



± 2,500 SF

FOR SALE OR LEASE

1104 W ELDORADO PKWY, #200
LITTLE ELM, TX 75068

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PROPERTY DESCRIPTION

1104 W ELDORADO PKWY, #200
LITTLE ELM, TX 75068



Located at 1104 W. Eldorado Pkwy #200, Little Elm, TX, this ±2,500 SF retail space offers exceptional visibility and accessibility in one of Little Elm's most vibrant corridors. Currently operating as a convenience store, the property is just steps from Little Elm Beach, surrounded by dense residential neighborhoods and nearby schools, driving consistent local and visitor traffic.

Whether you're looking to lease or take over the business, this turnkey location presents a rare opportunity. The business, inventory, and FF&E are also available for purchase, making it ideal for an operator ready to hit the ground running or rebrand in a high-demand area.

PROPERTY DETAILS

1104 W ELDORADO PKWY, #200
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LEASE OR OWN - YOUR BUSINESS STARTS HERE



±2,500 SF
RETAIL SPACE



HIGH TRAFFIC LOCATION ON W.
ELDORADO PKWY



STRONG RESIDENTIAL
AND SCHOOL PROXIMITY



NEAR LITTLE ELM BEACH
& LAKE LEWISVILLE



BUSINESS & INVENTORY
AVAILABLE FOR SALE



IDEAL FOR C-STORE OPERATORS,
SPECIALTY RETAIL, OR QUICK-SERVICE CONCEPTS



INTERIOR IMAGES

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AREA DEMOGRAPHICS

1104 W ELDORADO PKWY, #200
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2025 Population

1 MILES	2,645
3 MILES	41,341
5 MILES	154,620



2025 Households

1 MILES	1,037
3 MILES	15,011
5 MILES	53,157



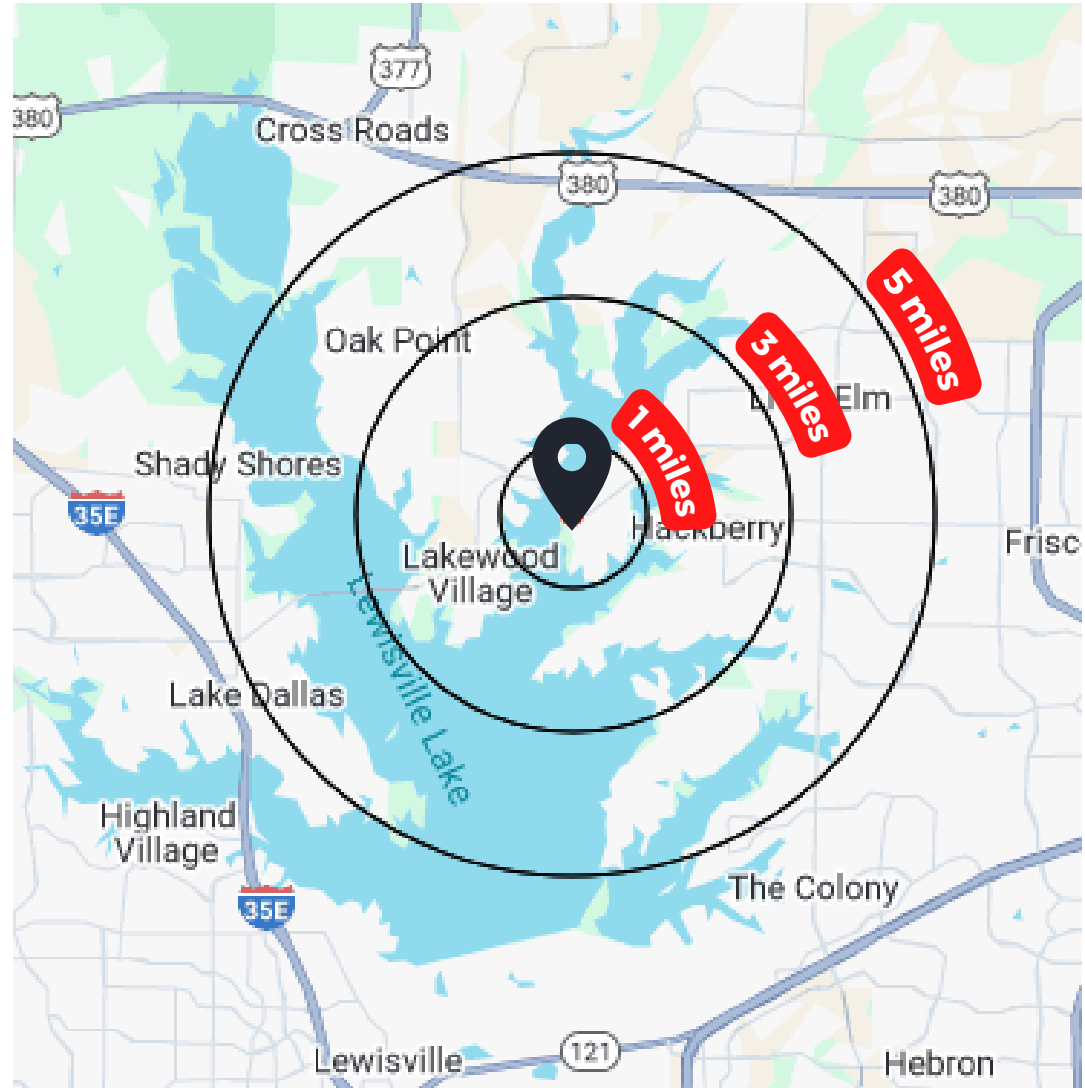
Avg HH Income

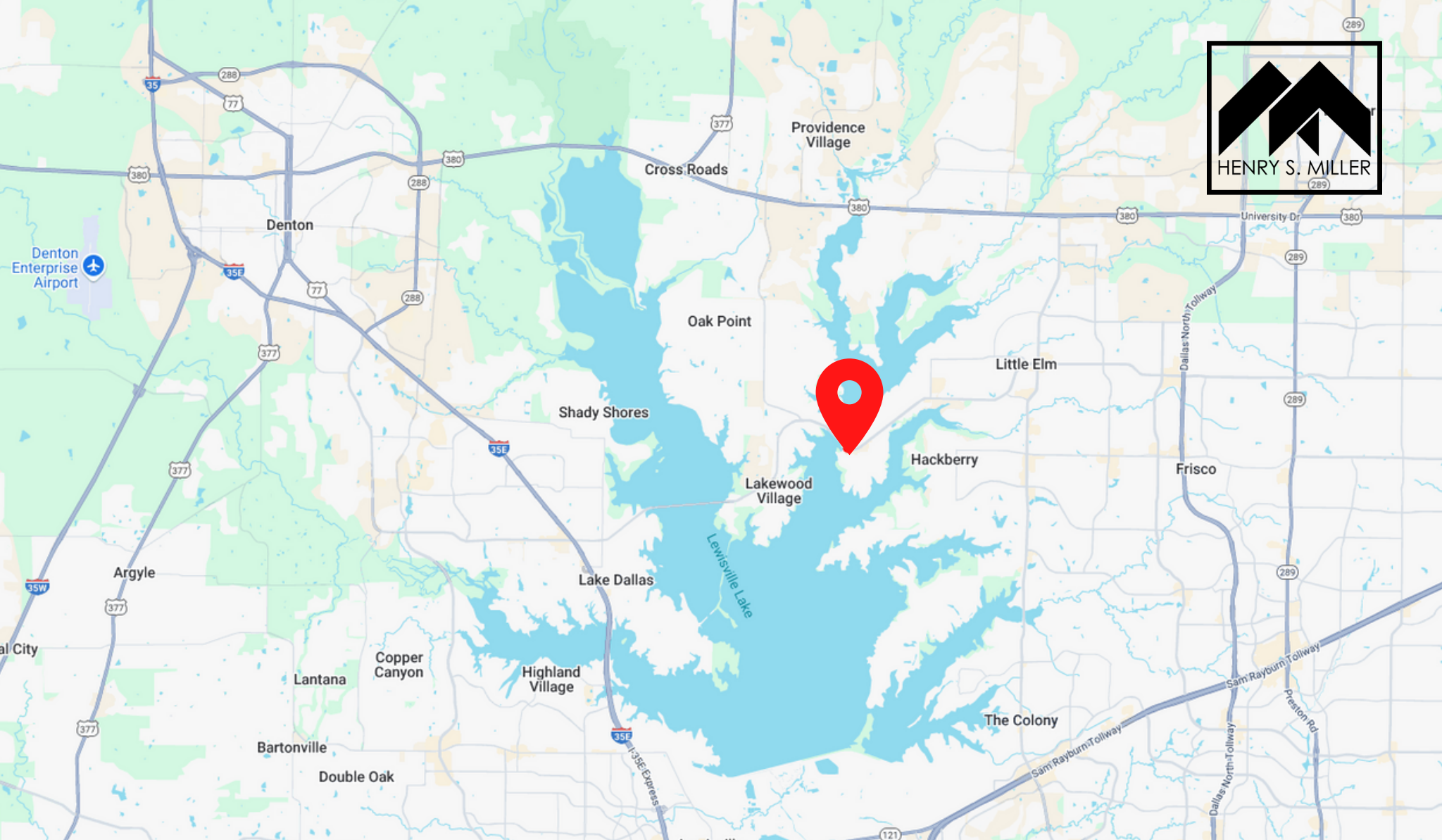
1 MILES	\$99,765
3 MILES	\$139,394
5 MILES	\$180,072



Daytime Employees

1 MILES	1,412
3 MILES	5,138
5 MILES	21,707





CONTACT OUR TEAM

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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.

2-10-2025



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. 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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date