

CENTURY SQUARE 380 @ FM 720

SEC FM 720 & US 380, LITTLE ELM, TX 76227



2 FRONT BUILDING (SOUTH) ELEVATION BUILDING 1 & 2

EXTERIOR FINISH SCHEDULE	
LEADER STONE (SHALING STONE)	1. DRY-STACK BRICK, BUTT JOINTS
CAST STONE MOUNTAIN	2. 48" SALAD CUP STONE
FACE BRICK	3. 48" SALAD CUP STONE
3-COAT STUCCO SYSTEM	4. 48" SALAD CUP STONE
48" SALAD CUP STONE	5. 48" SALAD CUP STONE
48" SALAD CUP STONE	6. 48" SALAD CUP STONE
48" SALAD CUP STONE	7. 48" SALAD CUP STONE
48" SALAD CUP STONE	8. 48" SALAD CUP STONE
48" SALAD CUP STONE	9. 48" SALAD CUP STONE
48" SALAD CUP STONE	10. 48" SALAD CUP STONE
48" SALAD CUP STONE	11. 48" SALAD CUP STONE
48" SALAD CUP STONE	12. 48" SALAD CUP STONE
48" SALAD CUP STONE	13. 48" SALAD CUP STONE
48" SALAD CUP STONE	14. 48" SALAD CUP STONE
48" SALAD CUP STONE	15. 48" SALAD CUP STONE
48" SALAD CUP STONE	16. 48" SALAD CUP STONE
48" SALAD CUP STONE	17. 48" SALAD CUP STONE
48" SALAD CUP STONE	18. 48" SALAD CUP STONE
48" SALAD CUP STONE	19. 48" SALAD CUP STONE
48" SALAD CUP STONE	20. 48" SALAD CUP STONE



RETAIL CENTER

FM 720 & US 380
LITTLE ELM TX 76227

PROPERTY DESCRIPTION

- 24,700 SF proposed retail shopping center is available for pre-leasing.
- The project is anticipated to be delivered at the end of 2026.
- Join Nail Salon, SPA, Jersey Mike's, King Noddle tenants.

LOCATION DESCRIPTION

- The project is located at SEC of FM 720 and US 380 of City of Little Elm, Texas, at rapid residential growth area. The center is situated adjacent to HEB owned land that has cross access been granted between the parcels.
- Area retailers include Walmart, Chick Fil A, Starbucks, Rosa's Cafe, 7-Eleven, Whataburger, Burger King, CVS, McDonald's, Autozone, Taco Bell, Wingstop, Firestone, Popeyes, Starbucks, Dickey's, T-Mobile, Mattress Firm, and more.

OFFERING SUMMARY

Lease Rate:	Low \$40's/ SF/yr (NNN)
NNN:	Estimated \$9.00 SF/yr
Available SF:	1,200 - 25,980 SF
Lot Size:	3.183 Acres
Building Size:	25,980 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,435	8,285	23,456
Total Population	4,462	25,390	69,911
Average HH Income	\$111,104	\$110,791	\$113,492



BROKER / PRINCIPAL

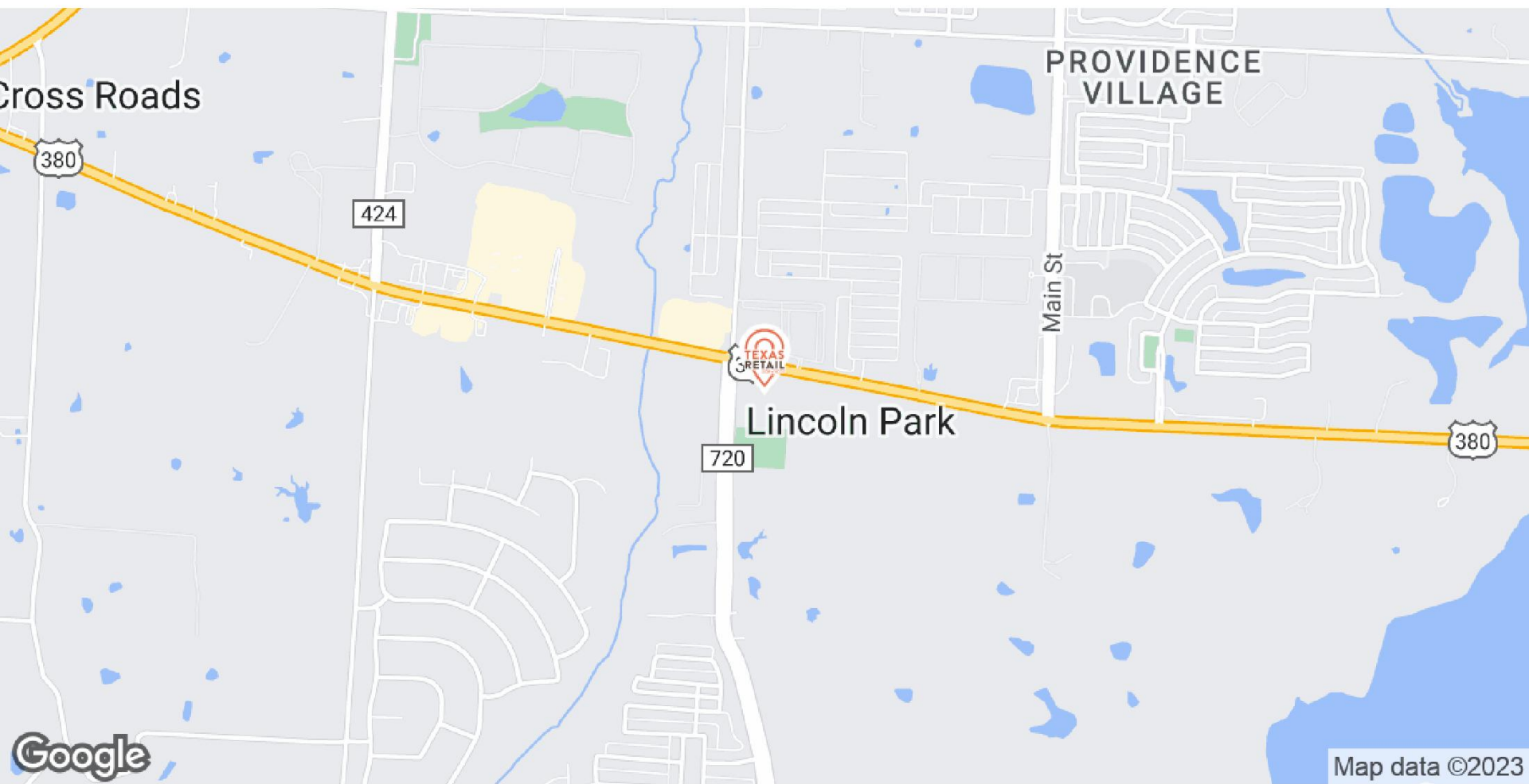
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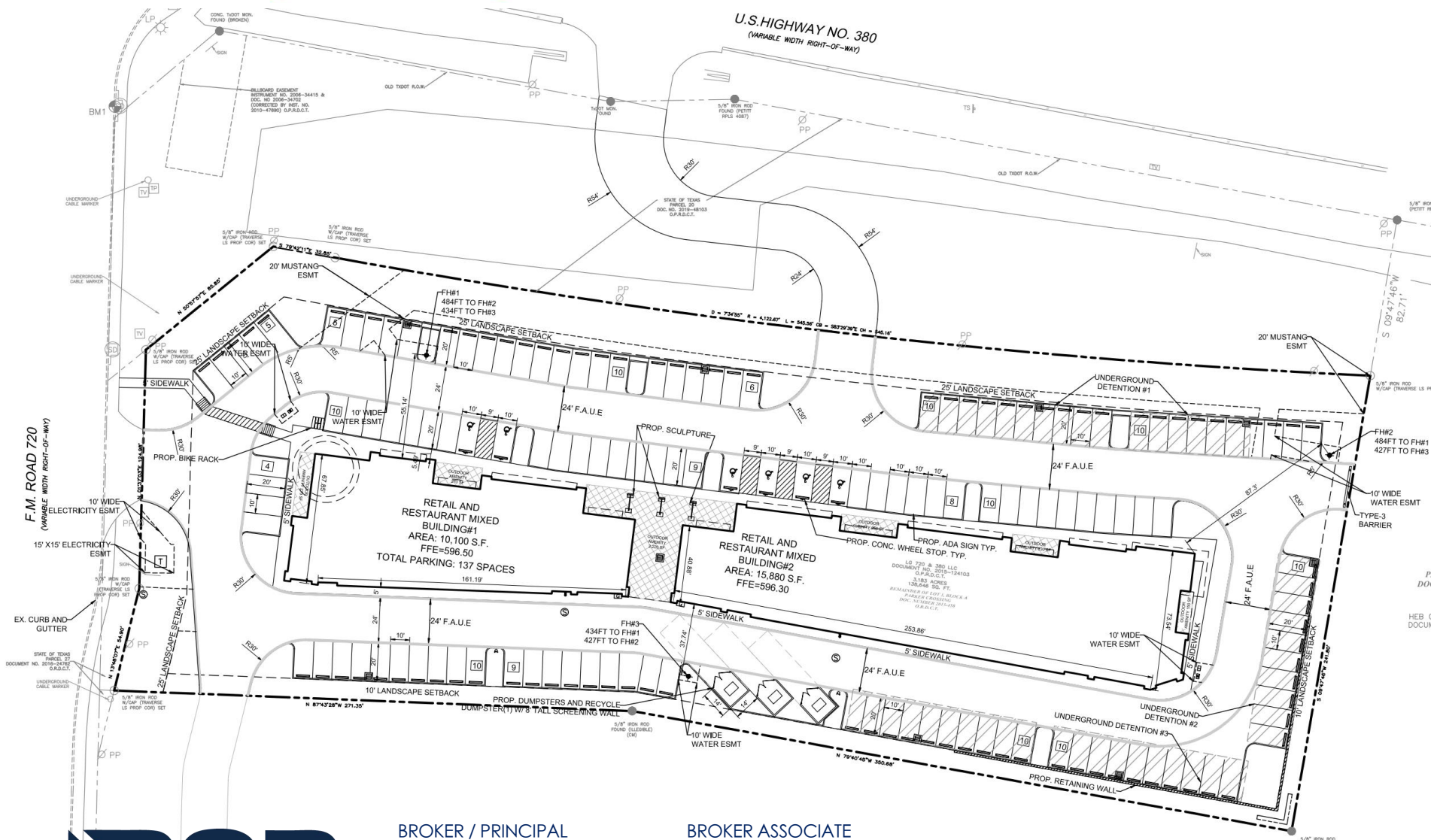


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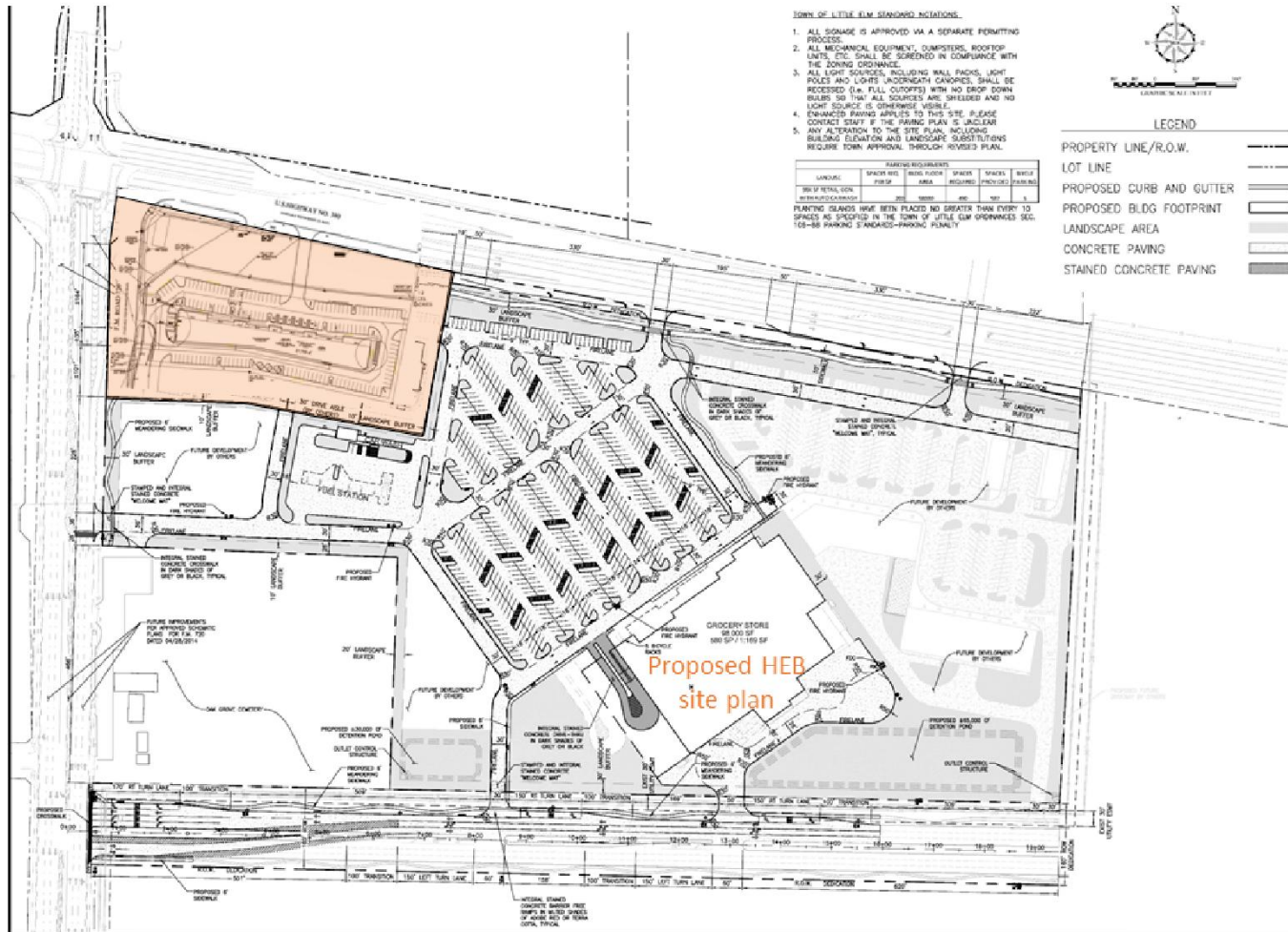
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RETAIL PROPERTY FOR LEASE

SEC FM 720 & US 380, LITTLE ELM, TX 76227



RETAIL CENTER
FM 720 & US 380
LITTLE ELM TX 76227

REVISIONS
REVISED FOR CITY COMMENTS
8-28-2022

BLDG. PLAN &
EXTERIOR
ELEVATIONS
STUDY



BROKER / PRINCIPAL

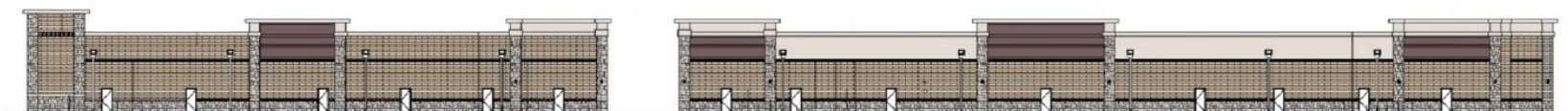
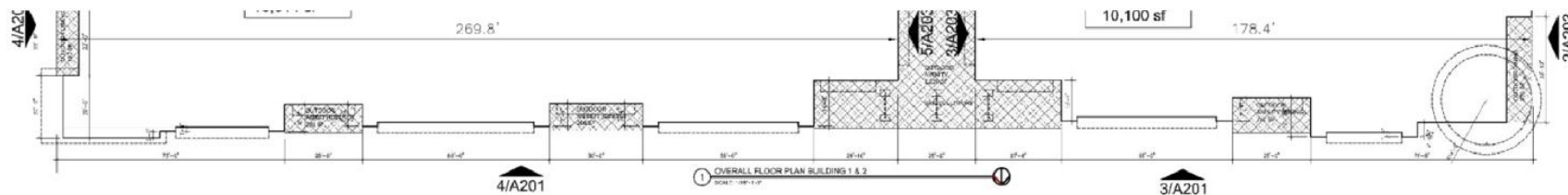
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RETAIL PROPERTY FOR LEASE

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2 REAR BUILDING (SOUTH) ELEVATION BUILDING 1 & 2
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE	
1. INTERIOR STAIRS (STAIRS, STAIRS)	4. GROUT BENCH BACK, BUILT INTO WALL
2. CAST STONE WOODLAND FACE BRICK	5. PAINT: BRUSH ON STAIN COLOR: BROWN
3. 2-1/2" x 12" x 8" STAIRS (2-1/2" x 12" x 8" STAIRS)	6. PAINT: BRUSH ON COLOR: BROWN
4. MASONRY: BRICK, PLAIN SAND	7. PAINT: BRUSH ON COLOR: BROWN
5. METAL: GALV.	8. PAINT: BRUSH ON COLOR: BROWN
6. METAL: GALV.	9. PAINT: BRUSH ON COLOR: BROWN
7. METAL: GALV.	10. PAINT: BRUSH ON COLOR: BROWN
8. METAL: GALV.	11. PAINT: BRUSH ON COLOR: BROWN
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16. METAL: GALV.	19. PAINT: BRUSH ON COLOR: BROWN
17. METAL: GALV.	20. PAINT: BRUSH ON COLOR: BROWN
18. METAL: GALV.	21. PAINT: BRUSH ON COLOR: BROWN
19. METAL: GALV.	22. PAINT: BRUSH ON COLOR: BROWN
20. METAL: GALV.	23. PAINT: BRUSH ON COLOR: BROWN
21. METAL: GALV.	24. PAINT: BRUSH ON COLOR: BROWN
22. METAL: GALV.	25. PAINT: BRUSH ON COLOR: BROWN
23. METAL: GALV.	26. PAINT: BRUSH ON COLOR: BROWN
24. METAL: GALV.	27. PAINT: BRUSH ON COLOR: BROWN
25. METAL: GALV.	28. PAINT: BRUSH ON COLOR: BROWN
26. METAL: GALV.	29. PAINT: BRUSH ON COLOR: BROWN
27. METAL: GALV.	30. PAINT: BRUSH ON COLOR: BROWN
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31. METAL: GALV.	34. PAINT: BRUSH ON COLOR: BROWN
32. METAL: GALV.	35. PAINT: BRUSH ON COLOR: BROWN
33. METAL: GALV.	36. PAINT: BRUSH ON COLOR: BROWN
34. METAL: GALV.	37. PAINT: BRUSH ON COLOR: BROWN
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37. METAL: GALV.	40. PAINT: BRUSH ON COLOR: BROWN
38. METAL: GALV.	41. PAINT: BRUSH ON COLOR: BROWN
39. METAL: GALV.	42. PAINT: BRUSH ON COLOR: BROWN
40. METAL: GALV.	43. PAINT: BRUSH ON COLOR: BROWN
41. METAL: GALV.	44. PAINT: BRUSH ON COLOR: BROWN
42. METAL: GALV.	45. PAINT: BRUSH ON COLOR: BROWN
43. METAL: GALV.	46. PAINT: BRUSH ON COLOR: BROWN
44. METAL: GALV.	47. PAINT: BRUSH ON COLOR: BROWN
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64. METAL: GALV.	67. PAINT: BRUSH ON COLOR: BROWN
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73. METAL: GALV.	76. PAINT: BRUSH ON COLOR: BROWN
74. METAL: GALV.	77. PAINT: BRUSH ON COLOR: BROWN
75. METAL: GALV.	78. PAINT: BRUSH ON COLOR: BROWN
76. METAL: GALV.	79. PAINT: BRUSH ON COLOR: BROWN
77. METAL: GALV.	80. PAINT: BRUSH ON COLOR: BROWN
78. METAL: GALV.	81. PAINT: BRUSH ON COLOR: BROWN
79. METAL: GALV.	82. PAINT: BRUSH ON COLOR: BROWN
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81. METAL: GALV.	84. PAINT: BRUSH ON COLOR: BROWN
82. METAL: GALV.	85. PAINT: BRUSH ON COLOR: BROWN
83. METAL: GALV.	86. PAINT: BRUSH ON COLOR: BROWN
84. METAL: GALV.	87. PAINT: BRUSH ON COLOR: BROWN
85. METAL: GALV.	88. PAINT: BRUSH ON COLOR: BROWN
86. METAL: GALV.	89. PAINT: BRUSH ON COLOR: BROWN
87. METAL: GALV.	90. PAINT: BRUSH ON COLOR: BROWN
88. METAL: GALV.	91. PAINT: BRUSH ON COLOR: BROWN
89. METAL: GALV.	92. PAINT: BRUSH ON COLOR: BROWN
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91. METAL: GALV.	94. PAINT: BRUSH ON COLOR: BROWN
92. METAL: GALV.	95. PAINT: BRUSH ON COLOR: BROWN
93. METAL: GALV.	96. PAINT: BRUSH ON COLOR: BROWN
94. METAL: GALV.	97. PAINT: BRUSH ON COLOR: BROWN
95. METAL: GALV.	98. PAINT: BRUSH ON COLOR: BROWN
96. METAL: GALV.	9



3 REAR BUILDING ELEVATION BUILDING 1
SCALE: 1/8" = 1'-0"



RETAIL CENTER

FM 720 & US 380
LITTLE ELM TX 77040

REVISIONS:
REVISED PER CITY COMMENTS
9-26-2022

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2 SIDE BUILDING (WEST) ELEVATION BUILDING 1
SCALE: 1/16" = 1'-0"

[illegible]BLDG. EXTERIOR
ELEVATIONS &
DETAILS

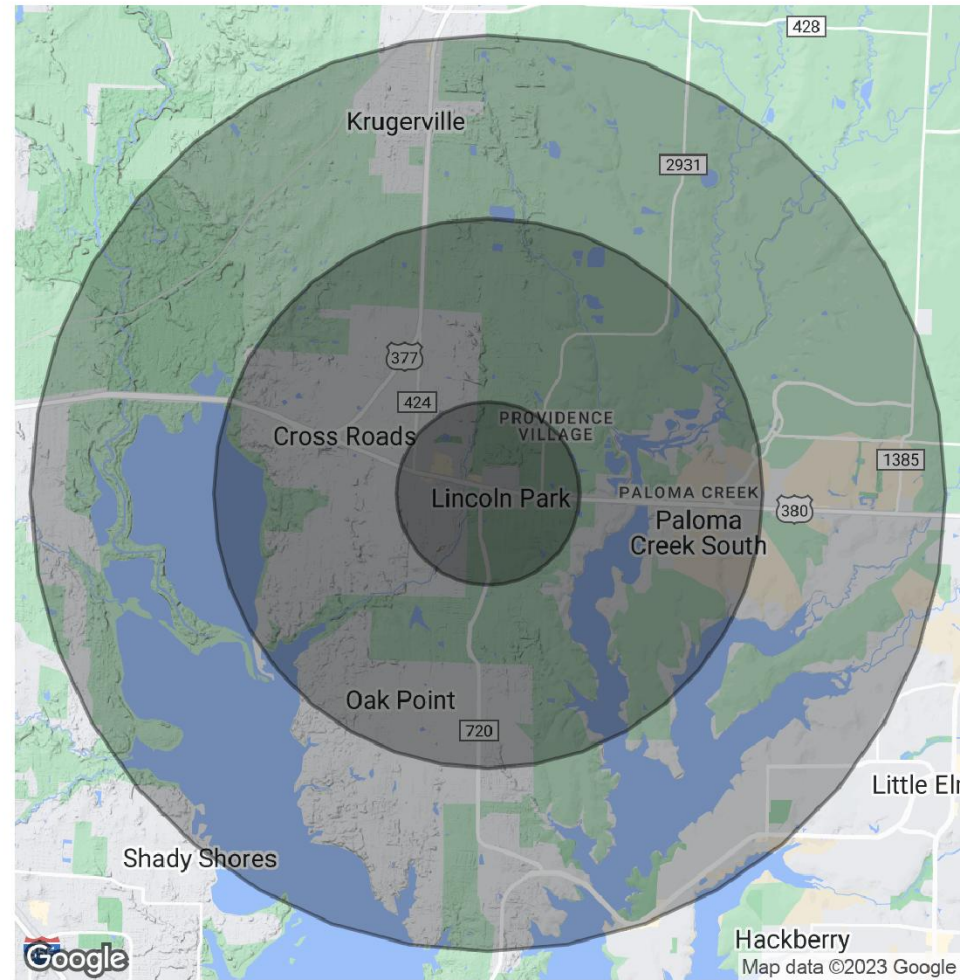
RETAIL PROPERTY FOR LEASE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,462	25,390	69,911
Average Age	32.2	34.5	35.3
Average Age (Male)	32.5	33.9	33.9
Average Age (Female)	31.7	33.9	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,435	8,285	23,456
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$111,104	\$110,791	\$113,492
Average House Value	\$250,983	\$267,212	\$272,642

* Demographic data derived from 2020 ACS - US Census



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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 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 (SELER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner. Usually in a written listing or sales 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 to each party to the transaction. The written agreement must state who is 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 licensee or salesperson to each party, the 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 licensee holds 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.

IABS 1-0

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