

o
School

on Park Blvd

WIKI CHICKEN



380



Magnolia Blvd



48,437 AADT '22



Ray Braswell High School



Proposed
WAFFLE
HOUSE



SITE



Holt Ave

17,253 AADT '22

AVAILABLE

US-380 Pad Site

26790 US-380 | Little Elm, TX



US-380 Pad Site

26790 US-380 | Little Elm, TX



2.44± AC
Available

JOIN THESE RETAILERS



SPEC'S
WINES · SPIRITS · FINER FOODS

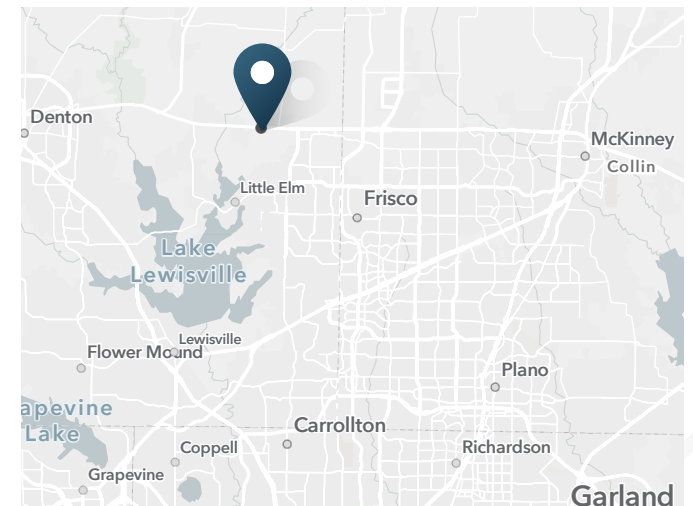


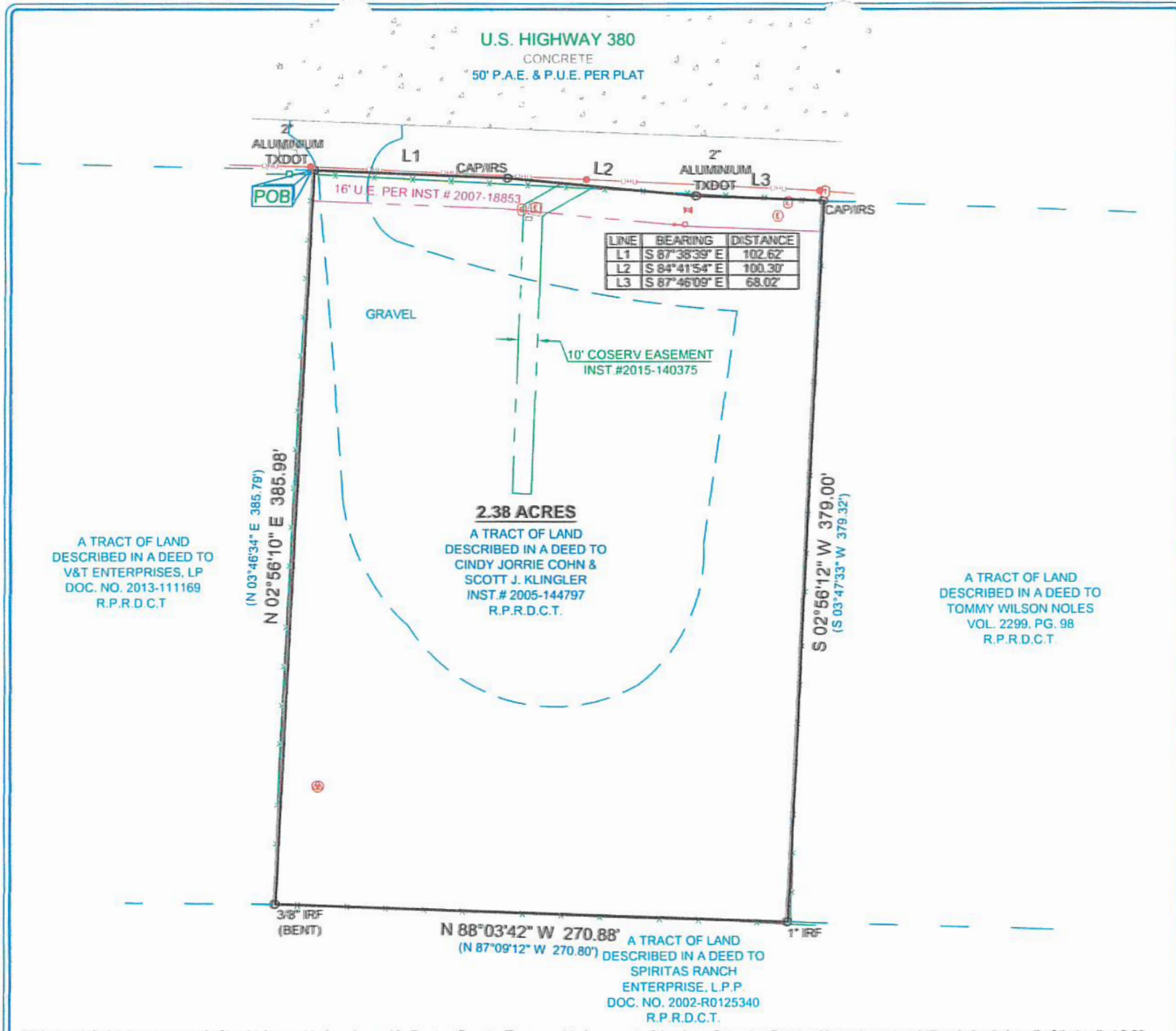
TRAFFIC COUNTS

US-380	48,437 AADT '22
FM-1385	46,404 AADT '21
FM-720	18,850 AADT '22

Source: TxDOT

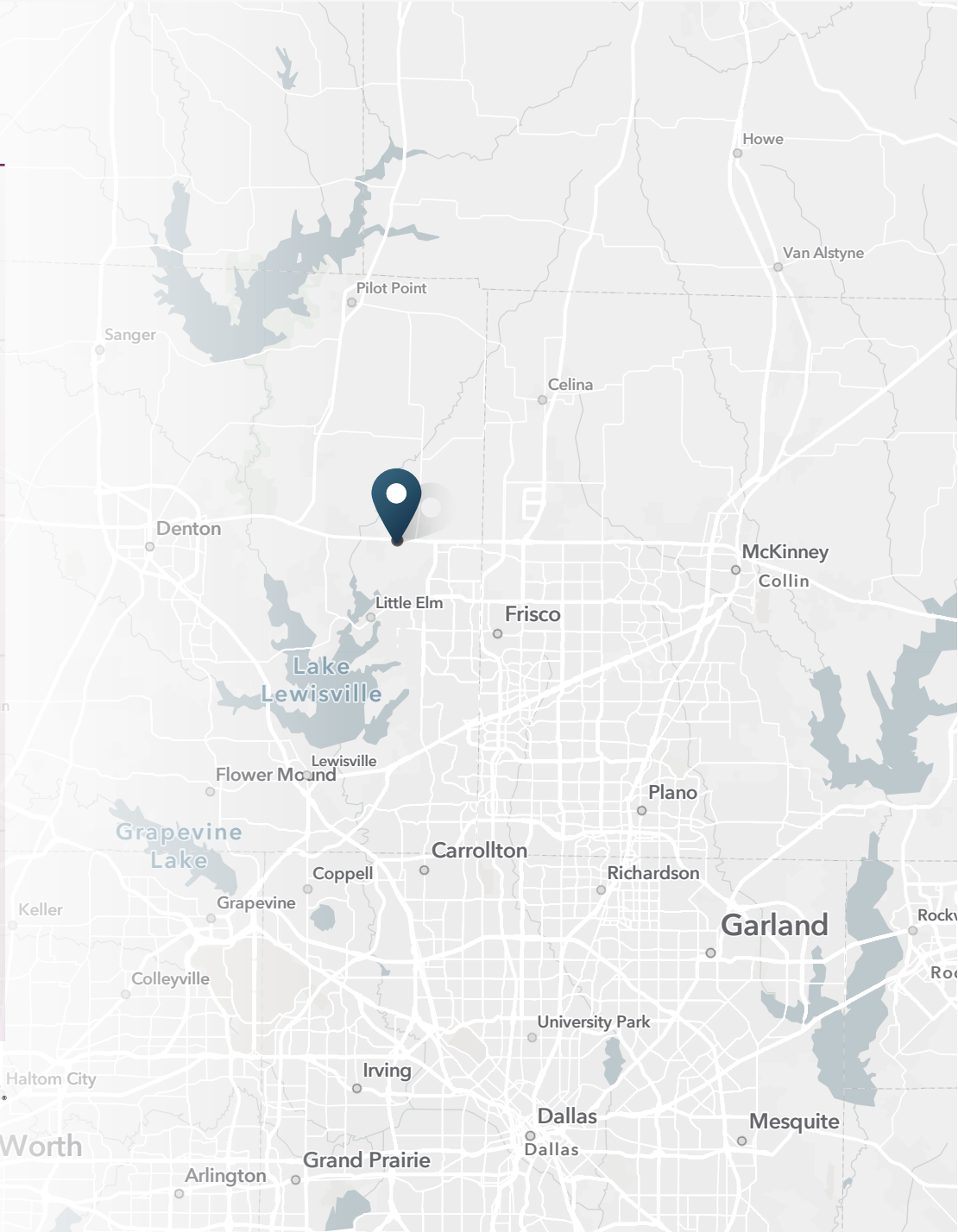
Contact
Broker
Rate





DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	17,958	89,366	187,940
2028 Projected Population	22,024	101,555	223,986
Projected Annual Growth Rate 2023 to 2028	4.17%	2.59%	3.57%
Daytime Population			
2023 Daytime Population	11,193	56,172	123,938
Workers	2,901	12,438	32,636
Residents	8,292	43,734	91,302
Income			
2023 Est. Average Household Income	\$140,508	\$151,453	\$152,355
2023 Est. Median Household Income	\$115,256	\$118,890	\$118,807
Households & Growth			
2023 Estimated Households	6,000	28,008	60,291
2028 Estimated Households	7,380	32,023	72,586
Projected Annual Growth Rate 2023 to 2028	4.23%	2.72%	3.78%
Race & Ethnicity			
2023 Est. White	54%	50%	53%
2023 Est. Black or African American	20%	19%	15%
2023 Est. Asian or Pacific Islander	5%	11%	10%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	6%	6%	7%
2023 Est. Hispanic	20%	19%	21%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

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.

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 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.

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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