For Lease

1000 W. Eldorado Parkway Suite 600 Little Elm, TX 75068



Building Information

- Retail Suite 600 1,500 sf
- Shell space, ready to build out to meet tenant needs. Landlord will contribute interior finishout dollars to build out space.
- Parking ratio to accommodate 60 cars or 5:1000
- In-line space 25' wide x 60' deep.
- Clear Height 13'8"
- Gas, Electric, Water, Sewer all stubbed up to the building

For Information Contact:

out dollars to build out space.

g ratio to accommodate 60

Michael Huge, CCIM

Mike@HugeREA.com

(972) 333-4151





1000 W. Eldorado Pkwy Little Elm, TX 75068

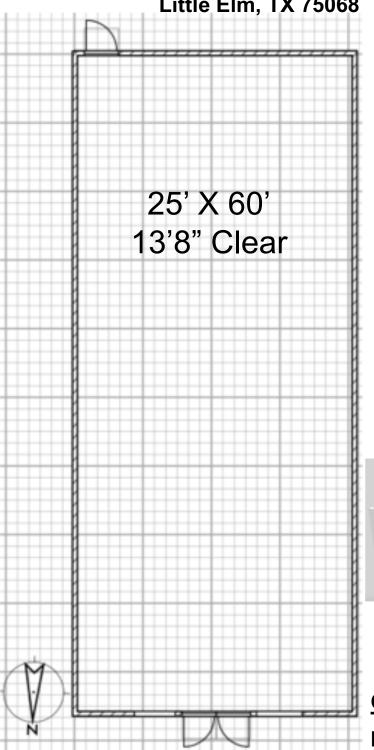




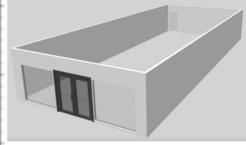
Property is located on Western edge of the City of Little Elm, TX. Building fronts Eldorado Pkwy on the south side of the street and is situated between the US Post office and Starbucks.

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Suite 600 – 1,500 sf Interior walls are erected, ready to receive improvements with leave out in the rear for sewer connections.

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Huge Real Estate Advisors

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS &

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Information About Brokerage Services

Below working with a real score broker, you densit know that he drake of a broker depend on whose the broker represent. If you are a prospective value or insulated (recent) or a prospective buyer or beaute (broker), you should know that the broker who have the same frequently for take or lesse in the recent's agent. A broker who are no a subspace represent the recent is comparation with the listing broker. A broker who note no a broker is superrequested the broker. A broker who note no a broker is superrequested the broker. A broker who note no a broker of parties of the parties recent in writing A broker can make you in licensing a property, properties or contact or laters, or obtaining flanning without representing you. A broker is obligated by low to twee you knowledge.

IF THE BROKER REPRESENTS THE OWNER.

The freillar bacomes the remain agent by estering into an agreement with the remain, couldy through a motive. Siding agreement, or by agreeing to not as a collegent by accepting an office of solingancy from the losing broker. A collegent way work to a different real action office. A listing broker or collegent one main the brown for those are appreciate the brown for those are appreciate the brown for the remain first. The brown should not tall the remain's agent explicing the brown small and main their time of the remain to have become an opening the brown should not made the remain to properly agent acted disclosures to the remain any acceptance on the agent.

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The broker becomes the beyon's apart by extenting two on agreement to represent the beyon money through a written beyon or presentation agreement. A beyon's apart one senior the remon but does not represent the remon and most given the unterest of the beyon the first represent the remon and most given the unterest of the beyon the first remon should not tall a beyon's agent mything the remon results not must the beyon's been because a beyon's agent most disclose to the beyon my contested information known to the agent.

IF THE RECEER ACTS AS AN INTERMEDISARY.

A broker may set as an intermediary between the parties of the foreign complies with The Texas Real Enters Lineau Act. The broker most White the written consent of each party to the themselves to set as an intermediacy. The written consent most otherwise self-self-party the broker and, in complement boild or underlined print, we first the broker's Adaptions on an intermediacy. The broker is required to treat each party brokerly and finite and to comply with the Texas Real Estate License Act. A broker who exist as moreovariety in a transmission in a transmission.

- (3) shall treat all parties becausely,
- (3) may not disclose that the versus will except a price less than these than price unless enforced in writing to the set by the course.
- (2) may are disclose that the beyon will pay a price greater than the price submitted in a written offer makes embertical in writing to do us by the beyon and
- (4) may an disclose any realisated submantion or any administration fast a party specifically incorum the forcing in enting set to disclose eights netherized in verting to disclose the submantion or required to do so by The Team Red Evine License Act or a court order or if the inflatuation summittly minter to the residence of the property.

With the parties' occurred, a broken setting so an innermediary featurement the parties' may appoint a persons who in licensed under The Team. Rest: Ecrote: License: Acr. and reconstruct with the broken to companions with and comy our instructions of one party and equilibrium with its licensed under the Acr. and associated with the broken to communicate with and carry our instructions of the other party.

If you close to have a liveler representative, you don't everuse a writes agreement with the broken that thenly extellation the broken's obligations and your obligations. The agreement thereif stems have said by whom the broken will be paid. You have the right to shows the type of representation, if any, you wish to meater. True prymeer of a lim to a broken time not measurably extellate that the broken represents you. If you have my questions regarding the deterand representation of the broken, you should results them questions below presenting.

This is not a community.

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There Red Duran Series, and Informer, we Dominal and regulated by the Trans. Each Enter Community (TREC), if you have a question or a complete regarding a real errors Transaction, you should contract the TREC of P. D. Box 12104, Austra, Team 76731-12101 or call 762 467 (1981).