

1135 E Eldorado Parkway, Little Elm, TX 75068

FOR SALE/GROUND LEASE

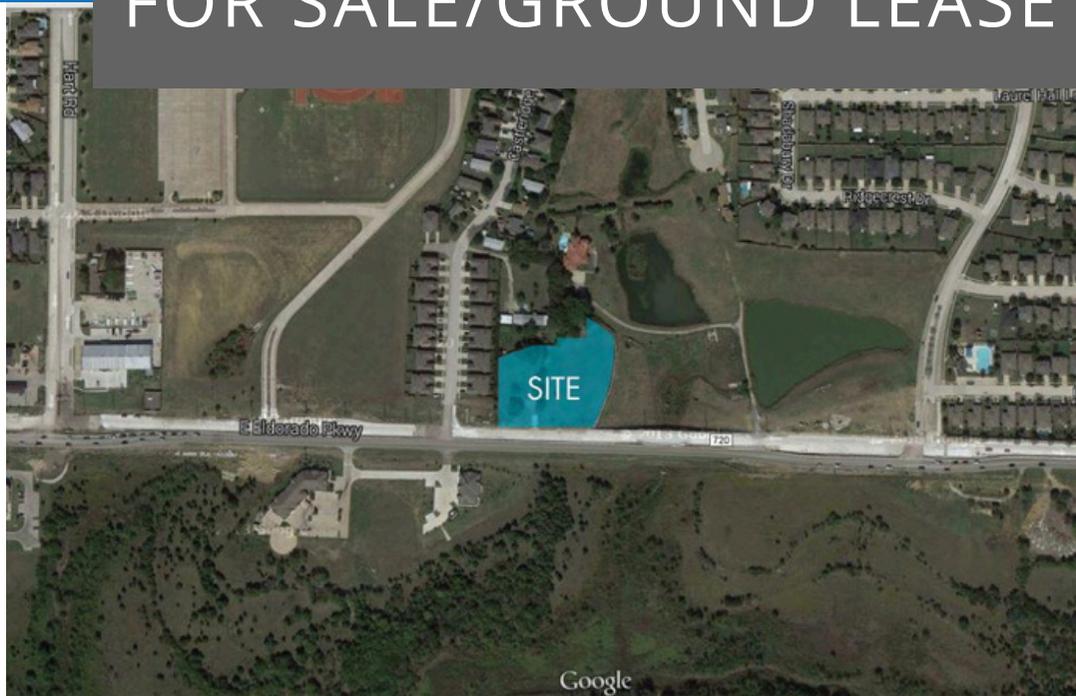
The owner will pay for a concept plan!!

TYPE LAND - Commercial Zoned

SIZE +/- 2.84 ACRES

PRICE SEE AGENT

ZONED MIXED USE/PD-181 (C-1)



2024 DEMOGRAPHICS*	1 Mile	3 Mile	5 Mile
Population	17,061	97,584	216,598
Average HH Income	\$100,340	\$138,976	\$152,001

*CoStar

PROPERTY VITALS

+/- 123,710 SF Commercial Land
Ready for development now!

- Commercial retail, and Restaurant, allows for a variety of uses.
- Great Frontage on Busy Eldorado Parkway
- Surrounded by lots of Single-family homes
- All the utilities including the sewer line are at the road

EXCLUSIVELY OFFERED BY:

AL TAGHIZADEH
(972) 867-1000
ataghizadeh@capstonecommercial.com

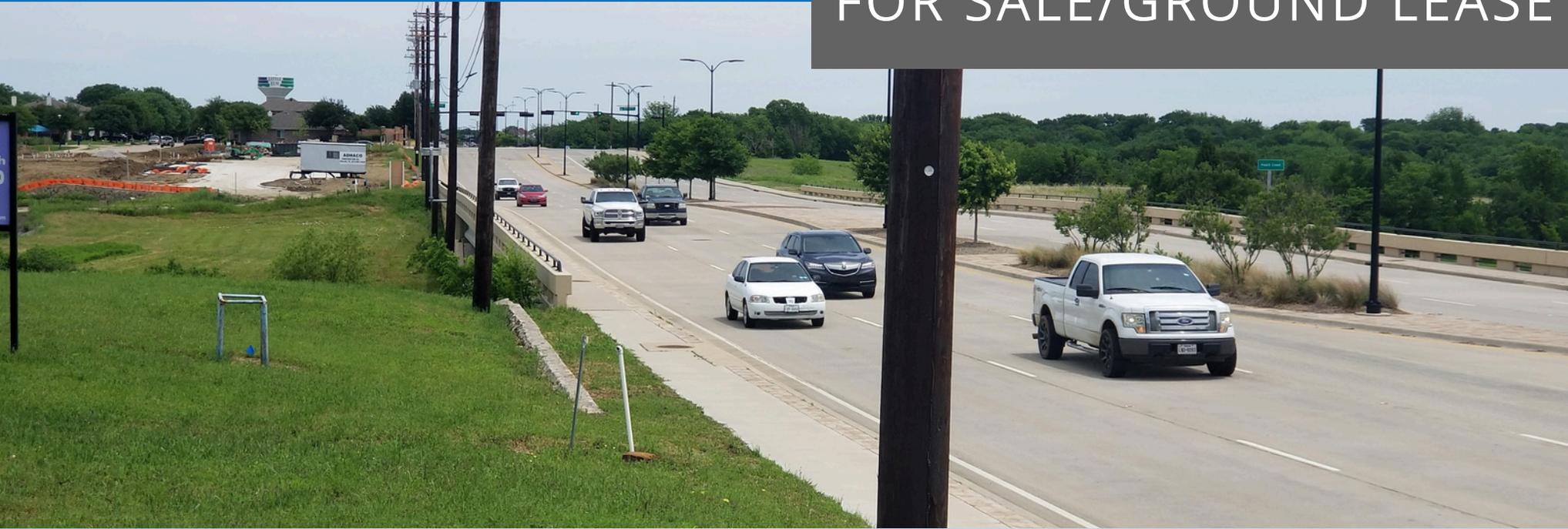


**CAPSTONE
COMMERCIAL**

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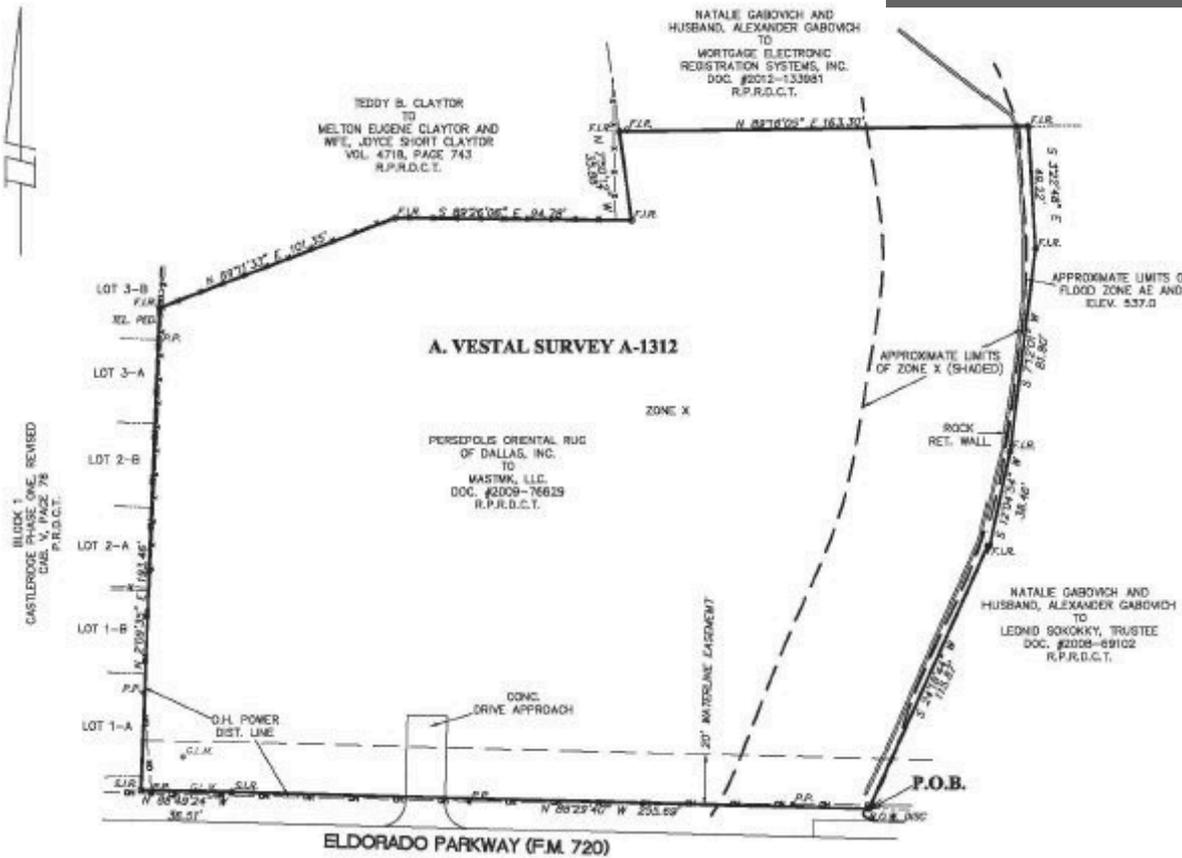
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FIELD NO 163
1.867 ACRES

BEING all that certain lot, tract, or parcel of land situated in the A. Vestal Survey Abstrct Number 1312 in the Town of Little Elm, Denton County, Texas, being a part of that certain tract of land conveyed by deed from Persepolis Oriental Rug of Dallas, LLC to MASTM, LLC recorded under Document Number 2008-76628, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a right-of-way disc found for corner in the north line of Farm-to-Market Highway Number 720 (also known as Sidewalk Parkway), a public roadway, said point being the southwest corner of that certain tract of land conveyed by deed from Natalie Gabovych and husband, Alexander Gabovych to Leonid Sokolky, Trustee recorded under Document Number 2008-69102, Real Property Records, Denton County, Texas;

THENCE N 88° 29' 40" W, 255.69 feet with said north line of said Farm-to-Market Highway to an iron rod set for corner;

THENCE N 88° 49' 24" W, 96.61 feet with said north line of said Farm-to-Market Highway to an iron rod set for corner, said point being the southeast corner of Lot 1-A, Block 1 of Castlebridge Phase One Revised, an addition to the Town of Little Elm, Denton County, Texas according to the plat thereof recorded in Cabinet 1, Page 76, Plat Records, Denton County, Texas;

THENCE N 02° 09' 39" E, 190.48 feet with the east line of said Block 1 of said Castlebridge Phase One Revised to an iron rod found for corner, said point being the southwest corner of that certain tract of land conveyed by deed from Teddy B. Clayton to Melton Eugene Clayton and wife, Joyce Short Clayton recorded in Volume 6716, Page 745, Real Property Records, Denton County, Texas;

THENCE N 69° 11' 33" E, 101.25 feet with the south line of said Clayton tract to an iron rod found for corner;

THENCE S 84° 26' 06" E, 94.76 feet with said south line of said Clayton tract to an iron rod found for corner, said point being the southeast corner of said Clayton tract;

THENCE N 07° 50' 12" W, 35.88 feet with the east line of said Clayton tract to an iron rod found for corner, said point being the southwest corner of that certain tract of land conveyed by deed from Natalie Gabovych and husband, Alexander Gabovych to Mortgage Electronic Registration Systems, Inc. recorded under Document Number 2012-133981, Real Property Records, Denton County, Texas;

THENCE N 68° 16' 09" E, 163.20 feet with the south line of said Mortgage Electronic Registration Systems tract to an iron rod found for corner, said point being the northwest corner of said Sokolky tract;

THENCE S 03° 22' 48" E, 49.22 feet with the west line of said Sokolky tract to an iron rod found for corner;

THENCE S 07° 12' 01" W, 81.80 feet with said west line of said Sokolky tract to an iron rod found for corner;

THENCE S 12° 04' 04" W, 36.46 feet with said west line of said Sokolky tract to an iron rod found for corner;

THENCE S 24° 18' 44" W, 115.67 feet with said west line of said Sokolky tract to the PLACE OF BEGINNING and containing 1.867 acres of land.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED:

I hereby certify that on the 18th day of October, 2013, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify that only portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and incorporated Area, Map Number 48121C04X, dated April 18, 2011. (Subject property lies in ZONE AE, Zone X (SHADED) and Zone X approximately as shown).

Jensel D. Yossan, Professional Land Surveyor
Texas R.P.L.S. No. 4561

SURVEY PLAT
1.867 ACRES
IN THE
A. VESTAL SURVEY A-1312
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

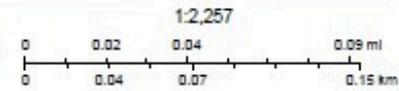
LANDMARK SURVEYORS, L.L.C.
43381-35 NORTH DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
AL. TACHIZADEH

DRAWN BY: SEB SCALE: 1"=50' DATE: 18 OCTOBER, 2013 JOB NO: 132896



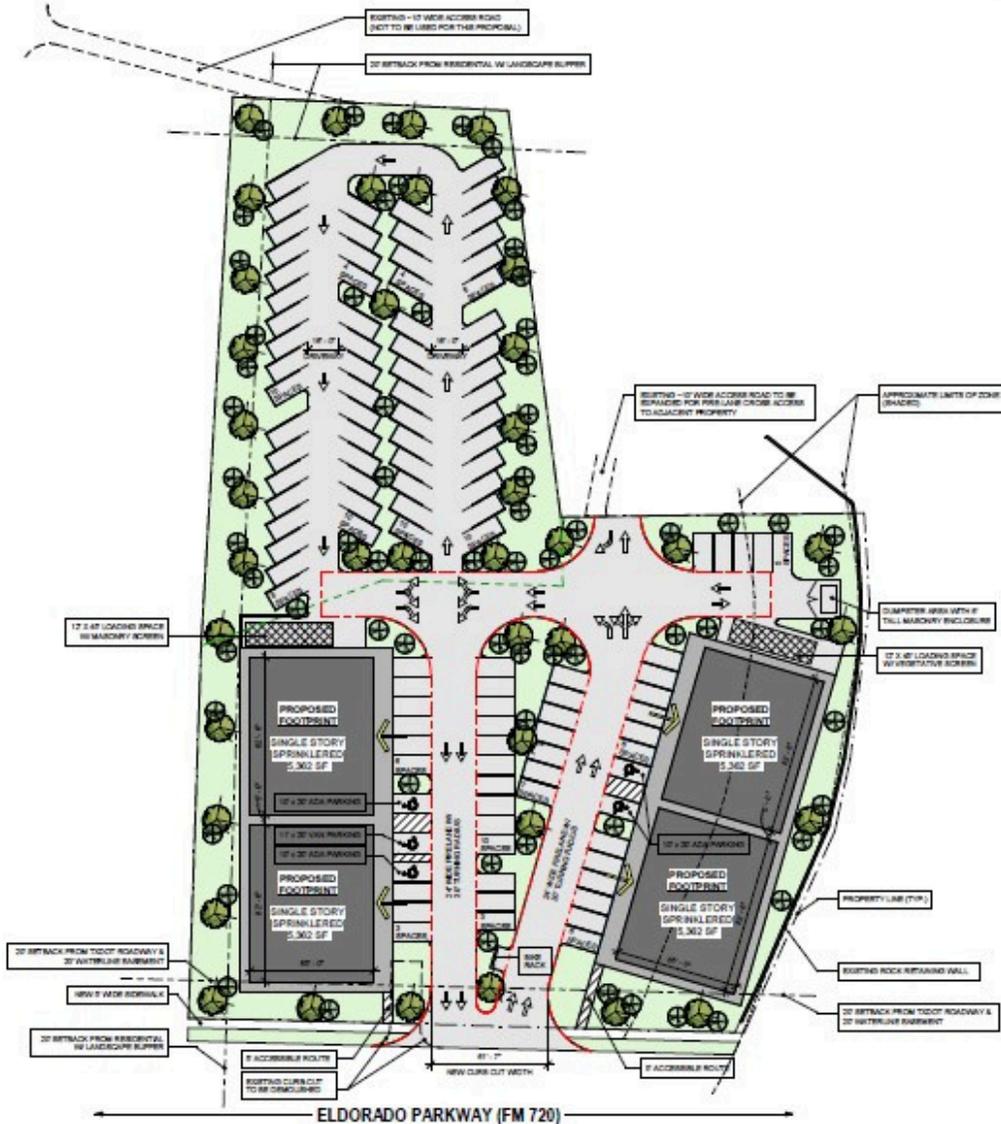
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- | | | | | | | |
|-------------------------|------------------|---------------------|------------------------|----------------|---------------------------|-----------------------|
| Subdivisions | Sewer Fittings | Water Lateral Lines | Water Curb Stop Valves | Cross | Water Service Connections | Light Commercial (LC) |
| Site Address | Lift Stations | Fire | Water System Valves | Reducing Tee | Zoning | Light Industrial (LI) |
| Town Limits | Sewer Manholes | Domestic | Hydrant Valve | Tap | Agriculture (AG) | Single Family (A1) |
| Tax Parcel | Sewer Clean Outs | Hydrant | Isolation | Tee | Duplex (D) | Road Centerlines |
| Sewer Pressurized Mains | Water Casings | Irrigation | Water Fittings | Other Fittings | Multi-Family (MF) | |
| Gravity Mains | | Water Mains | Bend | Water Hydrants | Community Facility (CF) | |
| | | Potable | Cap | | | |



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ArcGIS Web AppBuilder
Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri | See web site for license constraints | Town of Little Elm, TX, ESRI | City of Naperville, Esri, Inc.



MINIMUM FRONT YARD SETBACK ON TYPICAL ROADWAYS: 20'
 MINIMUM FRONT YARD SETBACK ON ALL OTHER ROADWAYS: 30'
 MAXIMUM FRONT YARD SETBACK ON TYPICAL ROADWAYS: 40'
 MAXIMUM FRONT YARD SETBACK ON ALL OTHER ROADWAYS: 50'

MINIMUM SIDE YARD SETBACK: 10' MINIMUM
 MINIMUM SIDE YARD SETBACK ADJACENT TO RESIDENTIAL: 20'
 MINIMUM REAR YARD SETBACK: 10' MINIMUM
 MINIMUM REAR YARD SETBACK ADJACENT TO RESIDENTIAL: 20'

MINIMUM LOT WIDTH: 30'
 MINIMUM LOT AREA: 1 ACRE
 MAXIMUM LOT COVERAGE: 10%

PARKING REQUIRED: ONE SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA
 LANDSCAPING REQUIRED: 10% OF GROSS VEHICULAR USE AREA

PERMITTED USES (IN LIGHT COMMERCIAL ZONING) INCLUDE BUT NOT LIMITED TO:
 (Some of the uses are not intended to be used in conjunction with each other.)

OFFICE SPACE
 FITNESS CENTER
 NIGHT CLUB
 GLENNETH

CLINICAL LABORATORY
 SHOPPING CENTER
 OFFICE BUILDING
 PRINT SHOP

ANIMAL CLINIC
 MAINTENANCE
 SERVICE CENTER
 MEDICAL SERVICE

STORAGE AND BOUNDARIES: COMMERCIAL, VARIETY, OR DEPARTMENT STORE (S)
 COMMERCIAL EQUIPMENT STORAGE
 PATTERNS, ORGANIZATIONAL, LODGE, COACH CLUB, PRAYER, OR BROTHERLY SOCIETY
 MINOR USES OPERATED BY THE TOWN OF LITTLE ELM
 ARTS & SHOP AND LABOR PURPOSES (HOUSE ONLY)
 BUS, INDUSTRIAL, AND HARDWARE SALES
 HARDWARE AND HOME IMPROVEMENT STORES
 DISCOUNT OR FURNITURE
 GROCERIES
 GYMNASIUMS, OPTICAL SALES
 CATERING SERVICES
 CLEANING AND PRESSING (SMALL SHOP ONLY)
 CONTRACTOR'S SHOP (HOUSE ONLY)
 CUSTOM MEDICAL SERVICES
 HOUSEHOLD APPLIANCE SERVICE AND REPAIR
 VETERINARY AND OUTDOOR RIDING
 LAUNDRY (VETERINARY CLINIC OR A MINOR EQUIPMENT STORE)
 PHOTO DEVELOPING, MUSIC, ARTS (HOUSE ONLY)
 AUTOMOTIVE SALES (ACCESSORIES ONLY)
 JEWELRY STORES
 ARCHITECTURAL CENTER
 COLLEGE, UNIVERSITY, OR TRADE SCHOOL
 HOSPITAL
 HOTEL, FULL SERVICE
 MEETING AND BANQUET HALLS
 THEATRE (WOODEN)
 RESTAURANT WITH SEPARATE BAR (HOUSE ONLY)
 PUBLIC FACILITY
 PUBLIC AND RECREATION BUILDING
 SCHOOL (PUBLIC)

TOTAL BUILDING FOOTPRINT: 10,724 SQ. FT. (10,724 SQ. FT. + 10% = 11,800 SQ. FT. ALLOWED)
 PARKING PROVIDED: 138 + 5 ADA (1,488 + 300 = 1,788 REQUIRED)
 GROSS VEHICULAR USE AREA PROVIDED: 32,810 SQ. FT.
 LANDSCAPING PROVIDED: 3,281 SQ. FT. (3,281 SQ. FT. + 10% = 3,609 SQ. FT. REQUIRED)

JOINERS AND BUILDING CODES ARE SUBJECT TO CHANGE AND VARYING INTERPRETATIONS. BUYER SHOULD TAKE CARE TO ENSURE THESE PLANS COMPLY WITH LOCAL AND STATE REGULATIONS AND CODES.

THIS DOCUMENT IS PREPARED BASED ON DISCUSSION WITH THE OWNER AND THE ARCHITECT'S OWN KNOWLEDGE OF CONSTRUCTION TECHNIQUES AND BUILDING CODES. IT IS INCUMBENT UPON THE OWNER AND/OR THE BUYER TO REVIEW THE DRAWINGS TO ENSURE THESE ITEMS ARE CORRECT.

IT IS SOLELY THE OWNER'S AND/OR BUYER'S RESPONSIBILITY TO CONTACT THE ENGINEER TO ASCERTAIN THE SITE'S CONDITION.

THE OWNER AND/OR THE BUYER ACKNOWLEDGES THAT THEY ASSUME THE SOLE RESPONSIBILITY FOR CONDUCTING COMPREHENSIVE DUE DILIGENCE PRIOR TO MAKING ANY DECISION. ANY INFORMATION RECEIVED FROM THE ARCHITECT SHALL BE USED AS A CONCEPT AND SHOULD NOT BE THE SOLE BASIS OF A DECISION. THE OWNER AND/OR THE BUYER AGREES TO INDEMNIFY, DEFEND, AND HOLD THE ARCHITECT HARMLESS AND RELEASES THE ARCHITECT (POINT5a) FROM ANY LIABILITY ARISING FROM THIS DOCUMENT.

THE OWNER AND/OR THE BUYER AND THEIR REPRESENTATIVES SHALL HOLD AND WAIVER THE ARCHITECT (POINT5a) FROM AND AGREE TO ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES ARISING FROM THIS DOCUMENT.

GRAPHIC LEGEND

- DEFINITION POND
- LANDSCAPING
- VEHICULAR USE AREA
- BUILDING PAD
- BUILDING
- POTENTIAL ENTRANCE LOCATION
- 24" WIDE FIRELAW WITH 30" TURNING RADIUS
- PROPERTY LINE

REV	DESCRIPTION	DATE

POINT5a
 Architecture | Interiors
 682.556.6956 | nima@point5a.com

THESE DOCUMENTS ARE FOR INTERNAL REVIEW AND USE FOR CONSTRUCTION, RECORD, OR PERMIT PURPOSES.

SITE PLAN FEASIBILITY

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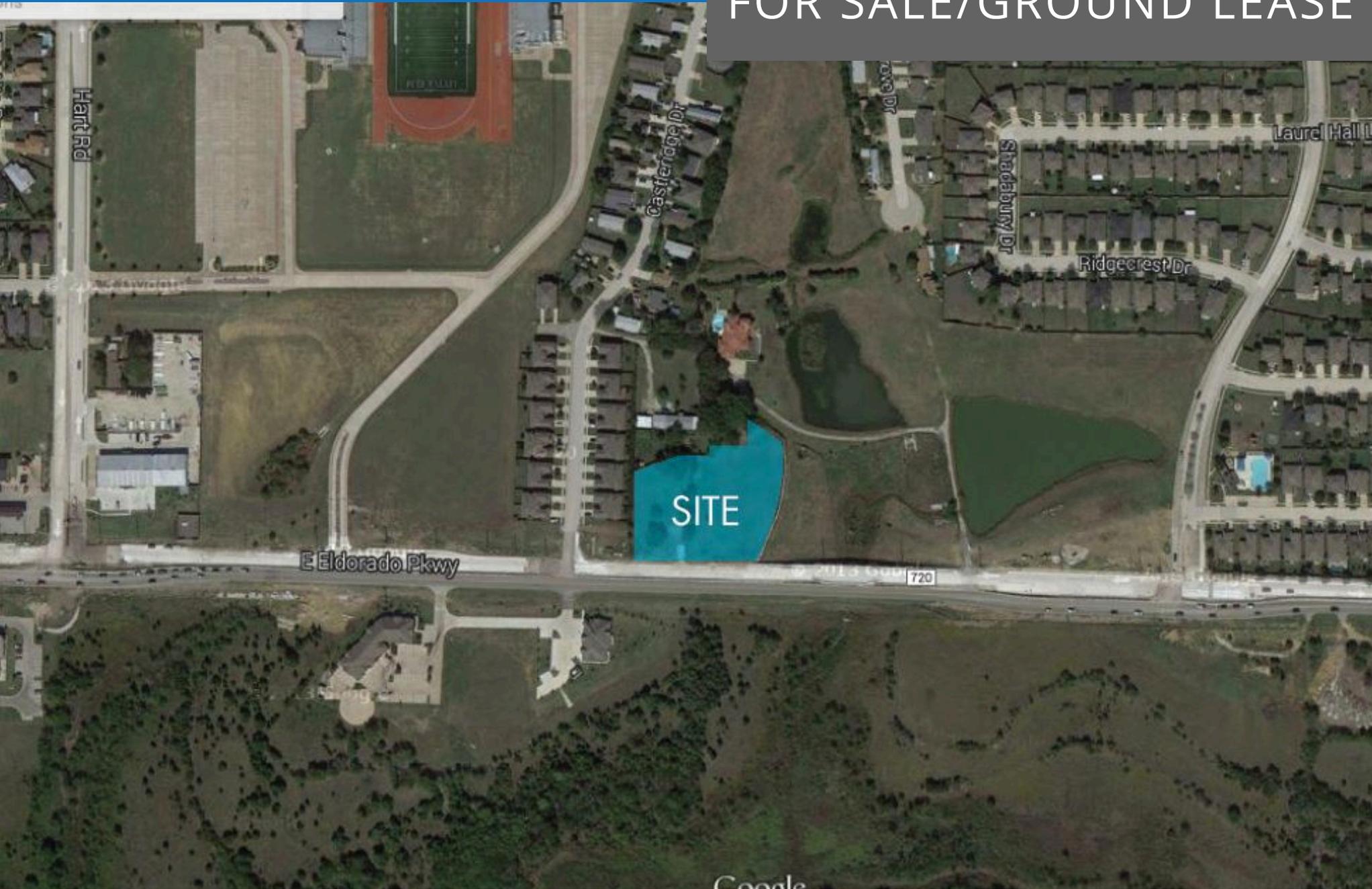
Scale: AS INDICATED

Project No.: _____
 Drawing Title: PROPOSED SITE PLAN

Phase: REVIEW SET
 Date: 2024-06-25
 Designed: N.M. | Drawing No.: _____

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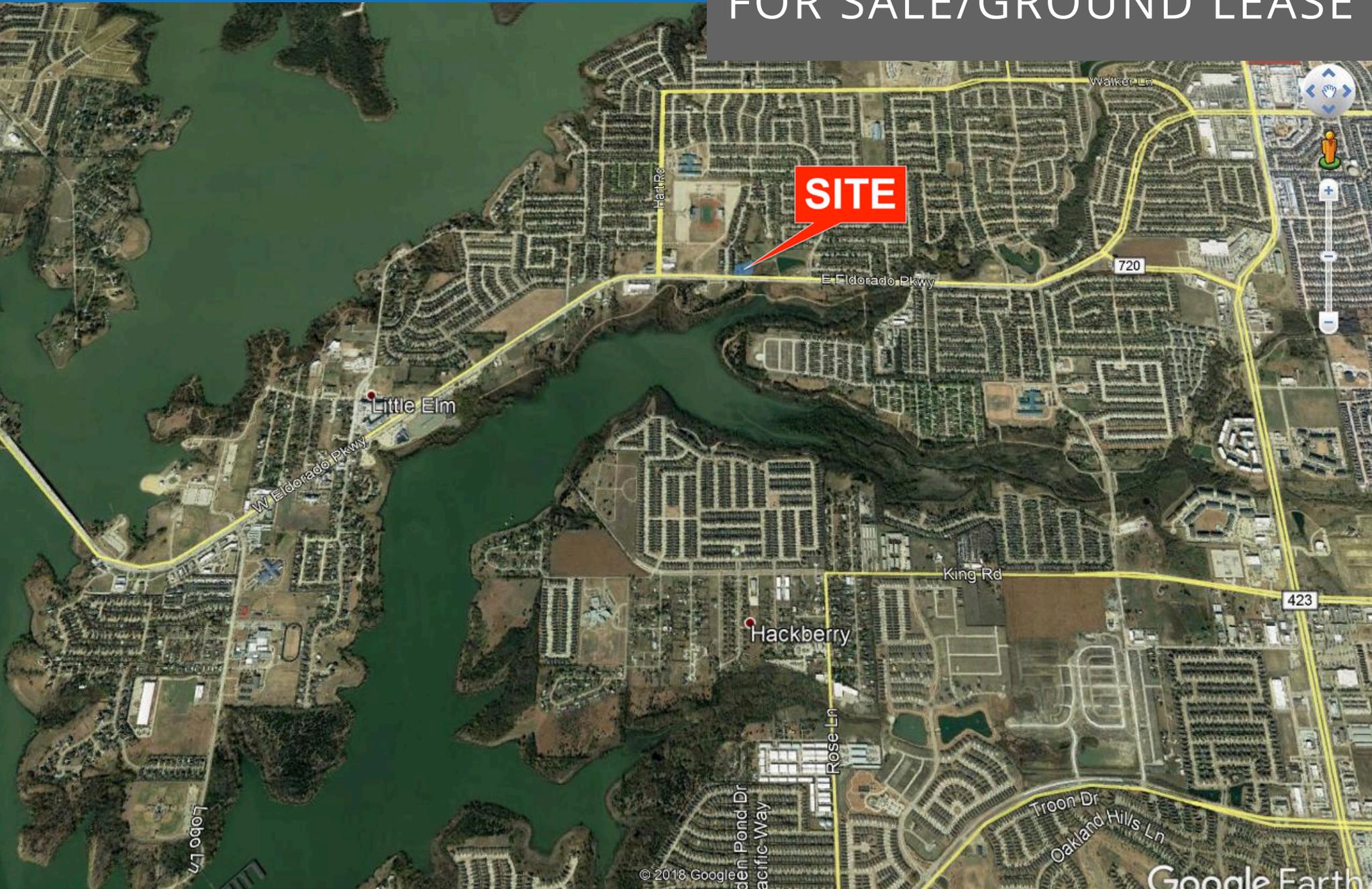
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2-10-2025

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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Capstone Commercial Real Estate Group, LLC	0480574	sburriss@capstonecommercial.com	(972)212-50-5800
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burriss, CCIM	0450870	sburriss@capstonecommercial.com	(972)212-50-5858
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

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and