

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 finish-out 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:**

Michael Huge, CCIM
Mike@HugeREA.com
(972) 333-4151

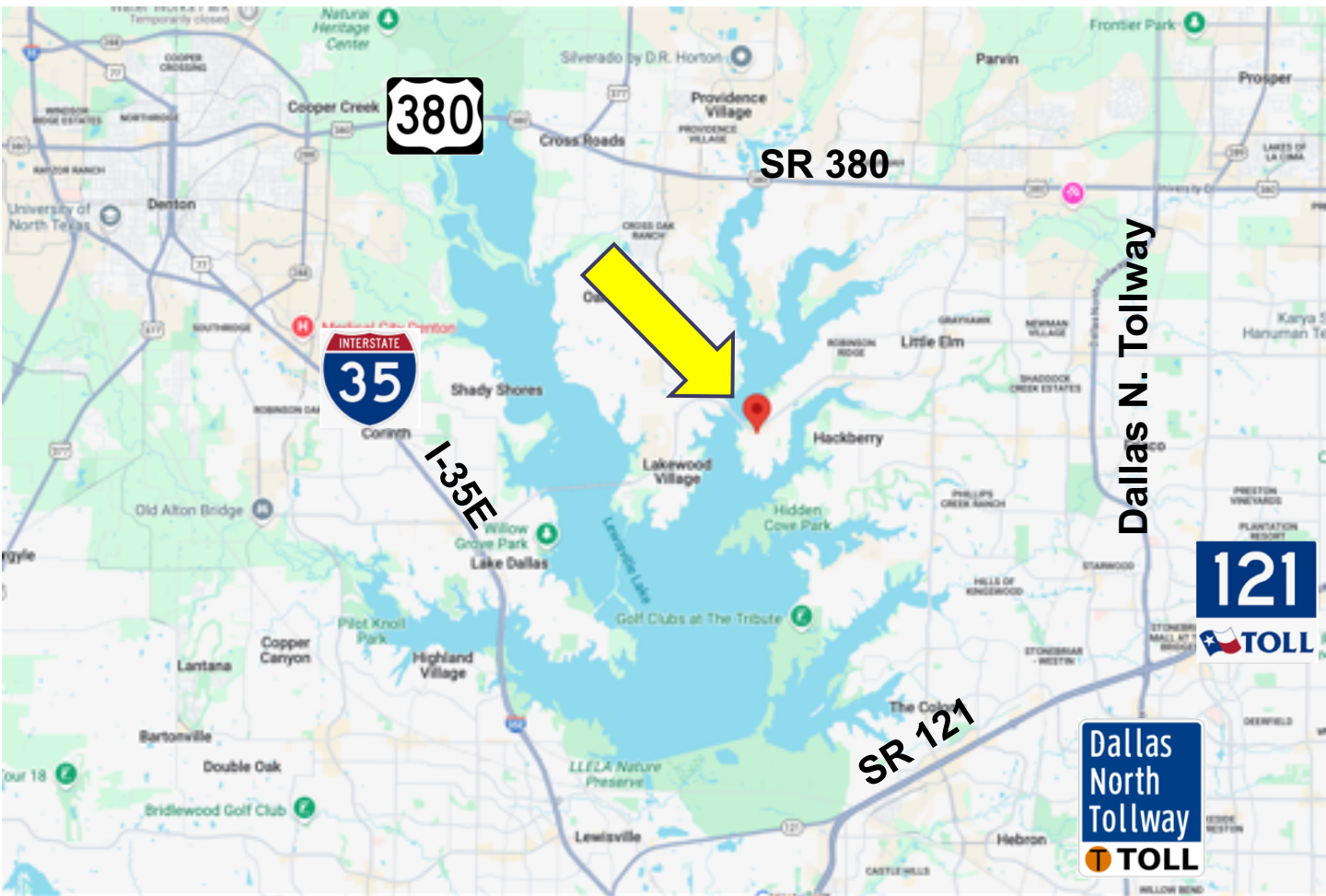


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CCIM

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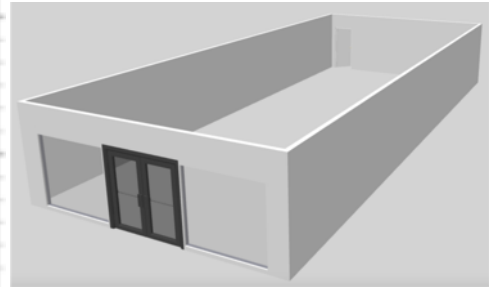
Property is located on Western edge of the City of Little Elm, TX. Building fronts Eldorado Pkwy on the south side of the street and is situated between the US Post office and Starbucks.

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25' X 60'
13'8" Clear

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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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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Time is not required of real estate licensees to give the following information about brokerage services to prospective buyers, owners, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because as owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Michael Huge d/b/a/ Huge Real Estate Advisors

Real Estate Broker/Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate License#

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Licensees are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-0188 or call 713 463 1969.