

# Elm Ridge Office Park

2601 Little Elm Pkwy

Suite 1904

Little Elm, TX 75068

**Sale or Lease**

## Office or Medical



**ROCKHILL**  
COMMERCIAL REAL ESTATE

**Tonya LaBarbera**  
469.323.2615  
[tonya@rockhillcre.com](mailto:tonya@rockhillcre.com)

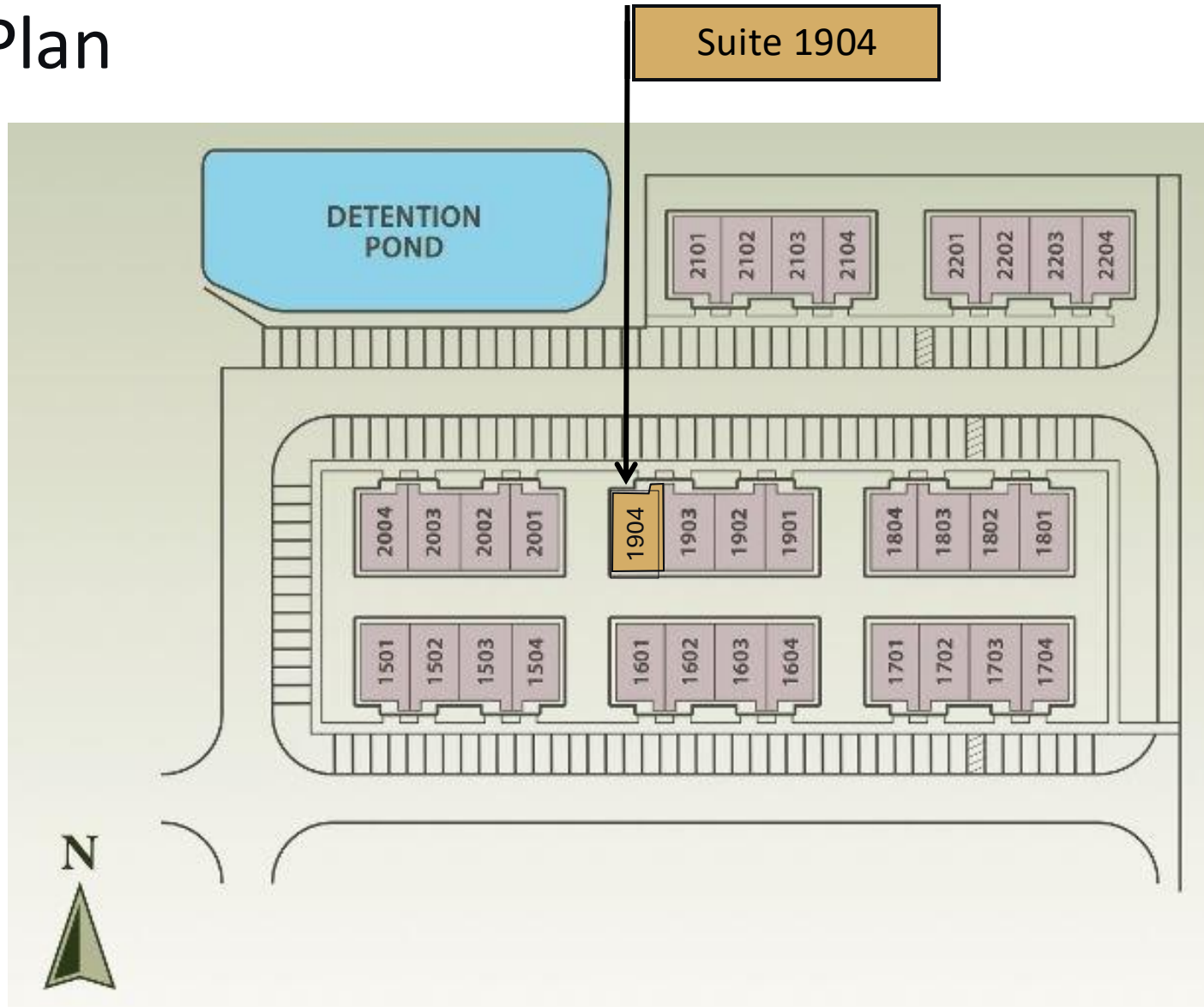
# Property Overview

- 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.
- 
- Size: 1,225 SF
  - Lease Rate: \$2,900 + Electric
  - Sale Price: \$409,000
  - Use: Professional Office with plumbing stub-ups for Medical Office
- Year Built: 2023
  - Lease Term: 3 - 10 Years
  - Building Signage

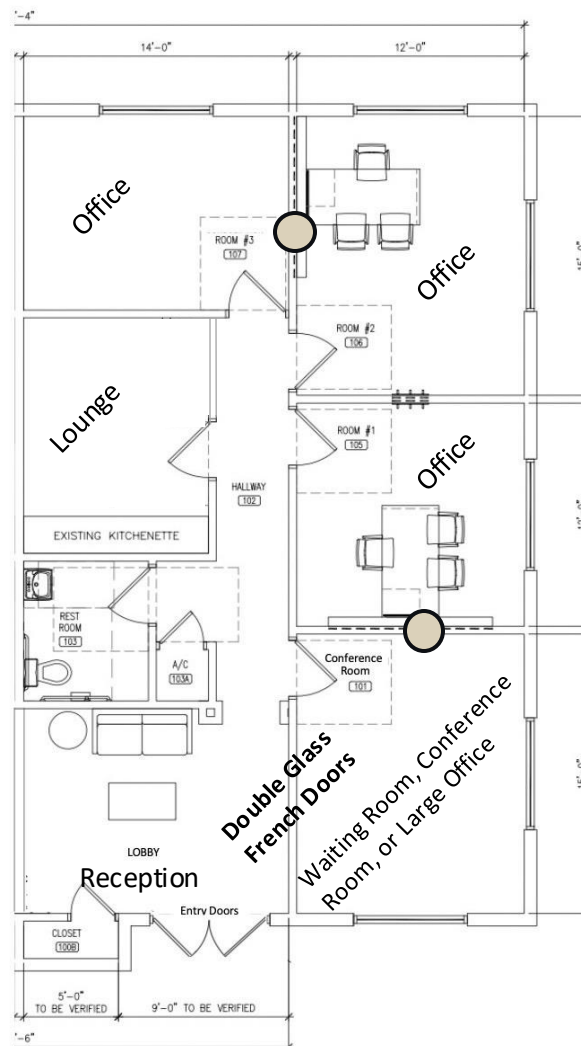


The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change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

# Site Plan



# Floor Plan



● 2" Stub is for plumbing which gives flexibility for medical office

4

**ROCKHILL**  
COMMERCIAL REAL ESTATE

**ELM RIDGE OFFICE PARK**  
2601 Little Elm Parkway  
Little Elm, TX 75068

**TONYA LABARBERA**  
469.323.2615  
tonya@rockhillcre.com

# Demographics | Traffic



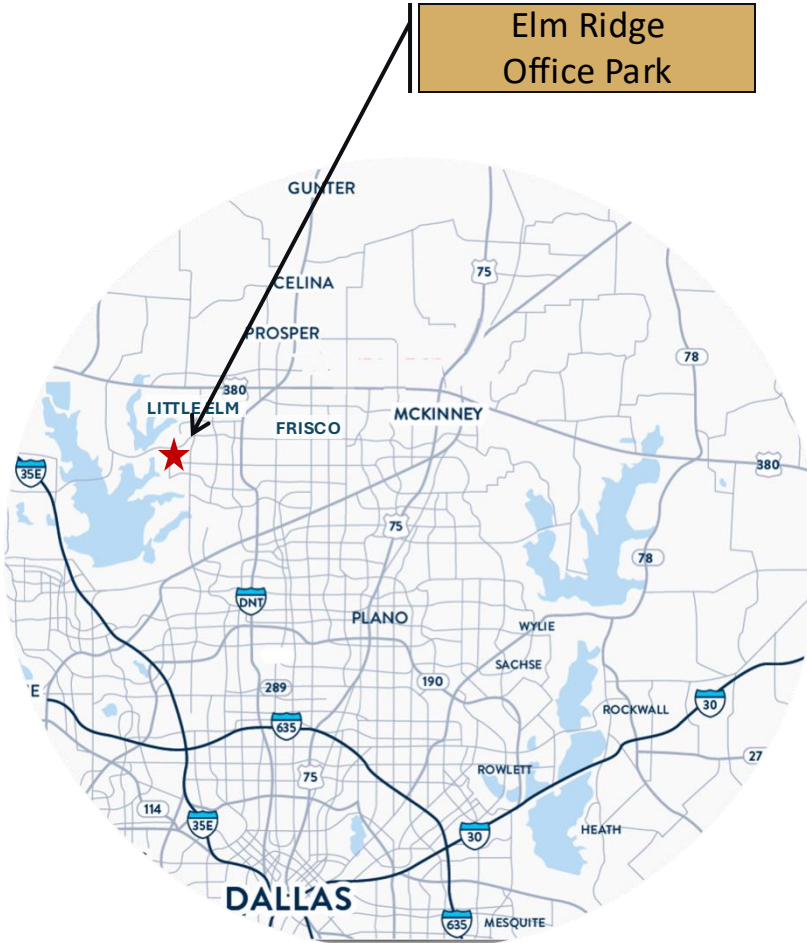
## Demographics

	1 MI	3 MI	5 MI
Population / 2024	20,837	142,227	236,5643
Households / 2024	6,693	37,767	79,081
Medium Age	36.2	38.5	37.9
Medium 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%



## Average Daily Traffic Volume

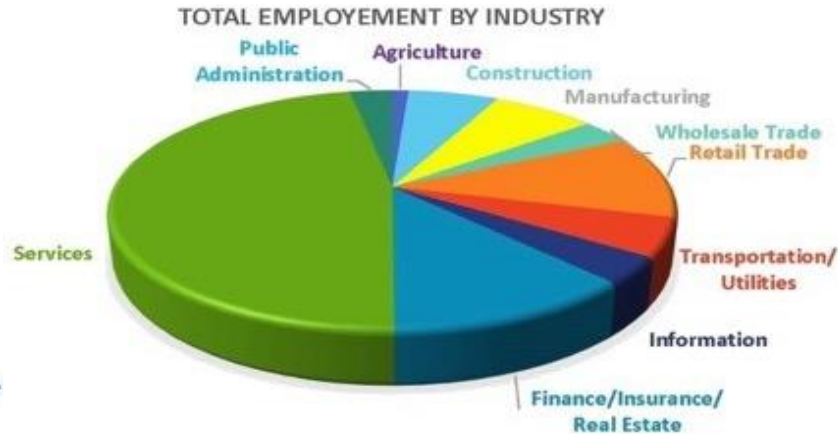
	Traffic Count	Miles From Subject
E. Eldorado	19,140	.05



Source: © 2024 CoStar Group / TXDOT 2023



# 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

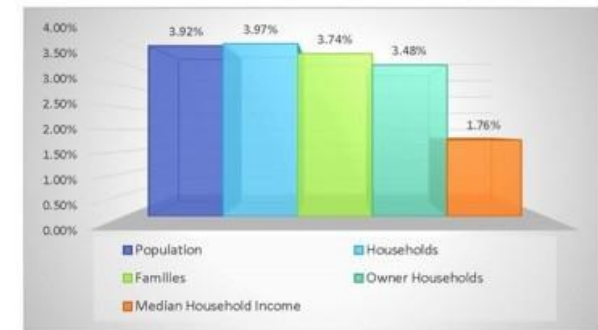
## Population:

- 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

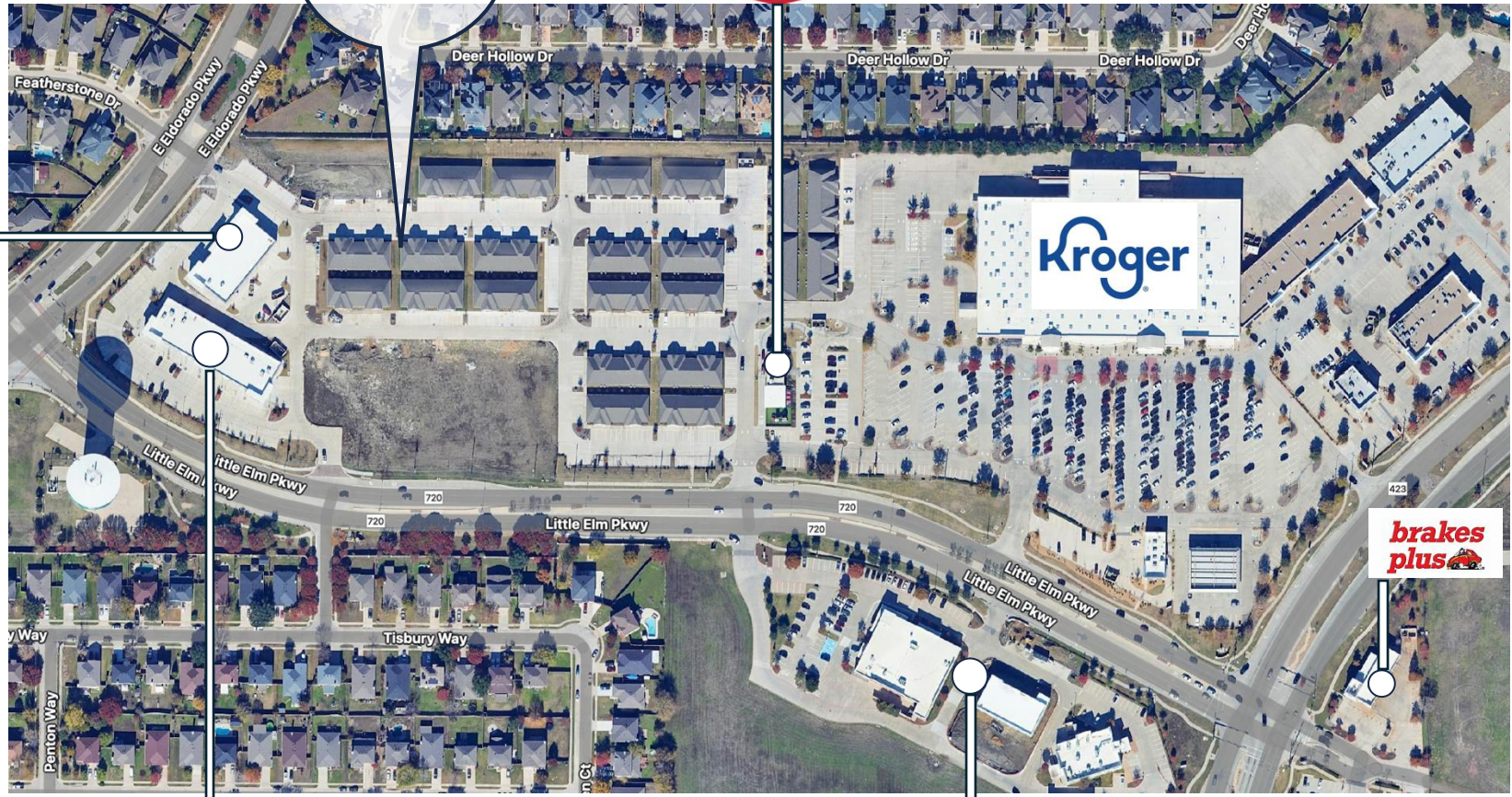


## Major Employers/No. of Employees:

• 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

# Aerial

SITE







7

**ROCKHILL**  
COMMERCIAL REAL ESTATE

**ELM RIDGE OFFICE PARK**  
2601 Little Elm Parkway  
Little Elm, TX 75068

**TONYA LABARBERA**  
469.323.2615  
tonya@rockhillcre.com



# Interior Photos



8

**ROCKHILL**  
COMMERCIAL REAL ESTATE

**ELM RIDGE OFFICE PARK**  
2601 Little Elm Parkway  
Little Elm, TX 75068

**TONYA LABARBERA**  
469.323.2615  
tonya@rockhillcre.com





## INFORMATION ABOUT BROKERAGE SERVICES

### 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.

### 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 do so by law.

### 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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate			
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
<u>License Broker Agent</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

