FOR SALE OR LEASE

Elm Ridge Office Park

2601 Little Elm Pkwy, Suite 1604, Little Elm, TX 75068

TONYA LABARBERA DAVIS
469.323.2615
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ROCKHILL
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

ELM RIDGE OFFICE PARK
SUITE 1604

- Professional / Medical office centrally located at the intersection of Little Elm Parkway and FM 423
- Upscale corner suite with modern finishes on this newly constructed office. Suite includes reception area, double glass doors leading into an optional conference room, waiting room or large office, three additional offices, breakroom and restroom
- Proximity to retail establishments, restaurants, and amenities
- Located on the border of Little Elm and West Frisco, with a population increase of 31.9% from 2020

USE	PROFESSIONAL OFFICE WITH PLUMBING STUB-UPS FOR MEDICAL OFFICE
AVAILABLE SF	1,225 SF
LEASE RATE	$3,100 + ELECTRIC
PURCHASE PRICE	$420,000
LEASE TERM	3-10 YEARS
SIGNAGE	BUILDING
YEAR BUILT	2023

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.

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SITE PLAN

SUITE 1604 | 1,225 SF

Medical or Office

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FLOOR PLANS

SUITE 1604 | 1,225 SF

Medical or Office

Waiting Room, Conference Room, or Large Office

Double Glass French Doors

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SUITE 1604 | 1,225 SF

LOBBY

BREAK ROOM

OFFICE VIEW

EXTERIOR

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AERIAL MAP

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Little Elm, Texas

DEMOGRAPHICS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	20,837	142,227	236,5643
Households	6,693	37,767	79,081
Average Age	36.2	38.5	37.9
Median HH Income	$108,451	$130,174	$124,372
Median Home Value	$316,454	$405,145	$411,008
Population Growth (2024-2029)	19.67%	20.5%	21.7%

TRAFFIC

Roadway	Traffic Count	Miles from Subject
E. Eldorado	19,140	.05

Source: © 2024 CoStar Group / TXDOT 2023

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LITTLE ELM DEMOGRAPHICS

Population By Race:

- White Alone: 69.4%
- Black Alone: 12.3%
- Asian Alone: 8.4%
- Other Races: 9.9%
- Hispanic Origin (Any Race) : 18.5%
  Defined by self-identification, Hispanic origin refers to ethnicity, not race. Persons of Hispanic origin may be of any race.

Town Area:

- 21.43 square miles with lake
- 15.37 square miles with out lake
- Elevation: 522 to 596 feet above sea level
- 66 miles of shoreline on Lewisville Lake
- Zip Code: 75068, Denton County, Texas

Transportation:

MAJOR AIRPORTS

- DFW International / Dallas Love Field— 26.7mi/33 mins.

HIGHWAYS

- N/S: Interstate 35E, Dallas North Tollway, FM 423
- E/W: Eldorado Parkway (FM 720), SH 121,
- U.S. Hwy 380

Town Financials:

- Little Elm tax rate: $0.6499/hundred
- Combined tax rate of Town, school, county:
  Little Elm ISD: $2.515474
  Frisco ISD: $2.315474
  Denton ISD: $2.415474
- Denton County: $0.225574/hundred
- Town and state sales tax: 8.25%
- Tax rate: Little Elm ISD: $1.64/hundred
  Frisco ISD: $1.44/hundred
  Denton ISD: $1.54/hundred

Education:

LITTLE ELM INDEPENDENT SCHOOL DISTRICT

- 1 High School
- 2 Middle Schools
- 1 Sixth Grade Center
- 5 Elementary Schools
- 1 STEM Academy

FRISCO INDEPENDENT SCHOOL DISTRICT IN LITTLE ELM

- 2 Elementary Schools

DENTON INDEPENDENT SCHOOL DISTRICT IN LITTLE ELM

- 3 Elementary Schools
- 1 Middle School
- 1 High School

NORTH CENTRAL TEXAS COLLEGE

- 18 public and private colleges in the DFW area

Population:

- Town population (December 2019): 47,464
- Estimated 2019 Retail Trade Area population: 203,560
- Projected 2024 Retail Trade Area population: 246,662
- Town build out population: 90,000

Demographics:

- Median age: 33.6
- Median Household Income: $109,195
- 2019 Median Single-Family New Home: $326,567

Area Trends: 2019-2024 Annual Rate

Major Employers/No. of Employees:

Little Elm ISD:	853
Kroger:	191
Town of Little Elm:	311
Retractable Technologies:	146
Lowe's Home Center:	178
Hula Hut:	80
Holt Cat:	78
Applebee's:	48

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Approved by the Texas Real Estate Commission for Voluntary Use

Texaslawrequiresallrealestatelicenseestogivethefollowinginformation about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

COMMERCIAL REAL ESTATE

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 clientaboveallothers,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.

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 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.

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

- The broker's dutiesand responsibilitiestoyou, andyourobligations under therepresentation 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 noticeisbeingprovidedfor informationpurposes. 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.

LICENSED BROKER/BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Rockhill Commercial Real Estate	9015723		
DESIGNATED BROKER OF FIRM	**LICENSE NO.**	**EMAIL**	**PHONE**
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	214.975.0842
LICENSE BROKER AGENT	**LICENSE NO.**	**EMAIL**	**PHONE**
Tonya LaBarbera Davis	678307	tonya@rockhillcre.com	469.323.2615

EQUAL HOUSING OPPORTUNITY

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 (http:/www.trectexas.gov)

BUYER/TENANT/SELLER/LANDLORD INITIALS: _____ **DATE:** _____