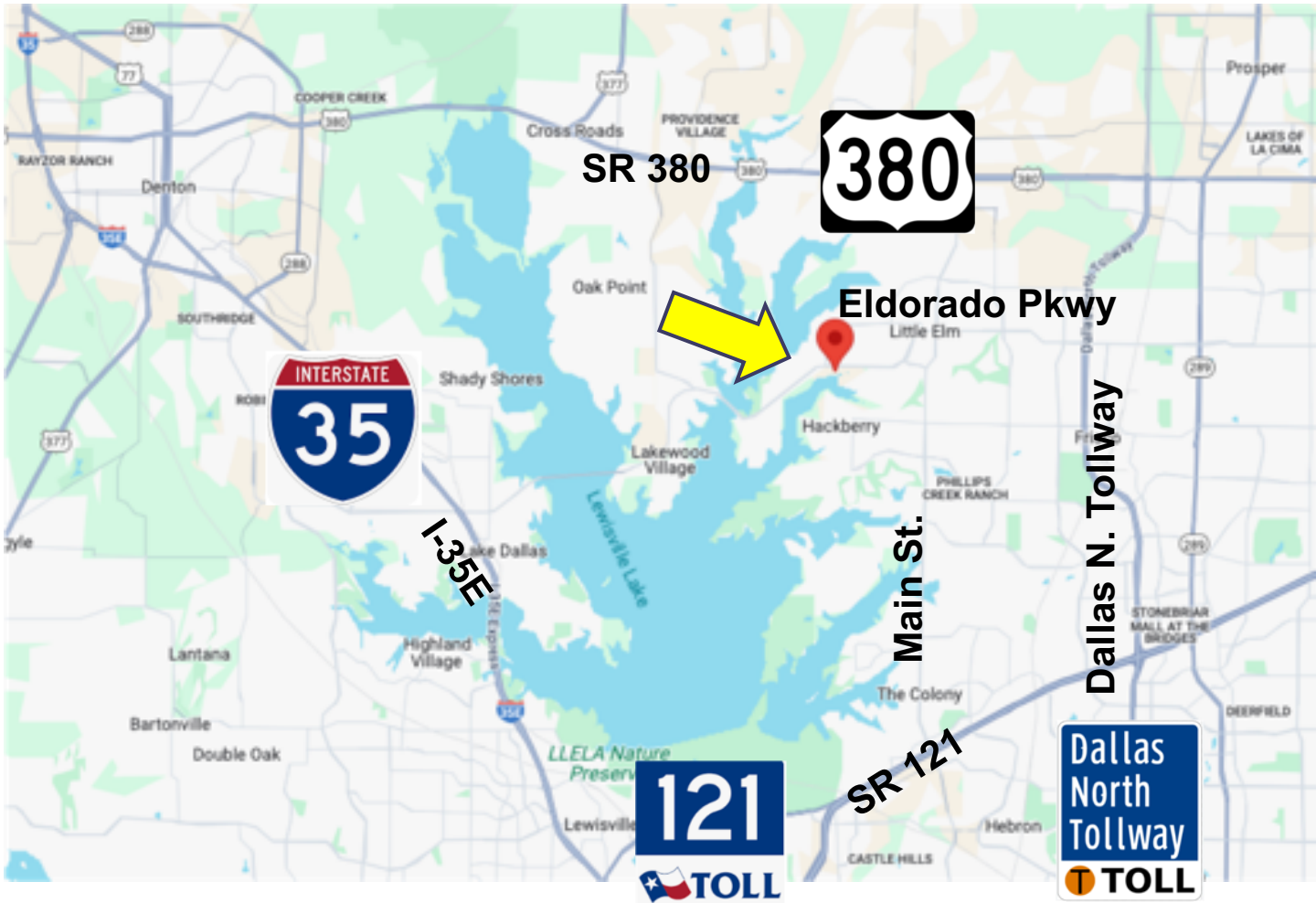
**For Information
Contact:**

Michael Huge, CCIM
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(972) 333-4151

HUGE
Real Estate Advisors

CCIM

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Population	1 mile	2 miles	3 miles
2020 Population	14,950	40,157	84,922
2024 Population	16,164	44,066	94,443
2029 Population Projection	19,398	52,988	113,762
Annual Growth 2020-2024	2.0%	2.4%	2.8%
Annual Growth 2024-2029	4.0%	4.1%	4.1%
Median Age	35.2	37.6	38.5
Bachelor's Degree or Higher	27%	37%	46%
U.S. Armed Forces	0	2	23

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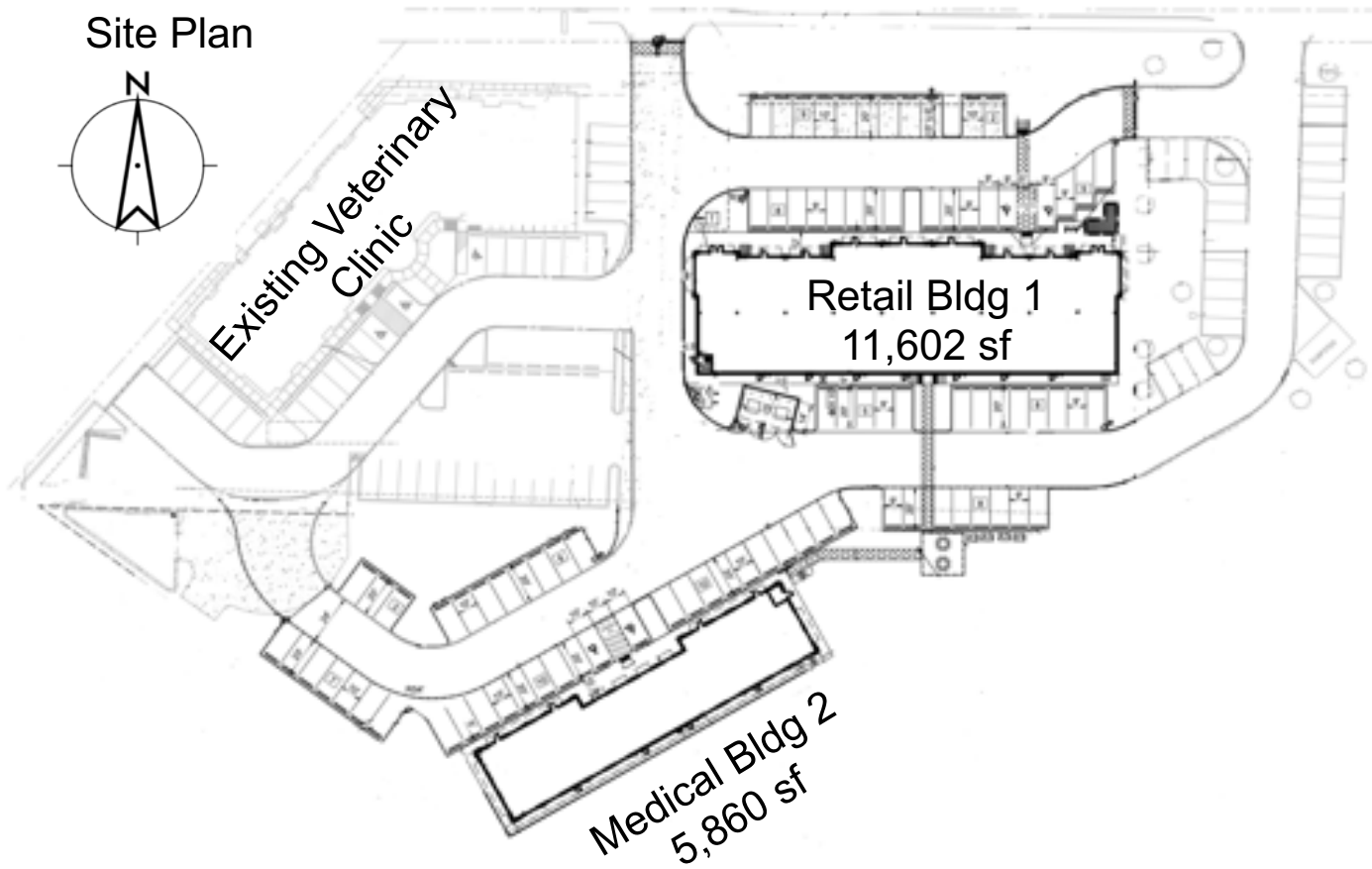
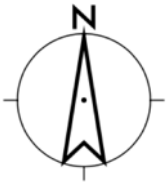
Households	1 mile	2 miles	3 miles
2020 Households	4,701	13,493	28,075
2024 Households	5,086	14,960	31,380
2029 Household Projection	6,130	18,089	37,984
Annual Growth 2020-2024	1.9%	2.1%	2.5%
Annual Growth 2024-2029	4.1%	4.2%	4.2%
Owner Occupied Households	4,406	12,972	29,903
Renter Occupied Households	1,724	5,117	8,081
Avg Household Size	3.1	2.9	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spe...	\$179.5M	\$554.2M	\$1.3B

Income	1 mile	2 miles	3 miles
Avg Household Income	\$99,336	\$117,276	\$137,837
Median Household Income	\$89,285	\$101,279	\$115,206
< \$25,000	277	1,008	1,603
\$25,000 - 50,000	585	1,530	2,588
\$50,000 - 75,000	1,240	2,628	4,346
\$75,000 - 100,000	770	2,176	3,625
\$100,000 - 125,000	1,041	2,698	5,801
\$125,000 - 150,000	457	1,493	3,470
\$150,000 - 200,000	516	1,809	4,420
\$200,000+	198	1,618	5,528

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Site Plan



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Renderings **Little Elm, TX 75068**



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Grading, Flat Work and Utilities are being installed



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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Time has expired all real estate licenses to give the following information about brokerage services to prospective buyers, owners, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a colporteur represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a colporteur by accepting an offer of colportage from the listing broker. A colporteur may work in a different real estate office. A listing broker or colporteur can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because the owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

This is not a contract.

The real estate licensee admits that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge d/b/a/ Huge Real Estate Advisors

Real Estate Broker/Colporteur

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Licensees are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12044, Austin, Texas 78712-0204 or call 732-460-1960.