



LAND · COMMERCIAL · OAK GROVE PKWY (FM 720) FRONTAGE

1807 W Oak Grove Pkwy, Little Elm, TX.

SALE PRICE

\$8.75

PER SF · ±510,523 SF

±11.723-acre commercial-zoned tract with 425' of frontage on Oak Grove Pkwy (FM 720), just off the Eldorado Pkwy intersection — ideal for patio homes or townhomes at 6-10 units per acre. Divisible into three tracts.

TOTAL SIZE	FRONTAGE	ZONING	DENSITY
11.72 AC	425 FT	Comm.	6-10 /AC

↓ FOR MORE INFORMATION CONTACT

LISTING BROKER

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Dallas, TX

1807 W OAK GROVE PKWY · LITTLE ELM, TX 75068

Property Details.

PROPERTY OVERVIEW

1807 W Oak Grove Pkwy is a ±11.723-acre commercial-zoned development tract with ±425' of frontage along Oak Grove Pkwy (FM 720) in Little Elm — visible from the signalized Eldorado Pkwy & Oak Grove Pkwy intersection. The site sits in one of the fastest-growing corridors in Denton County, minutes from Lake Lewisville and surrounded by established and new-build residential.

The tract is divisible into three contiguous parcels (±5.245, ±3.39 and ±3.088 acres), offering flexibility for a single development or a phased approach. Zoned Commercial with support for a residential density of 6–10 units per acre, it is well suited for patio homes, townhomes, or a mixed residential use in a proven growth market.

PROPERTY HIGHLIGHTS

- **±11.723 total acres (±510,523 SF) · zoned Commercial**
- **±425' of frontage along Oak Grove Pkwy (FM 720)**
- **Visible from the Eldorado Pkwy & Oak Grove Pkwy intersection**
- **Divisible into three tracts: ±5.245, ±3.39 & ±3.088 AC**
- **Ideal for patio homes or townhomes · 6–10 units/acre**
- **Fast-growing Little Elm / Lake Lewisville submarket**

PROPERTY SPECS

PROPERTY TYPE	Land / Development
TOTAL SIZE	±11.723 AC
LAND AREA	±510,523 SF
DIVISIBLE	5.245 / 3.39 / 3.088 AC
FRONTAGE	±425' on FM 720
DENSITY	6–10 units/AC
COUNTY	Denton
MARKET	Little Elm
ZONING	Commercial
SALE PRICE	\$8.75 PSF

TRADE AREA & TRAFFIC

Radius rings centered on 1807 W Oak Grove Pkwy

13,606

 VPD

 Oak Grove Pkwy at Edgewood
 W Eldorado Pkwy · 15,411 VPD

Trade Area	1 Mile	3 Miles	5 Miles
Population	4,697	36,920	146,445
Median HH Income	\$116,819	\$117,144	\$117,919
Households	1,504	12,627	50,391

Demographics per CoStar / Esri (2025 estimates), 1/3/5-mile radius rings centered on the subject. Traffic counts per CoStar: Oak Grove Pkwy at Edgewood 13,606 VPD; W Eldorado Pkwy 15,411 VPD. Figures are approximate and should be independently verified before client distribution.

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Site · Location

PARCEL DETAIL

±11.723 AC · THREE CONTIGUOUS TRACTS



REGIONAL LOCATION

OAK GROVE PKWY & ELDORADO PKWY · LAKE LEWISVILLE



Aerials are approximate and for marketing illustration only; parcel boundaries, acreage, frontage and distances must be independently verified.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Acreage, square footage, frontage, zoning, density and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials		Date	