



800 W Eldorado Pkwy, Little Elm, TX 75068

\$18 - \$25/SF/YR

\$1.50 - \$2.08/SF/MO

Lake Shore Crossing

Retail | 3 spaces available | 1,200 sq. ft. - 4,000 sq. ft.



SAM SIDHU
FLBO
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Listing Added: 10/21/2022

Listing Updated: 10/21/2022

Building Details

Property Type	Retail, Restaurant
Subtype	shopping center
Tenancy	Multiple
Total Building SQFT	30,949
Minimum Divisible SQFT	1,200
Max Contiguous SQFT	4,000
Total Building Suites	15
Vacant SQFT	4,000
County	Denton County
Submarket	Little Elm, Frisco
Submarket Cluster	Little Elm, Frisco

Building Description

Lake Shore Crossing consists of two multi-tenant buildings totaling 42,654-square-feet situated on two land parcels totaling 5.78 acres in a high-growth area of Little Elm, Texas.

The center is currently 91 percent occupied. Tenants include a convenience store with Chevron gas station, Liquor Mart, Krab Kingz restaurant, Leo's Brunch House, Furry Friends, Infant Wing Creekwood, Creekwood School, State Farm Insurance, Mr. Jim's Pizza, HD Nails, One Off Events, Lake Front Family Dentistry, The Water's Edge Café, Savory Kitchen, and King Indian Restaurant.

The property includes a large pylon sign that provides additional exposure to the center.

Building Highlights

The subject property is well positioned at the signalized, hard corner of Eldorado Parkway and Lobo Lane and is easily accessible from multiple ingress and egress points. Cumulative traffic counts are approximately 27,525 vehicles per day. Lake Shore Crossing is within walking distance of Lake Lewisville, one of the largest lakes in North Texas spanning 29,000 acres with 233 miles of shoreline. Lake Lewisville is a popular recreational lake and tourist attraction, providing beaches, campgrounds, hiking and biking trails, golf courses, and other outdoor activities that draw nearly six million visitors annually. Neighboring national and regional retailers include Sonic Drive-In, Dollar General, Taco Delite, Subway, Fuzzy's Taco Shop, La Azteca Meat Market, and others. The surrounding area has desirable demographics, with an average household income of \$121,657 and population exceeding 157,762 residents within a five-mile radius.

The town of Little Elm is located in North Central Texas, in Denton County, which is part of the Dallas/Fort Worth metroplex. Little Elm is located on the eastern shores of Lewisville Lake, approximately 30 miles north of downtown Dallas. Little Elm is one of the fastest growing municipalities in Texas, since 2000, in terms of percentage



Available Space 1 Details

Second generation space

Listing Type	Direct
RSF	1,200 SF
Min Contiguous SF	1,200 SF
Max Contiguous SF	4,000 SF
Space Available	2022-10-22T04:59:59.999Z
Lease Type	NNN
Lease term	Negotiable
Rate	\$18 - \$25 / SF / YR
Days on Market	0 days

Available Space 2 Details

Second Generation space

Listing Type	Direct
RSF	1,200 SF
Min Contiguous SF	1,200 SF
Max Contiguous SF	4,000 SF
Lease Type	NNN
Lease term	Negotiable
Rate	\$18 - \$25 / SF / YR
Days on Market	0 days

Available Space 3 Details

second generation space

Listing Type	Direct
RSF	1,600 SF
Min Contiguous SF	1,600 SF
Max Contiguous SF	4,000 SF
Lease Type	NNN
Lease term	Negotiable
Rate	\$18 - \$25 / SF / YR
Days on Market	0 days

Building Photos (2 photos)



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Household Income

Age Demographics

Number of Employees

Housing Occupancy Ratio

Renter to Homeowner Ratio

