

For Lease

Little Elm Professional Center
1901-1911 FM 423
Little Elm, TX 75068



Building Information

- Phase II – Remaining spaces available:
 - 1st Floor 2,246 sf
 - 2nd Floor 656 sf available for lease
- Building Signage Available
- Monument Signage Available
- Parking ratio to accommodate 51 cars or 4.6:1000
- Fire Safety - ESFR Sprinkler system
- Energy Efficient Foam filled walls for low utility bills. Gas, Water, Electric serve the property.



**For Information
Contact:**

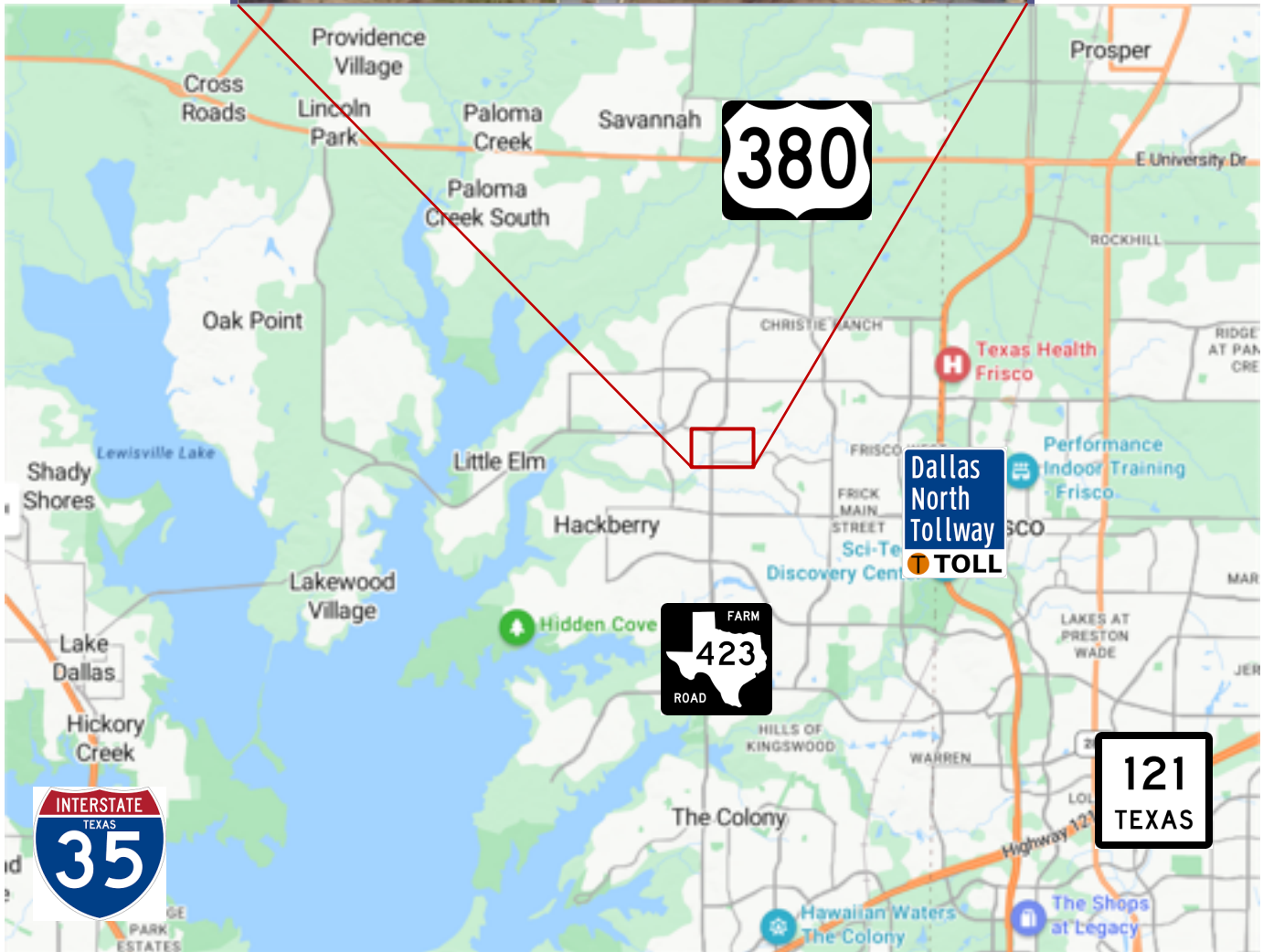
Michael Huge, CCIM
Mike@HugeREA.com
(469) 759-0212

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Real Estate Advisors

CCIM

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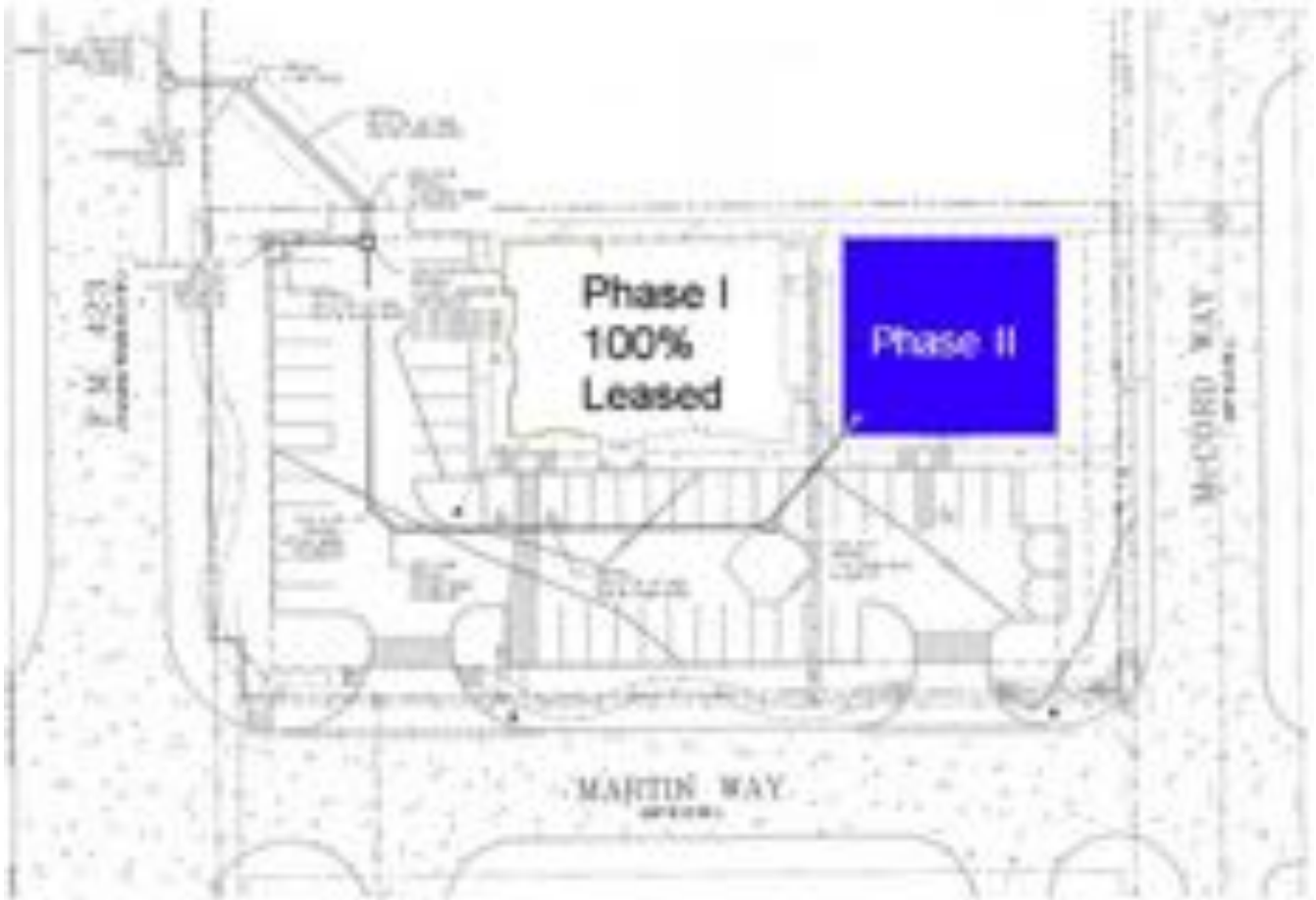
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Area shown in Blue is Available for Lease – 6,438 sf



Phase II – Front Elevation

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Building Signage
Available

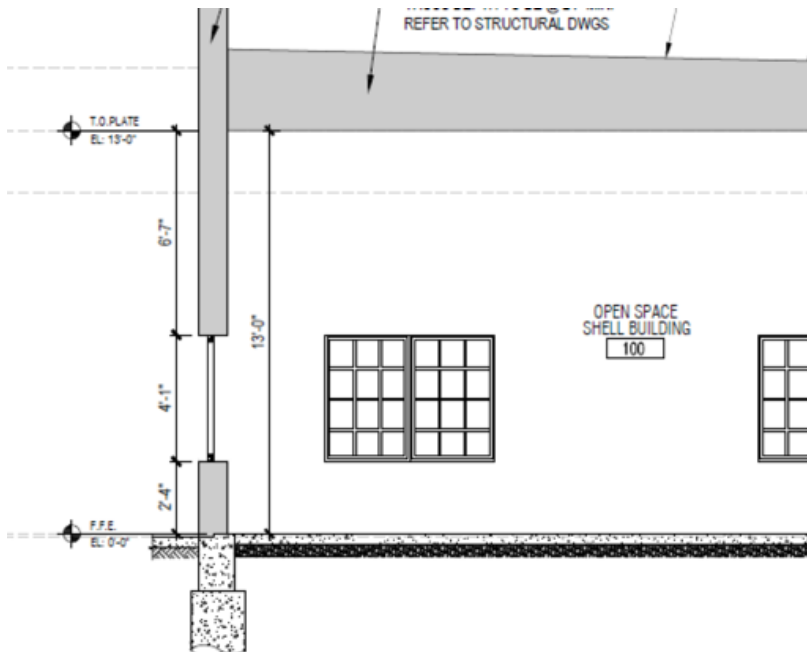
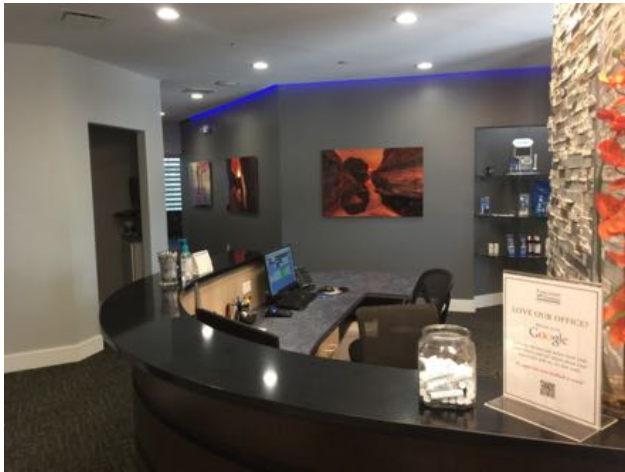


Both Digital and Static
Monument signage
Available

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Images below show Neighboring Tenant space to provide
and idea of the kind of finish out that can be done



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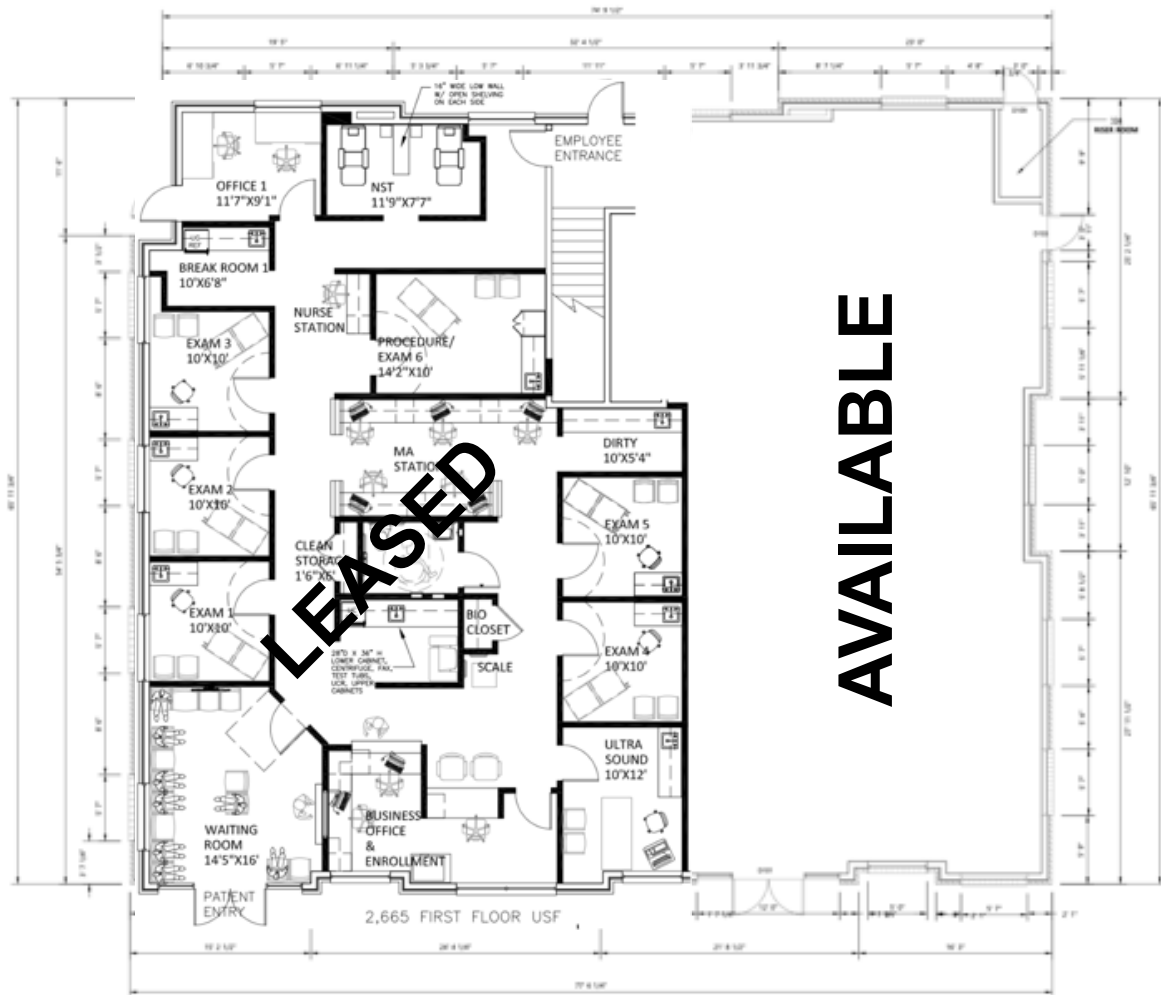
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1 GROUND FLOOR PLAN - EXISTING
SCALE: 3/16"=1'

1st Floor 2,246 sf
Remaining for Lease

Tenants space can be customized to suit their exact needs.
Phase 2 shall be delivered in shell condition where walls will be insulated with energy efficient foam.

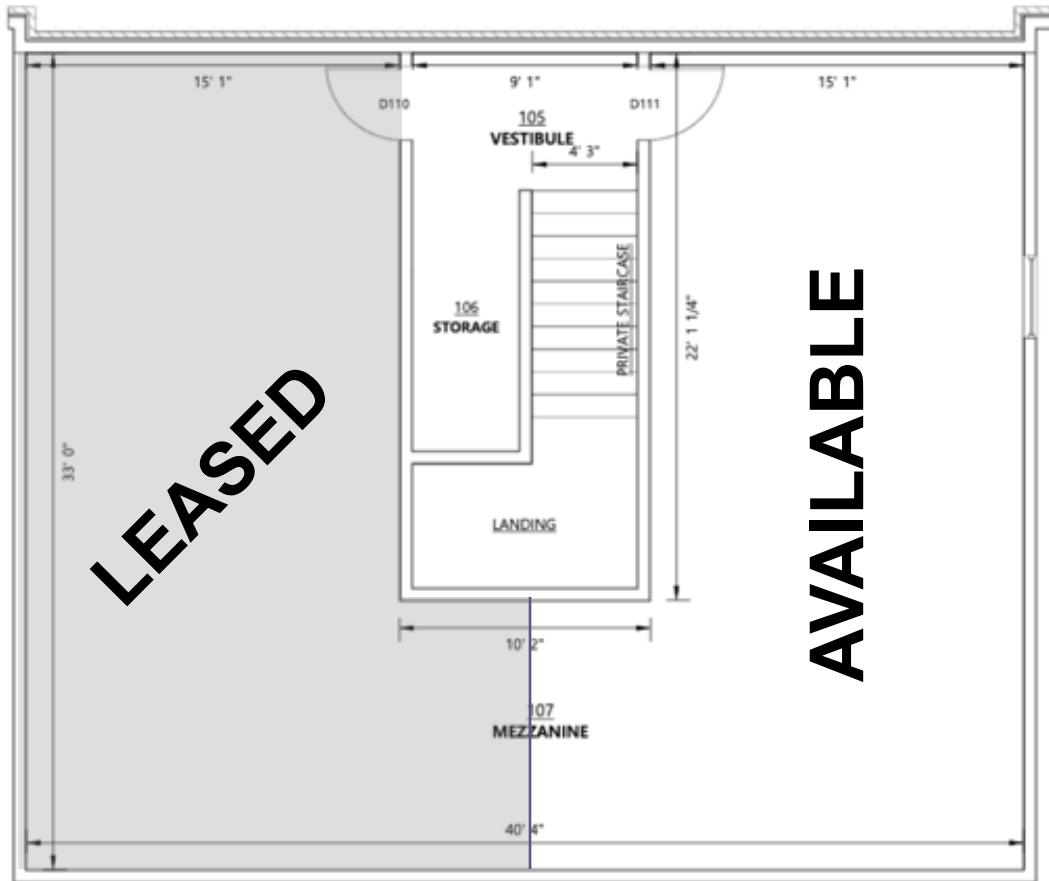


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2nd Floor 656 sf
remaining to Lease



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Construction Update Photos April 2024



Construction Update Photos July 2024

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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

These forms require all real estate licensees to give the following information about brokerage services to prospective buyers, sellers, lessees 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 salesperson 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 salesperson by accepting an offer of salesperson from the listing broker. A salesperson may work as a different real estate office. A listing broker or salesperson 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 the 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.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker's fee, in comparison to the fee or undefined price, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information as required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

THIS IS NOT A CONTRACT.

The real estate licensee attests 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 Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salespersons 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 12048, Austin, Texas 78712-2048 or call (512) 467-1060.