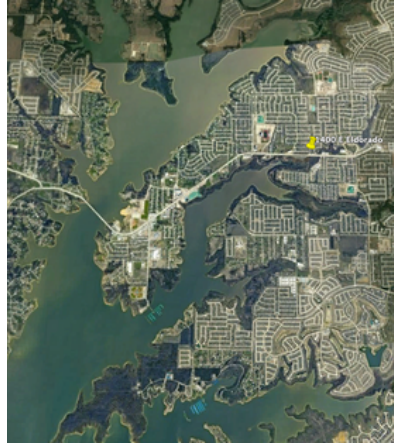
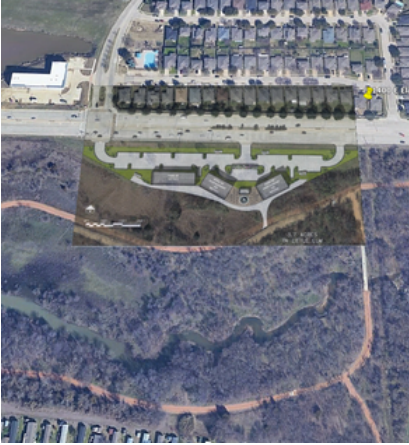


1400-1500 E ELDORADO LITTLE ELM- LAKE FRONT AREA | DEVELOPMENT OPPORTUNITY FOR SALE



LOCATION INFORMATION

- 1100 feet of Eldorado frontage
- Eldorado is a major East -West Thoroughfare which stretches from US 75, The DNT all the way to I-35- all going right by this site!
- Backs to Little Elm Town Trail that leads to the Lakefront District and Town Park
- Adjacent to the Town's Lakefront district- mixed use district
- Just 5 miles from Universal Studios, Fields Town Center and PGA Resort and Headquarters



FOR MORE INFORMATION
CONTACT BROKER:

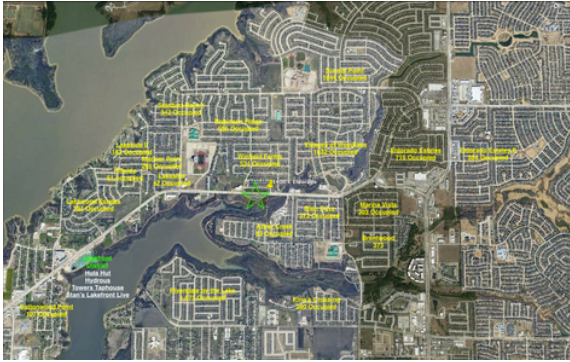
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1400-1500 E ELDORADO LITTLE ELM- LAKEFRONT AREA | ANALYTICS AND TRAFFIC

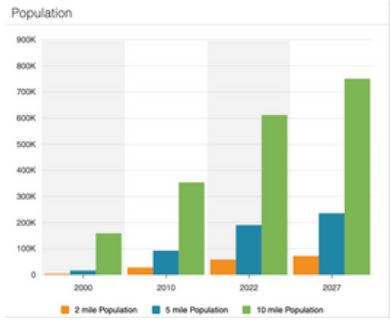
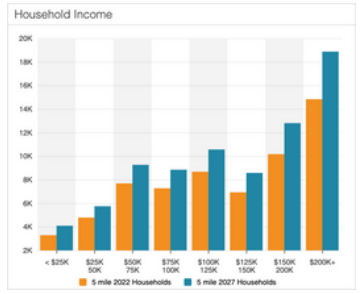


HOUSEHOLD POPULATION

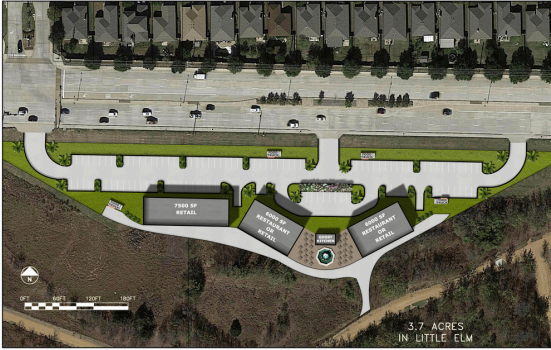
- 8,352 Homes within a one to two mile radius
- 542 Multi-family units within a mile
- Opportunity to leverage trail and lakefront district momentum

TRAFFIC COUNTS- POPULATION GROWTH - HOUSEHOLD INCOME GROWTH

- Traffic Counts at Eldorado almost 24,000 a day within less than a mile!
- Number of households with 200K or greater income within five miles growing 300% by 2027- highest amongst all levels of income
- General population within a 2 mile radius growing to 75,000 by 2027



1400-1500 E ELDORADO LITTLE ELM- LAKEFRONT AREA | DEVELOPMENT OPTIONS



RETAIL - OFFICE - RESTAURANT

- Site can accommodate about 17,000 to 20,000 square feet of retail and restaurant combination
- Food trucks and/or ghost kitchen options
- Imagine multiple patio restaurants, sunset dinners and direct access to the trail and lake via the trail

REGIONAL HOSPITALITY OR NEIGHBORHOOD SERVICES- TAKE YOUR PICK!

- Site could accommodate a 105 to 130 key hotel with views of greenbelt and lake access via the trail
- Convenient location for families wanting to stay near the Universal Studios Theme Park in Frisco just 5 miles due East or maybe a PGA weekend!
- On site dining and retail opportunities
- QSR Opportunities for multiple no-dining restaurants in combination with retail opportunities
- Neighborhood Services Opportunity



FOR MORE INFORMATION
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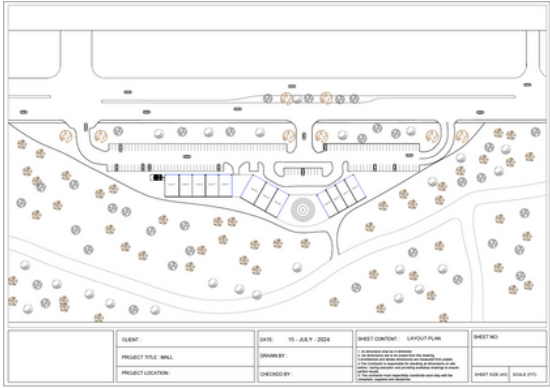
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1400-1500 E ELDORADO LITTLE ELM- LAKEFRONT AREA | SITE PLAN CONCEPTUALS



CONCEPTUAL YIELD

- Site will accommodate multi-stall retail
- Will accommodate as many as 12 retail/restaurant stalls conceptually
- Potential for second floor patio/balcony restaurant overlooking greenbelt and Lake Lewisville

FACADE CONCEPTUALS- SOMETHING DIFFERENT FOR THE TOWN OF LITTLE ELM

- Access to the Little Elm Town Trail and greenbelt could change the vibe for this area
- Potential to bring a truly complimentary product to the area that matches the some of the concepts of the lakefront area that is down the trail and further west on Eldorado



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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.

11-2-2013



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 siding 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.

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Ryan Craig Andres	0702585	craig@funkrealtor.com	214-914-9246
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

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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