



RETAIL / COMMERCIAL SPACE FOR LEASE

Unit 400

26744 E University Drive · Little Elm, Texas 75068

1,381 SF

Leasable Area

\$35 / SF / Yr

Asking Rent
+ NNN

Immediate

Availability

"Clean, open, and immediately functional — a blank canvas sized right for boutique retail, wellness, professional services, or food concepts."





PROPERTY OVERVIEW

A Turnkey Retail Suite in a High-Traffic Little Elm Corridor

Unit 400 presents 1,381 square feet of move-in ready commercial space in one of Little Elm's most active retail strips. Positioned within a well-maintained multi-tenant center, this suite benefits from consistent daily traffic along University Drive — a primary east-west connector serving the rapidly growing communities of Little Elm, Frisco, and The Colony.

The interior features hardwood-style luxury vinyl plank flooring, freshly painted neutral walls, and a drop ceiling with recessed lighting — providing a polished foundation that minimizes tenant improvement costs.



26744 E University Drive — Unit 400

INTERIOR GALLERY

Space Photography



Open retail area — LVP flooring & shelving



Reception counter with marble-look panels



Front area — glass storefront & natural light



Secondary space / back room



KEY FEATURES

Why This Space Works

Open Column-Free Floor Plan

1,381 SF of unobstructed space — configure freely for retail, treatment rooms, offices, or studio layout.

Full-Glass Storefront

Floor-to-ceiling glass entry with dual doors maximizes natural light and street-facing brand visibility.

Move-In Ready Finishes

Premium LVP flooring, drop ceiling with recessed lights, freshly painted walls — minimal TI spend required.

Built-In Reception & Shelving

wall shelving ready for immediate use.

Signage Opportunity

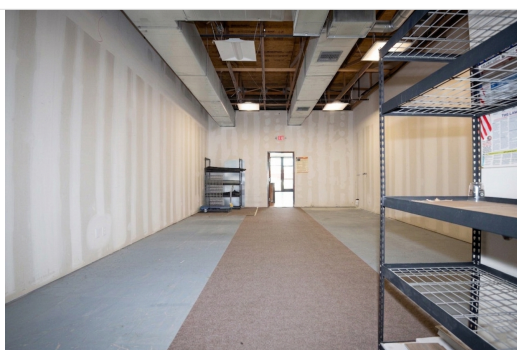
Exterior building signage available above storefront — strong brand exposure to University Drive traffic.

Ample Surface Parking

Shared parking lot with easy customer access and ADA-compliant reserved spaces directly in front.



Back storage / flex area — open ceiling



Rear corridor — dual exit access

PROPERTY SPECIFICATIONS

Space Details

Address	26744 E University Dr	Unit	400
City / State	Little Elm, TX 75068	Leasable Area	1,381 SF
Space Type	Retail / Commercial	Asking Rate	\$35.00 / SF / Year + NNN
Lease Type	NNN (Triple Net)	Availability	Immediate
Flooring	Luxury Vinyl Plank	Ceiling	Drop Ceiling w/ Recessed Lighting
HVAC	Central Air & Heat	Parking	Surface Lot, Shared, ADA Accessible
Signage	Building Exterior Available	Zoning	Commercial Retail



LOCATION & DEMOGRAPHICS

Positioned for Growth

● University Drive Corridor

Primary east-west artery connecting Little Elm to FM 423, Frisco, and The Colony — high daily traffic counts and consistent exposure to commuters and residents.

● Little Elm — 120,000+ Population

One of Texas's fastest-growing municipalities with explosive residential development, bringing a high-income, young-family demographic to the immediate trade area.

● ~10 Min to Frisco & The Colony

Located minutes from Frisco's established retail and employment base — captures cross-community spending from one of the highest-income suburban markets in DFW.

● Strong Co-Tenancy

Shares the center with SimpleVet Pet Hospital, Cellphone Repair, and The Water Tree — generating regular foot traffic from a diverse, recurring customer base.



26744 E University Drive — Little Elm, TX

LEASE SUMMARY

Financial Overview — Lease Terms at a Glance

ASKING RENT

\$35.00 / SF / Year

Plus NNN — tenant responsible for pro-rata share of taxes, insurance & CAM

LEASE TYPE

NNN (Triple Net)

Tenant pays operating expenses in addition to base rent

AVAILABLE SPACE

1,381 SF

Unit 400, contiguous and immediately available

LEASE TERM

Negotiable

Minimum 2–5 years preferred; longer terms considered

OCCUPANCY

Immediate

Vacant and ready for tenant buildout or move-in

PERMITTED USES

Retail / Commercial

Subject to landlord approval and local zoning

All information contained herein is from sources deemed reliable but is not guaranteed. Prospective tenants should independently verify all data prior to entering into a lease agreement. Cecilia Hampton makes no guarantee, warranty, or representation as to the accuracy of the information. Offered subject to prior lease, change in terms, or withdrawal without notice.

Schedule a Tour or Request More Information

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