

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

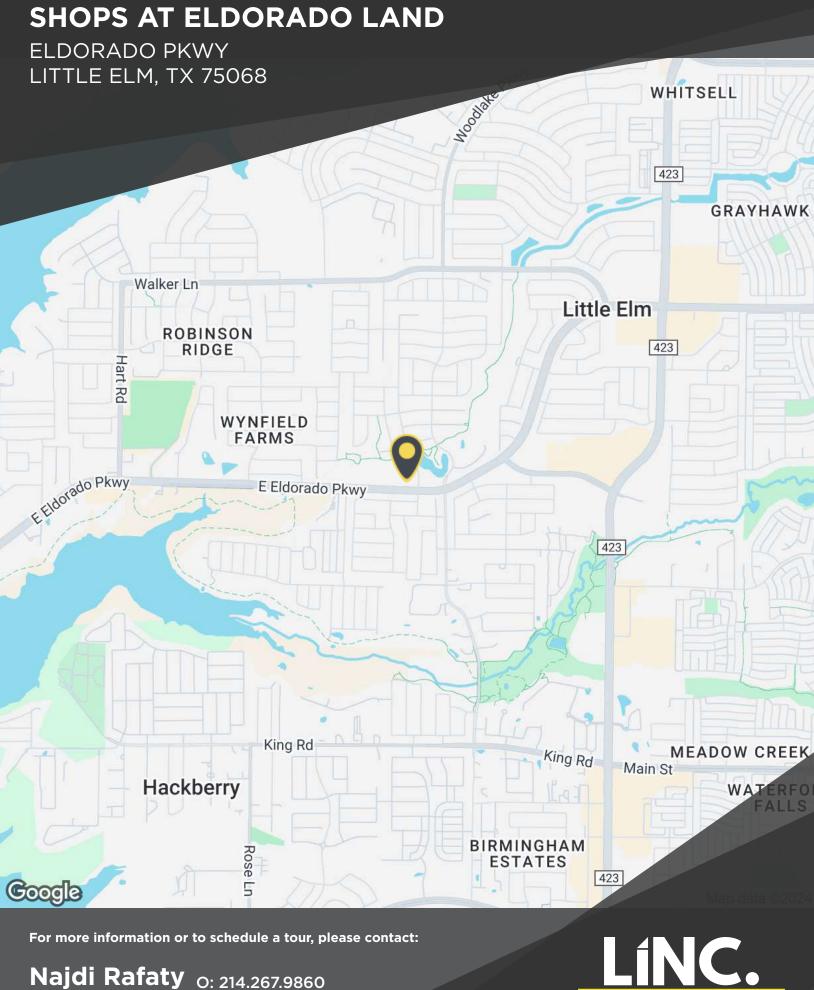
Lot 2 is 2.9 acres/126,797 SF

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

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







najdi@linc.realty M: 310.735.7980



SHOPS AT ELDORADO LAND

ELDORADO PKWY Anna Veston LITTLE ELM, TX 75068 75 (121) celina Melissa 288 Prosper (77) 380 Cross Roads 380) 380 Denton New Hope McKinney **Oak Point** Ponder Princeton Little Elm Lowry Fairview Corinth Frisco Crossing Argyle Lake Dallas Allen Highland 121) Justin Village Lucas (377) The Colony 75 Lewisville Hebron Plano Flower Mound Murphy Wylie Coccle Roanoke Map data ©2024 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	<u> </u>	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
Average Age (Female)	+0.5	50.1	
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 6	5 MILES 1,097	10 MILES 1,623

2020 American Community Survey (ACS)

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SHOPS AT ELDORADO LAND

ELDORADO PKWY Ever LITTLE ELM, TX 75068 Sunlight Dr Walker Ln Powderhorn Dr White Pine Dr Saddlehorn Dr Peach Dr Greyhawk Dr White Oak Dr Grand Fir Dr Navasota Dr Little Elm Pkwy E Eldorado Winterberry Ln Live Oak Dr Elderberry 423 Voodlake Bradford Pear Dr Still Springs Dr OBINSON Pecan Maple Dr RIDGE 5 JNyntield L Red Oak Dr Fieldstone Dr D Cherry Rain Dance Dr Bi Flagstone Ln Whispering Trail Northwind Dr Ash C Birch Dr D Apple Dr P Thornhill Ln Timberhollow Dr Dogwood Dr Chestnut O Imyd opejoply Brandywine Ln Graystone Dr Sage Meadow Trail Hickory Dr Knottingham Dr Pine Trail Of Dr SL WYNFIELD S Onolia D Sumac Dr Castleridge Dr Deer Hollow Dr FARMS 423 Brookstone Dr Anytime Fitness <ittl. Chivalry Ln E Eldorado Pkwy Tisbury Little Elm Marketplace E Eldora Roma's Pizza & Pasta oint Bank Breanna Wa Preston On The Lake Blv itt Hampton Dr à Rd Texoma Dr Lake Fork Ln Clear Creek Springs White Rock Ln Falls Creek Jack in the Box Eagle Mountain Dr Northern Ave Myrtle Dr Barton Kiowa Dr 15th St 14th St 16th SI 13th St 12th St Tailburton Ct 11th St Dr 10th St Caddo St 9th St D **Rigging Dr** Northern Blvd Joe Pool Dr vindward Candler Club Way North Blvd Lotus Shopping Center S Leeward PI 7th 4th St 3rd St 2nd St St St Dumont Creamery & Caf 5th St Olivia Ln Nay South Blvd Cottonwood Branch 423 Knight Trail Princess Flanagan 5 Cir Royal Acres Trail King Rd King Rd King Rd Anthem Dr Zumwalt Cir Rd Kin Wittt KINGS RO ESTA] Hackberry

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