

FOR SALE

TYPE LAND

SIZE +/- 2 ACRES

PRICE CALL AGENT

ZONED LIGHT COMMERCIAL



DEMOGRAPHICS 2022*	1 Mile	3 Mile	5 Mile
POPULATION	12,211	84,189	201,049
AVE. HH INCOME	\$140,300	\$166,417	\$183,538
MED. HH INCOME	\$108,260	\$128,689	\$144,731

*ESRI

PROPERTY VITALS

+/- 2 Acre

- Ideal site for a Restaurant, Office/Medical Complex, allows for some Retail uses
- Possible Condo/Townhome Development
- Great Visibility on Eldorado Parkway Frontage

EXCLUSIVELY OFFERED BY:

AL TAGHIZADEH
 (972) 867-1000
 ataghizadeh@capstonecommercial.com



CAPSTONE COMMERCIAL

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 Dallas . TX 75244
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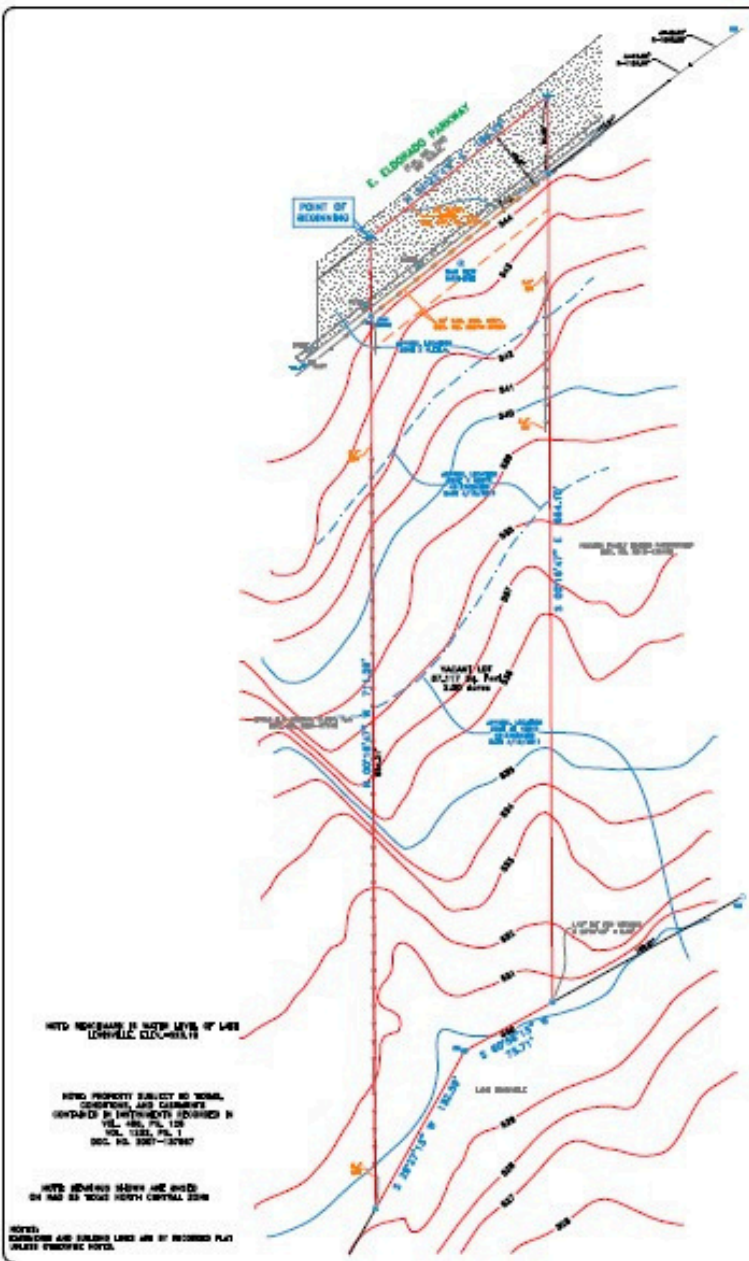
Denton Central Appraisal District, denton

The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group LLC makes no gaurantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

FOR SALE



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E Eldorado Parkway

Being a lot, land or parcel of land situated in the Mother Jones Survey, Abstract No. 207, Dallas County, Texas, and being a tract of land conveyed to Richard Burnett and Helen Pugh, by deed recorded in Volume 2228, Page 222, Deed Records, Dallas County, Texas, and being more particularly described by notes and books in Volume 2228-2230, Official Public Records, Dallas County, Texas, and corner being along the westerly line of E. Eldorado Parkway (30 feet right of way).

BEARING of a pole for corner, said corner being the Northwest corner of that tract of land surveyed by L.H. Clinch (Book 7, P. 1), by deed recorded in Deed Book No. 2224-2226, Official Public Records, Dallas County, Texas, said corner being along the westerly line of E. Eldorado Parkway (30 feet right of way):

N20°E North 20° degrees 20 minutes 15 seconds East, along the westerly line of said E. Eldorado Parkway, a distance of 106.25 feet to a pole for corner;

N20°E North 20° degrees 18 minutes 47 seconds East, passing a 1/2 inch iron rod and white yellow granite cap stamped "L.H. CLINCH 1897" at 57.50 feet and continuing a total distance of 104.15 feet to a 1/2 inch iron rod and white yellow granite cap stamped "L.H. CLINCH 1897" for corner, said corner being the Northwest corner of a tract of land surveyed by Frank J. Lind (Book 17, P. 1), by deed recorded in Deed Book No. 2222-2224, Official Public Records, Dallas County, Texas, said corner being along a North line of Lake LeVelle, from which a 1/2 inch iron rod and round brass, Mark 25 degrees 21 minutes 45 seconds East, a distance of 8.20 feet for witness;

N20°E North 20° degrees 20 minutes 15 seconds West, along a North line of said Lake LeVelle, a distance of 73.21 feet to a white oak fencepost for witness;

N20°E North 20° degrees 27 minutes 15 seconds West, along a Northwest line of said Lake LeVelle, a distance of 152.00 feet to a 1/2 inch iron rod and white yellow granite cap stamped "L.H. CLINCH 1897" for corner, said corner being the Northwest corner of said L.H. Clinch (Book 7, P. 1).

N20°E North 20° degrees 18 minutes 47 seconds West, along the East line of said L.H. Clinch (Book 7, P. 1), passing a 1/2 inch iron rod and white yellow granite cap stamped "L.H. CLINCH 1897" at 206.21 feet and continuing a total distance of 711.20 feet to the POINT OF BEGINNING and measuring 92,717 square feet or 2.10 acres of land.

SURVEYOR'S CERTIFICATE

The abovesigned Registered Professional Land Surveyor hereby certifies that this Survey, in accordance with the description described in A.C. No. 222224-2226, (a) this Survey and the property boundaries and both survey were prepared solely in accordance with the provisions of the Surveyor's and Land Surveyor's Act; (b) each survey was conducted by the Surveyor, or under his direction; (c) all measurements were taken personally or under the supervision of the Surveyor, and the location, size and type of material placed are correctly shown on the Survey by any other person; and (d) the other persons shall be of the Surveyor's own free will and the Surveyor bears no responsibility for the responsibility of the undersigned. This plat is a correct and accurate representation of the property lines and boundaries as so indicated thereon and true of building and structure and EXCEPT as shown of improvements are located within the boundaries of the Survey indicated and there are no rights and appurtenant easements or privileges at the place.

Dated this 28th day of May, 2012.

Bryan Connolly
 Registered Professional Land Surveyor




Fair Texas Title

REVISIONS			NOTES				DATE		TOPOGRAPHICAL SURVEY
NO.	DATE	DESCRIPTION	BY	CHKD.	APP.	DATE	BY		
1		Initial Survey						TOPOGRAPHICAL SURVEY WATSON-JONES SURVEY, ABSTRACT NO. 887 DENTON COUNTY, TEXAS E. ELDERADO PARKWAY	



GENERAL CONDITIONS

- THE DRAWING REPRESENTS AN OVERALL DESIGN CONCEPT AND HAS NOT BEEN EVALUATED IN ANY MANNER BY THE CITY OFFICIALS.
- THIS DRAWING DOES NOT INDICATE EXISTING UTILITIES AND DOES NOT INDICATE THE LOCATION OF ANY UTILITIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE CITY OFFICIALS.
- THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT FOR CONSTRUCTION, RECORDS, OR PERMIT PURSUANCE.
- BUILDING CODES ARE SUBJECT TO CHANGE AND VARYING INTERPRETATION. EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS COMPLY WITH LOCAL AND STATE REGULATIONS AND CODES, MINIMUM LOCAL CODES, CONFLICT WITH THESE DRAWINGS, CODE REQUIREMENTS, THEIR PRECEDENCE.
- THE ARCHITECT (POINT5A LLC) HAS PREPARED THIS DOCUMENT BASED ON DISCUSSIONS WITH THE OWNER AND THE ARCHITECT'S OWN KNOWLEDGE OF CONSTRUCTION TECHNIQUE AND BUILDING CODES. THE ARCHITECT (POINT5A LLC) HAS ADVISED THE OWNER OF ANY KNOWN CODE VIOLATIONS. THE ARCHITECT (POINT5A LLC) HAS ADVISED THE OWNER OF ANY KNOWN CODE VIOLATIONS. THE ARCHITECT (POINT5A LLC) HAS ADVISED THE OWNER OF ANY KNOWN CODE VIOLATIONS.
- IT IS SOLELY THE OWNER'S AND/OR OWNER'S RESPONSIBILITY TO CONDUCT OUR DUE DILIGENCE TO ASCERTAIN THE SITE CONDITION.
- THE OWNER AND/OR THE ARCHITECT (POINT5A LLC) AGREE THAT THEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE CITY OFFICIALS. ANY INFORMATION PROVIDED FROM THE ARCHITECT (POINT5A LLC) SHALL BE USED AS A REFERENCE ONLY AND SHALL NOT BE THE BASIS OF A DECISION. THE OWNER AND/OR THE ARCHITECT (POINT5A LLC) SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE CITY OFFICIALS.
- THE OWNER AND/OR THE ARCHITECT (POINT5A LLC) SHALL HOLD HARMLESS THE ARCHITECT (POINT5A LLC) FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES ARISING FROM THIS DOCUMENT.

PROJECT INFORMATION

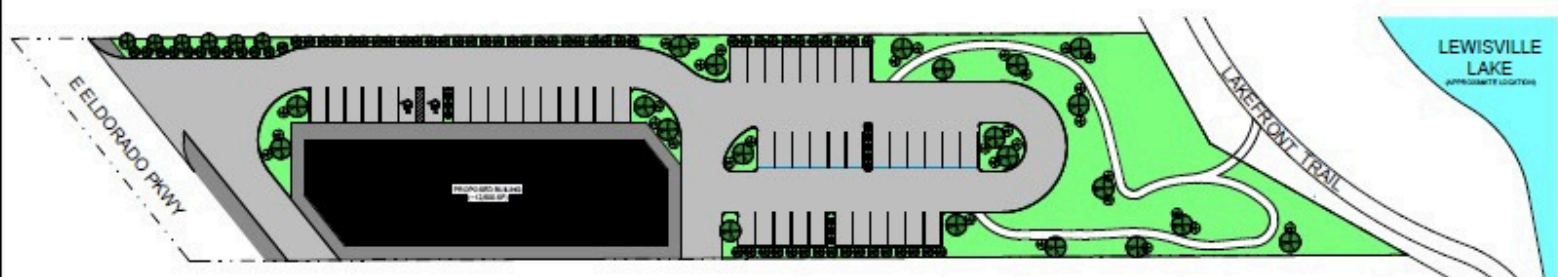
PROJECT DESCRIPTION
THIS DOCUMENT IS A SITE LAYOUT PROPOSING A LOCATION FOR AN OFFICE BUILDING ON LAKE FRONT LOT IN LIGHT COMMERCIAL DISTRICT.

ADDRESS INFO:

ADDRESS:	18 ELDORADO PARK, LITTLE ELM, TX 75088
TOWNSHIP:	10 LIGHT COMMERCIAL
LOT SIZE:	0.1708 (2 ACRES)
MIN. FRONT SETBACK:	0' (0' IF ADJACENT TO RESIDENTIAL)
MIN. SIDE SETBACK:	0' (0' IF ADJACENT TO RESIDENTIAL)
MIN. REAR SETBACK:	0' (0' IF ADJACENT TO RESIDENTIAL)
MAX. ALLOWED LOT COVERAGE:	10%
PROPOSED BUILDING AREA:	0.0000 SF (0% LOT COVERAGE)
PROPOSED WORKSPACE AREA:	0.0000 SF (0% LOT COVERAGE)
REQUIRED PARKING:	0 SPACES (0 PER 100 SF OF BUILDING AREA)
PROVIDED PARKING:	0 SPACES (0 TOTAL)

APPLICABLE BUILDING CODES
2014 INTERNATIONAL BUILDING CODE

REV	DESCRIPTION	DATE



ELDORADO PKWY.

— ELDORADO PARK, LITTLE ELM, TX 75088



Scale: AS SHOWN

Project No: _____

Drawing Title: PROPOSED ARCHITECTURAL SITE PLAN

Drawn: REVISION 067

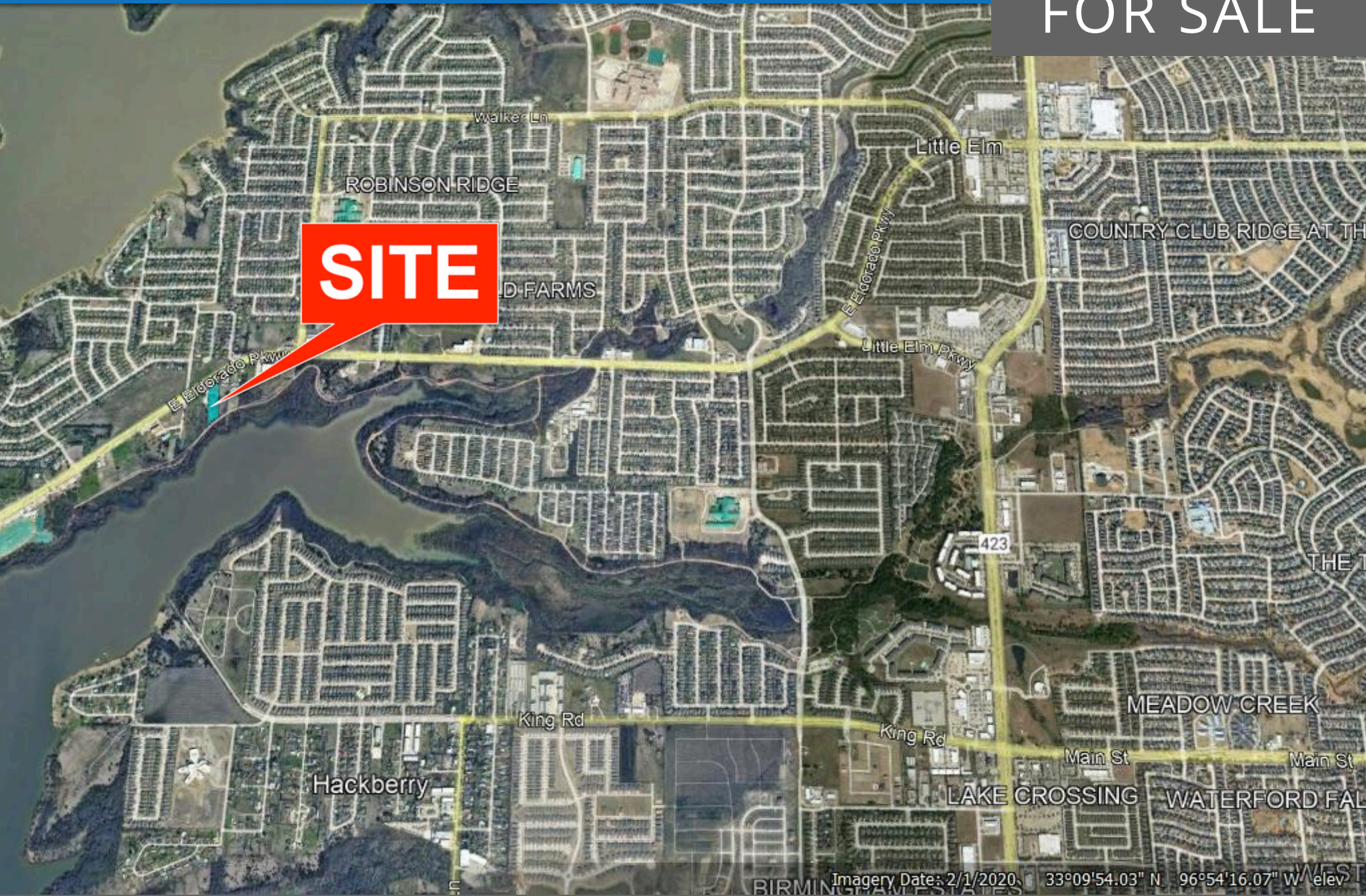
Date: 2014-05-22

Designed By: _____ Drawing No: _____

Drawn: _____

Checked: _____ A100

FOR SALE



SITE

Imagery Date: 2/1/2020 33°09'54.03" N 96°54'16.07" W elev

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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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Capstone Commercial Real Estate Group, LLC	480574	sburris@capstonecommercial.com	(972) 250-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris	450870	sburris@capstonecommercial.com	(972) 250-5858
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0