

**SHOPS AT PANTHER CREEK**

**FOR  
LEASE**

# SHOPS AT PANTHER CREEK

11651 and 11700 FM 423, LITTLE ELM, TX 75068

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## VIRTUAL VISIT



Click for Google Maps



Click for Street View



Click for Pictures

## PROPERTY STATS



Delivering July 2024



25,438 SF



146 Spaces  
Up to 5.74 / 1,000 SF

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## SUMMARY

KM Realty's Shops at Panther Creek is a major new development encompassing almost the entire southwest corner of FM 423 and Panther Creek in the heart of Little Elm. Situated in DFW's most explosive growth corridor, Shops at Panther Creek is approximate to Frisco, Little Elm, Prosper, Aubrey, and more. With ample new homes and adjacent to pad sites sold to Dunkin' and Golden Chick, come take advantage of this new community center with a 1-mile average household income above \$165,000 and 10.3% population growth.



The Shops at Panther Creek are one of the newest developments in one of the hottest areas of DFW – north of Dallas, close to 380, and dominating its intersection.



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## DAILY TRAFFIC COUNTS & KEY DEMOGRAPHICS

**18,832**

423 & Two Rivers



**9,860**

423 & Panther Creek



**\$166,055**

AVG HH INCOME



**17,099**

IMI POPULATION



**10%**

5YR GROWTH

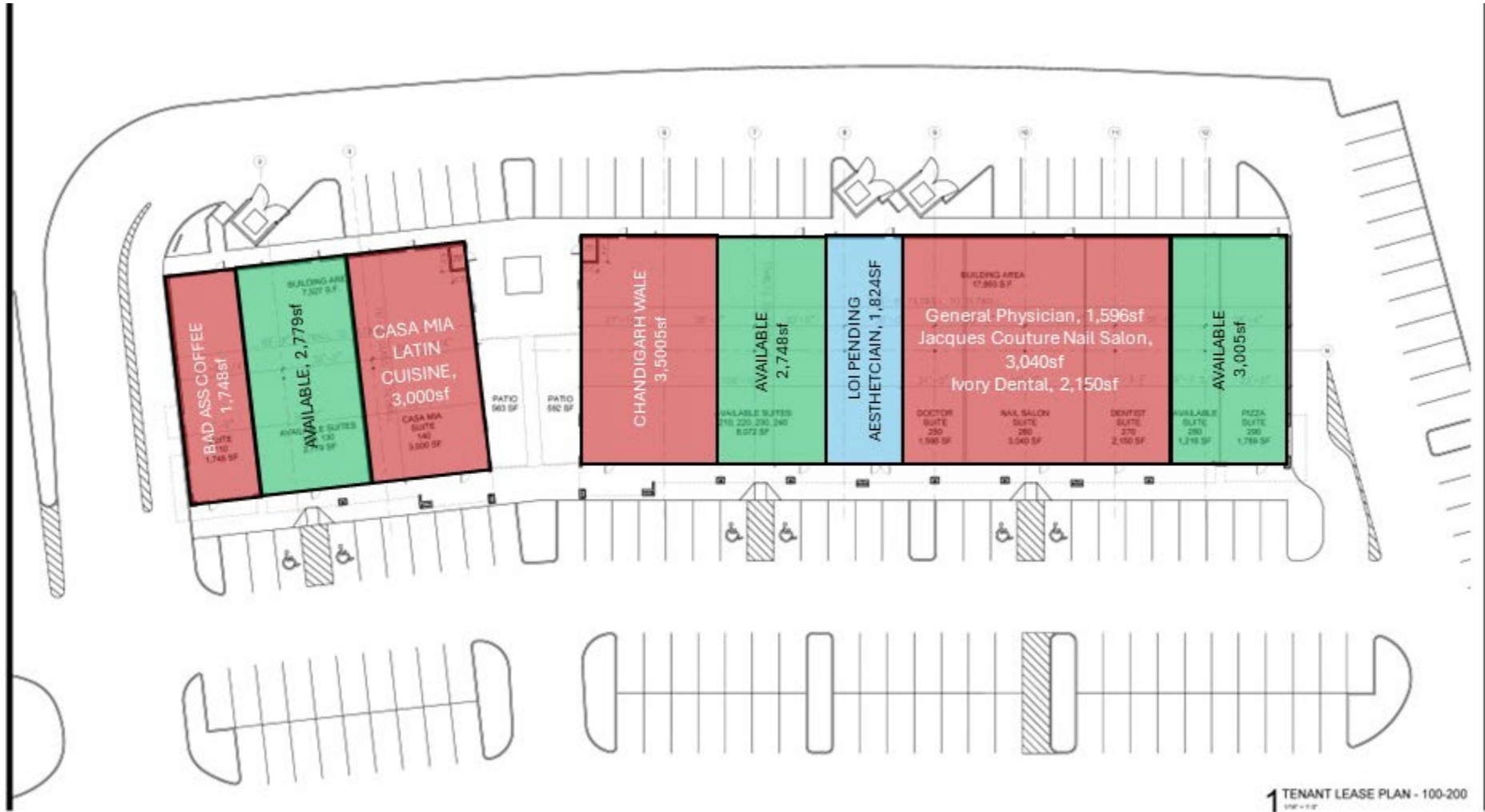


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## FOOT TRAFFIC DRIVERS



# SITE PLAN





# SHOPS AT PANTHER CREEK

## OCTOBER 2023 SITE PHOTOGRAPHS



# SHOPS AT PANTHER CREEK

## AUGUST 2023 SITE PHOTOGRAPHS



3,005sf Endcap with Drive-Thru Available



2,779sf In-Line Space Available

# SHOPS AT PANTHER CREEK

## APRIL 2024 DRONE SITE PHOTOGRAPH





# SHOPS AT PANTHER CREEK

## EXTERIOR





## 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.

KM Realty Management LLC	515197	randy@kmrealty.net	713-690-2700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Stone	618279	steven@kmrealty.net	713-275-2601
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James N. Lovitt	735322	nick@kmrealty.net	713-275-2605
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

## LANDLORD'S REPRESENTATION



### NICK LOVITT

Leasing Agent

214 478 3855 | 713 275 2605

[nick@kmrealty.net](mailto:nick@kmrealty.net)



KM Realty is exclusively listing this property for lease on behalf of the owner.

See all of our shopping centers at: [kmrealty.net/properties](http://kmrealty.net/properties)

The information contained herein was obtained from sources deemed reliable but has not been verified for accuracy or completeness. This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by landlord, or its broker, that the building, common areas, or that any tenants, which may be referenced on this exhibit, will at any time be occupants of the building or adjacent areas. Landlord reserves the right to modify the size, configuration and/or occupants of the building at any time. The presentation of any information within this exhibit is subject to errors and omissions. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.