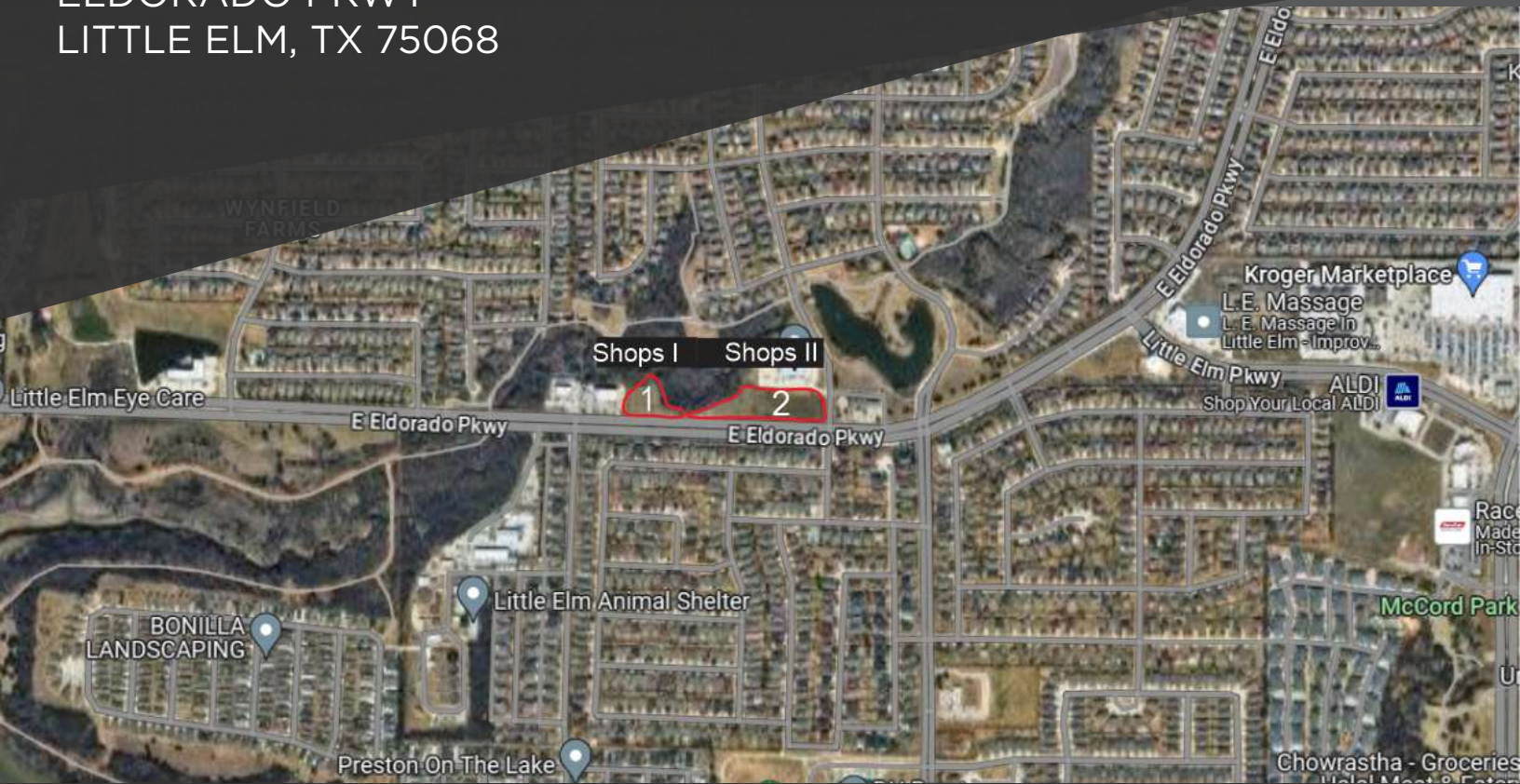


# SHOPS AT ELDORADO LAND

ELDORADO PKWY  
LITTLE ELM, TX 75068



## OFFERING SUMMARY

Sale Price:	Call for price
Lot 1 Size:	.79 acre/34,397 SF
Lot Size:	2.9 acre/126,797 SF

## PROPERTY OVERVIEW

Discover an unparalleled opportunity to secure your spot in the thriving business landscape of Little Elm, Texas. This prime commercial land offers a strategic location with high visibility and easy access, making it the perfect canvas for your next business venture. Shovel ready, approved plans in place for 7800 sf retail on Lot 1 and 28k sf retail on Lot 2.

Potential Uses: Retail, Office Space, Entertainment Venue, and More!

Opportunity to purchase land on Eldorado Pkwy and Pecan Dr, located in front of Best Gym and adjacent to Point Bank in Little Elm.

Two separate lots available with access between the two.

Lot 1 is .79 acre/34,397 SF

Lot 2 is 2.9 acres/126,797 SF

Lots can be purchased together or separately. Please call for pricing.

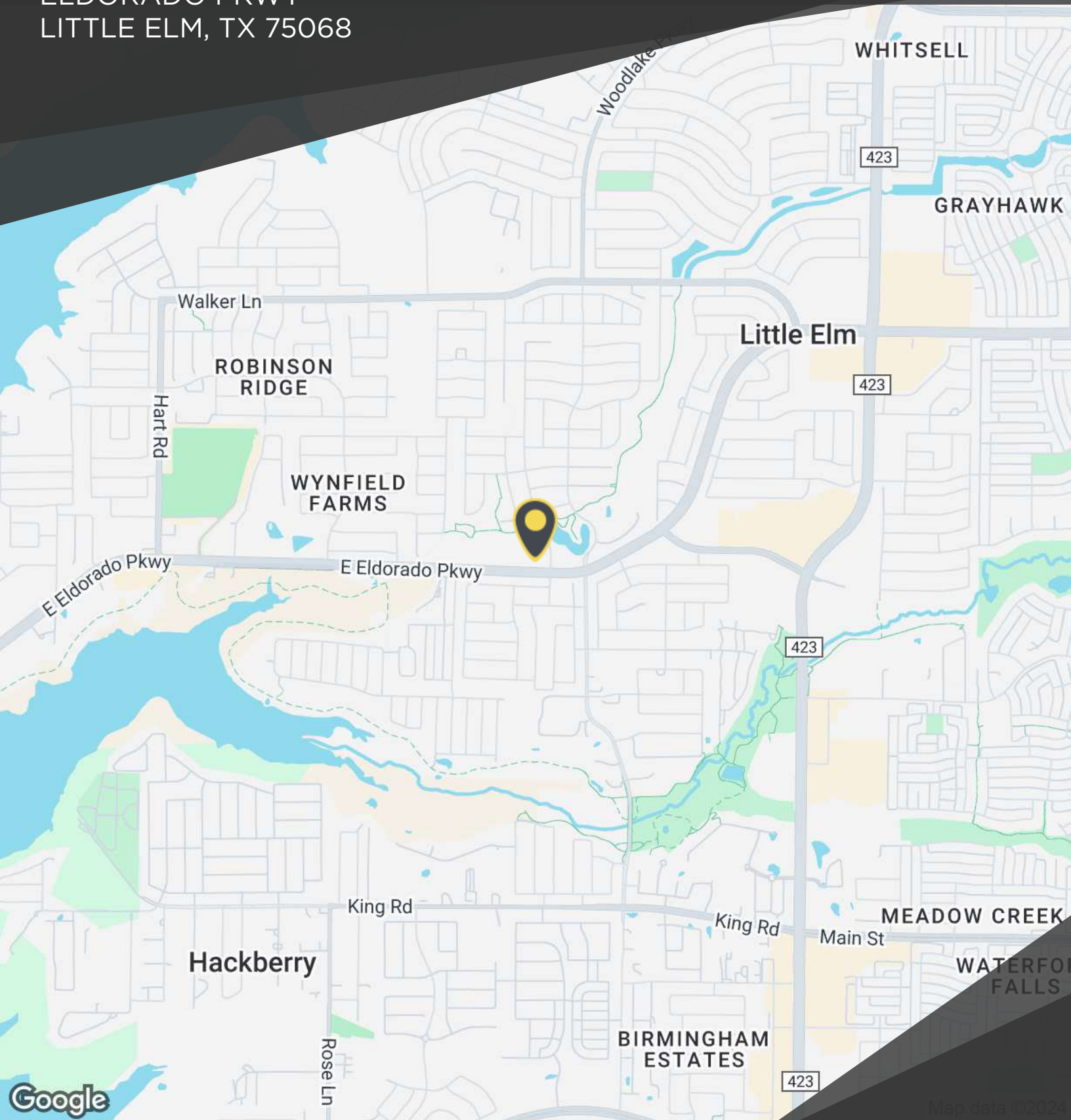
For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980



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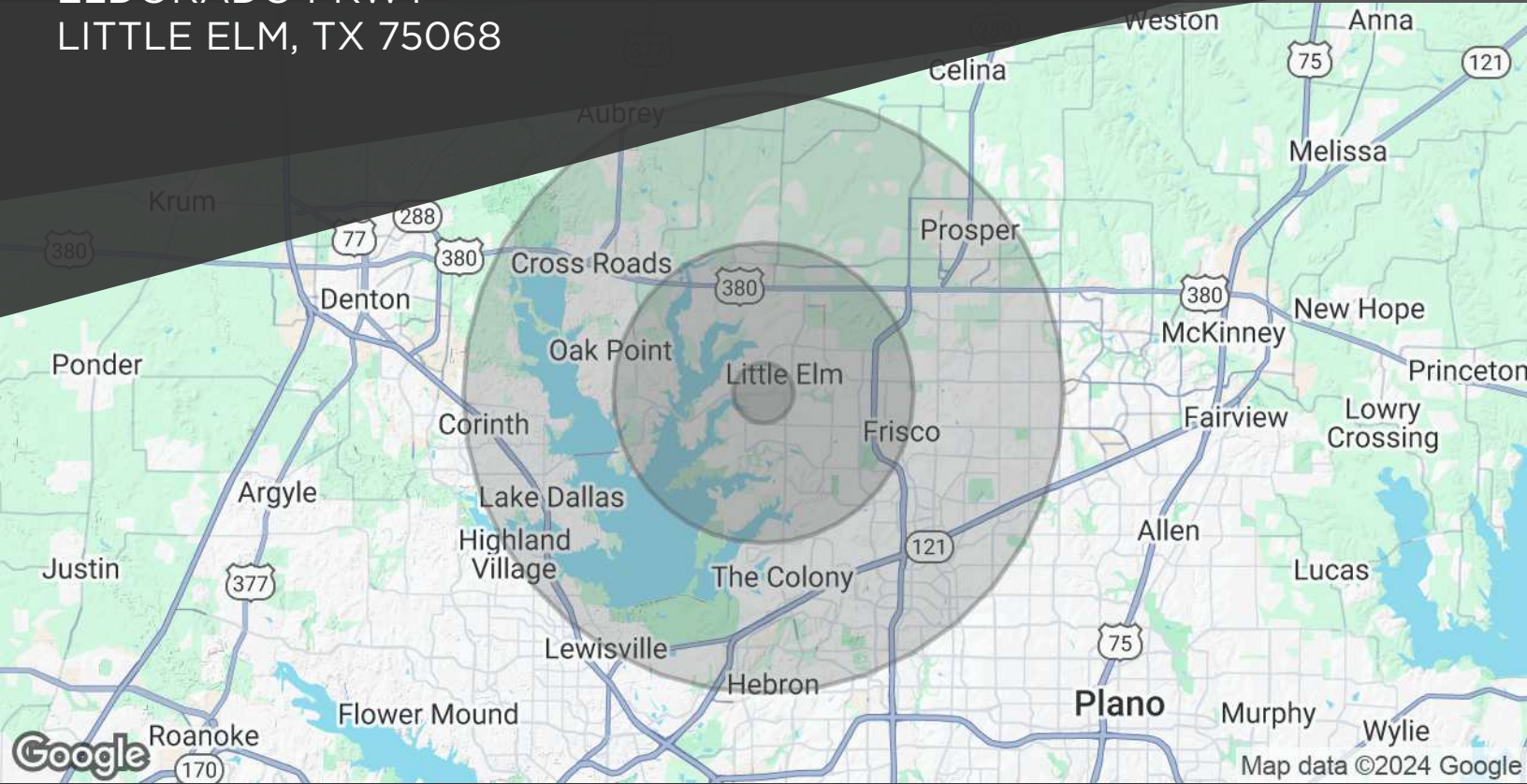
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**LINC.**  
COMMERCIAL REALTY



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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	11	2,289	3,240
Average Age	41.5	30.8	34.1
Average Age (Male)	51.2	31.7	35.9
Average Age (Female)	40.3	30.4	33.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	6	1,097	1,623
# of Persons per HH	1.8	2.1	2.0
Average HH Income	\$72,432	\$39,488	\$45,599
Average House Value	\$215,567	\$63,836	\$92,692

2020 American Community Survey (ACS)

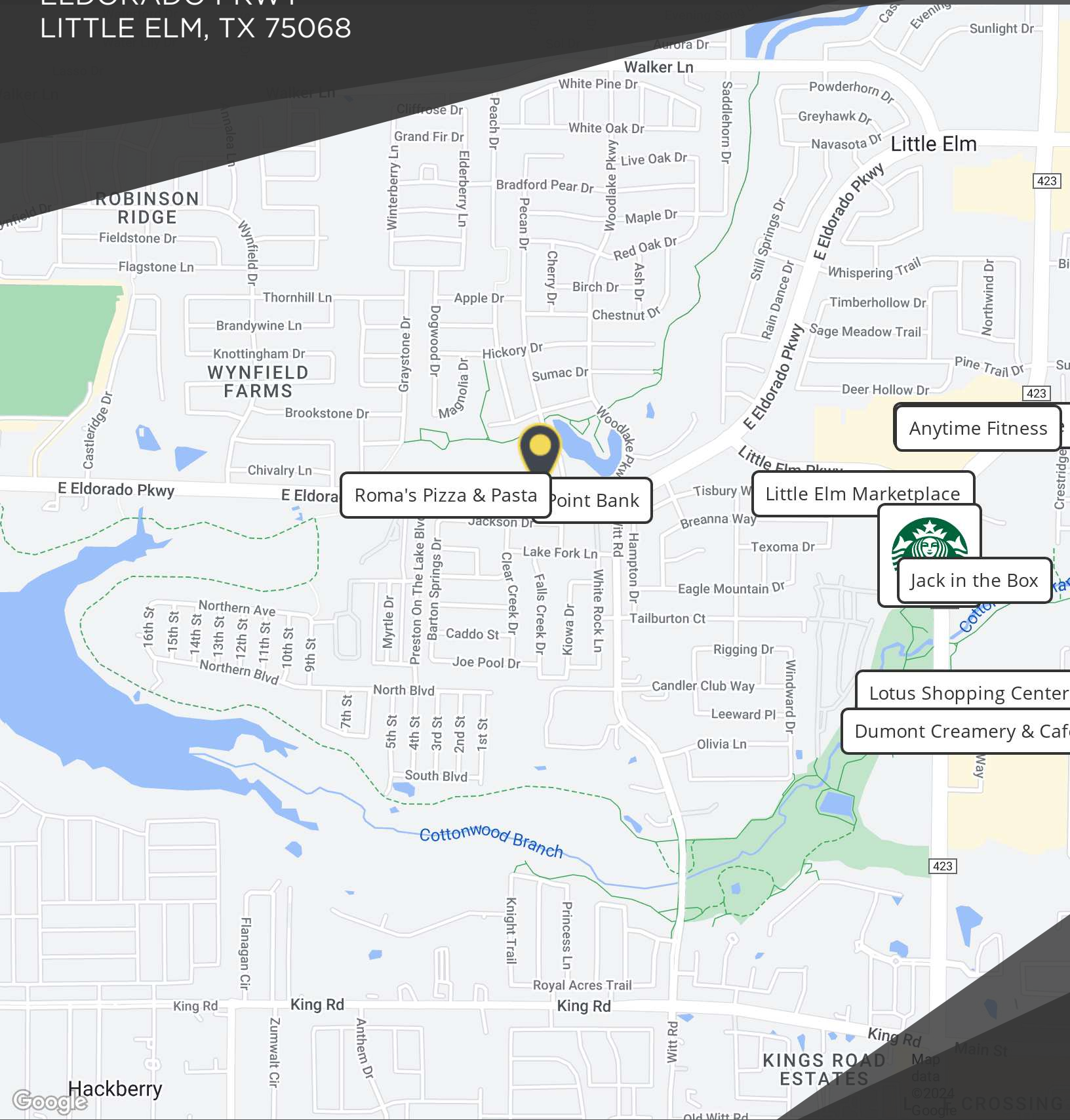
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