

# ELDORADO CROSSING

2763- 2765 E ELDORADO PARKWAY, LITTLE ELM, TX 76068



**2ND GENERATION GYM AVAILABLE! WALK IN AND START YOUR  
GYM TODAY -NO SET UP REQUIRED!  
LEASED WITH ALL EQUIPMENT**

**AVAILABLE SPACE: 2,800 SQFT**

**-LEASE RATES: \$15/SQFT + NNN**

**CURRENTLY \$10.46 (\$5,940.67/MONTH)**

**-3 MONTHS FREE RENT**

**ELDORADO PKWY & FM 423 MAIN ST - LITTLE ELM, TEXAS 75068**

**(ON THE BORDER OF LITTLE ELM & FRISCO)**

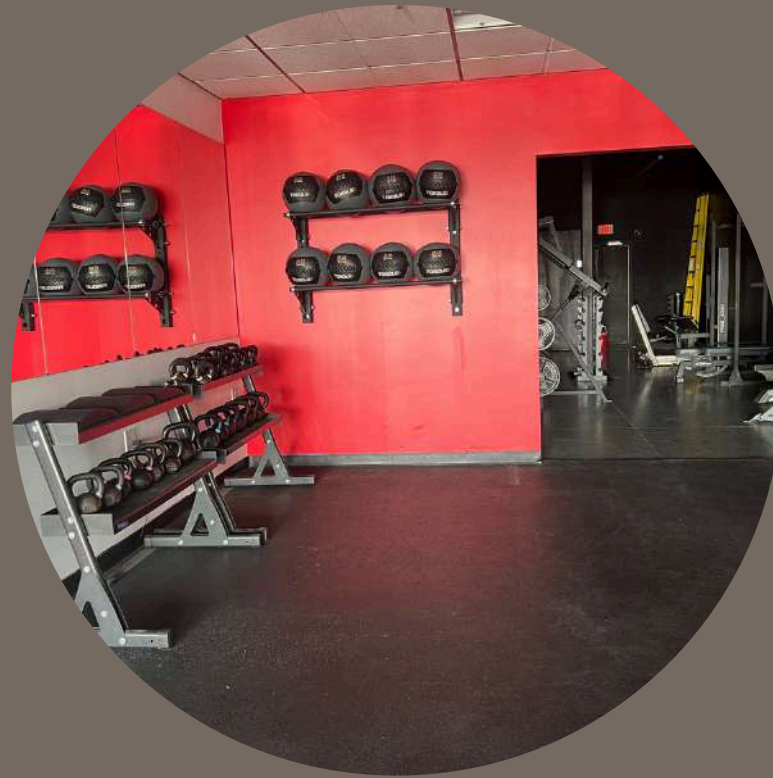


JOSE THANKACHAN  
JOSE.BEAM@YAHOO.COM  
214-529-4565

COURTNEY BOWLES  
MANAGER.JOSECOMMERICAL@GMAIL.COM  
325-829-0407

## PROPERTY HIGHLIGHTS:

- LOCATED AT THE NORTHWEST CORNER OF ELDORADO PARKWAY & FM 423 (MAIN ST)
- (BORDERING FRISCO & LITTLE ELM)
- ANCHORED BY LOWE'S
- SITUATED AT ONE OF THE BUSIEST FOUR CORNER INTERSECTIONS IN LITTLE ELM/FRISCO
- 18'-20'TALL MONUMENT SIGN ON ELDORADO PKWY



## TRAFFIC GENERATORS NEAR BY:

## TRAFFIC COUNTS:

ELDORADO PKWY: 31,893 VPD  
FM 423: 23,558 VPD

Walmart  
Supercenter

HOBBY  
LOBBY

CHASE

AutoZone

DOLLAR TREE

CVS  
pharmacy

24  
HOUR FITNESS

LOWE'S  
Home Improvement Warehouse

Firestone



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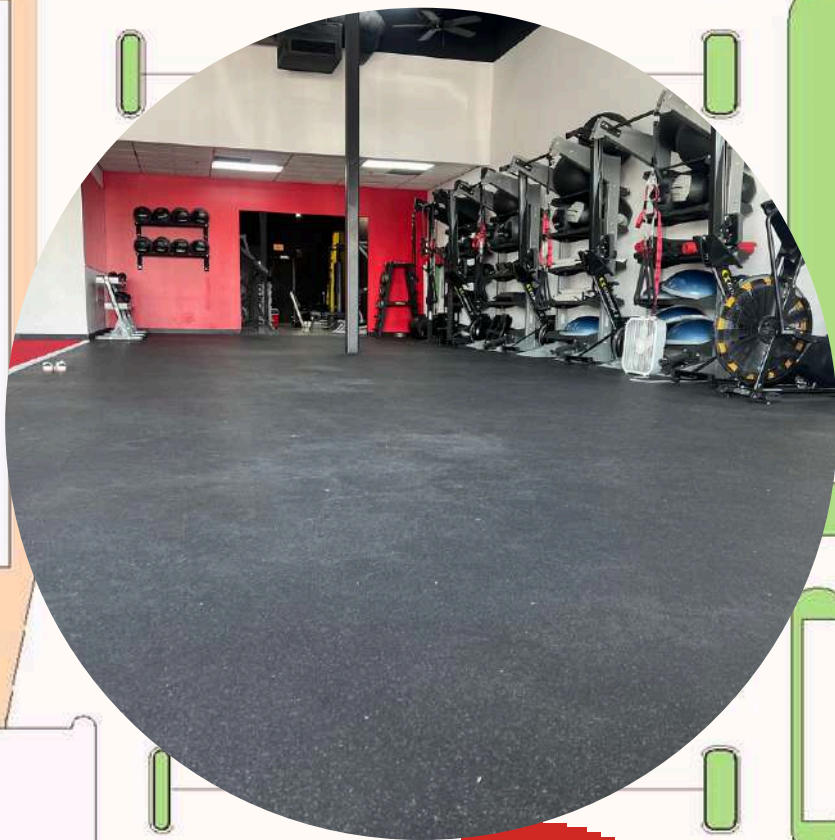
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crick  
Ice Cre  
Donu  
Dent  
InTown  
CREDIT U

Joe's Pizza

**2,800 sqft**

Peak Physical Rehab

Sidekicks

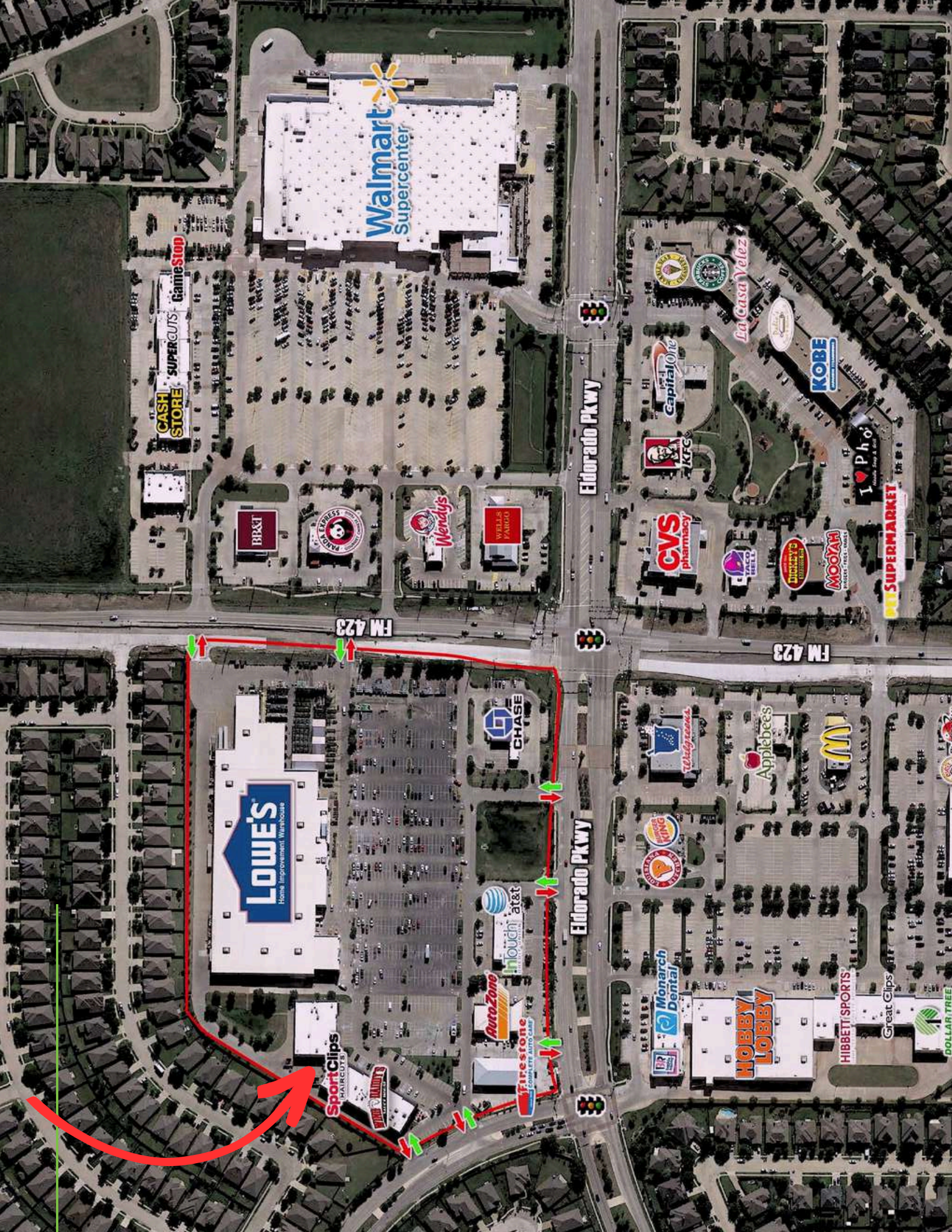
Lorven Imperial

QQ Spa  
14/4 Music School  
Nail Salon  
Sport Clips  
State Farm  
Hot Wok Cafe  
Dry Cleaner  
Indian Grocer'  
Daddy's

Zone

Tru  
\$1  
ETE AL





Walmart  
Supercenter

CASH STORE  
GameStop  
SUPER CUTS

BB&T

Wendy's

Wendy's

Wells Fargo

FM 423

Lowe's  
Home Improvement Warehouse

CHASE

at&t

Auto Zone

Firesone

Sport Clips  
HAIRCUTS

Eldorado Pkwy

Eldorado Pkwy

Capital One

KFC

CVS  
pharmacy

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pharmacy

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pharmacy

La Casa Velez

KOBE

I Love Pho

Mooch

Mooch

Mooch

Mooch

Mooch

Mooch

Mooch

Mooch

FM 423

Applebee's

McDonald's

Monarch Dental

HOBBY LOBBY

HIBBETT SPORTS

Great Clips

DOLLAR TREE



# Demographics

	1 mile	3 miles	>20 Min. Drive
Population:	19,838	113,285	561,140
Households:	5,936	35,864	193,356
Median Age:	37.50	37.60	38.20
Median HH Income:	\$127,189	\$128,942	\$123,235
Daytime Employees:	3,129	16,491	312,325
Population Growth '24 - '29:	19.11%	20.65%	38.58%
Household Growth '24 - '29:	19.66%	21.24%	39.16%

# Traffic Counts

FM 423-->Eldorado Pkwy S: 13,993 (2025)  
Eldorado Pkwy--> Heatherdale Dr NE: 18,574  
Eldorado Parkway-->FM 423 W: 31,651  
Eldorado Pkwy-->FM 423 W: 32,041  
Farm-to-Market Road 423-->Sunflower Dr N: 39,351







## Information About Brokerage Services

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

11-2-2015



### 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.

Beam Real Estate, LLC	0480204		
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mani Jacob	0480204	mani@beamrealestate.com	972-484-6644
Designated Broker of Firm	License No.	Email	Phone
Jose Thankachan	0528492	jose.beam@yahoo.com	214-529-4565
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jose Thankachan	0528492	jose.beam@yahoo.com	214-529-4565
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date