1000 E ELDORADO PKWY ST #90 - FOR LEASE

LITTLE ELM, TX 75068 - RETAIL SPACE AVAILABLE

Ahmed Omar – Broker || M: 214.491.8068 || E: ahmed@go-regroup.com
Farshad Yasini – Associate || M: 469-693-3583 || E: farshad@go-regroup.com

REAL ESTATE GROUP

1000 ELDORADO PKWY - DESCRIPTION

This well-located space at 1000 E Eldorado Pkwy offers a rare opportunity to lease a true location within an established retail plaza. The space is becoming available for a new operator to take advantage of the existing infrastructure and strong surrounding traffic drivers.

Highlights Include

- Prime Retail Location: Situated in a busy retail plaza alongside established tenants such as Wingstop, Cowboys Nail Bar, and Domino's, creating strong daily traffic and a built-in customer base.

- Flexible Layout: Open and functional floor plan suitable for a variety of retail, service, or specialty business concepts. The space can be customized to accommodate different operational needs.

- Strong Visibility & Access: Located on Eldorado Parkway with convenient access points, excellent street visibility, and steady traffic exposure for maximum business presence.

This is an excellent opportunity to secure a move-in-ready space in a growing North Texas trade area with established retail momentum.

1000 ELDORADO PKWY MCKINNEY, TX 75069

Lease Price

$28.00 / SQF

Lease Price

± 1,640 SQF

SPACE AVAILABLE

1000 Eldorado Pkwy ST #90 - FOR LEASE

1000 Eldorado Pkwy ST #90 - FOR LEASE

DEMOGRAPHICS

2024 Summary	2 Mile	5 Miles	10 Miles
Population	40,569	212,730	664,9382
Households	13,632	69,996	235,778
Businesses	789	4,201	24,687
Median Household Income	$101,400	$124,881	$115,513
Average Household Income	$115,439	$152,491	$141,174

4,201
TOTAL BUSINESSES (5Mi)

$3,015,159,107
TOTAL CONSUMER SPENDING (5mi)

24,964
E ELDORADO PKWY CROWN VIEW DR E (VPD)

33 Miles
DISTANCE TO DFW INT'L AIRPORT

DISCLAIMER:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the lease of 1000 Eldorado Pkwy (the "Property"). This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and GO Real Estate Group. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or GO Real Estate Group, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or GO Real Estate Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or GO Real Estate Group.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to GO Real Estate Group.

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.

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.

GO Real Estate Group	9014284	admin@go-regroup.com	214-326-0856
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ahmed Omar	0677126	ahmed@go-regroup.com	214-491-8068
Designated Broker of Firm	License No.	Email	Phone
Farshad Yasini	822872	farshad@go-regroup.com	469-693-3583
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission