



# MAIN MARKETPLACE

NWC OF FM 423 & KING RD/MAIN ST

FOR LEASE



**SCOTT RODGERS** Partner

scottrodgers@duwestrealty.com | 214.720.0004

**HUNTER MCELHANEY** Senior Associate

hunter@duwestrealty.com | 214.924.8098

4403 North Central Expressway #300 Dallas Texas 75205

[duwestrealty.com](http://duwestrealty.com)

Join **FLIX BREWHOUSE™** and **TEXAS FAMILY FITNESS**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# MAIN MARKETPLACE | 1690 FM 423, Little Elm, Texas

## OVERVIEW

- Up to 5,300 SF End Cap Available in Building D
- Up to 2,158 SF End Cap Available in Building J
- Anchored by Flix Brewhouse & Texas Family Fitness
- Adjacent to "Four Corners" Multi-family complex
- Development sits on NWC of FM 423 and King Rd
- Great visibility with multiple access points from both FM 423 & King St
- FM 423 is a main thoroughfare connecting travelers from US 380 to Hwy 121
- Plenty of parking
- Call for Pricing

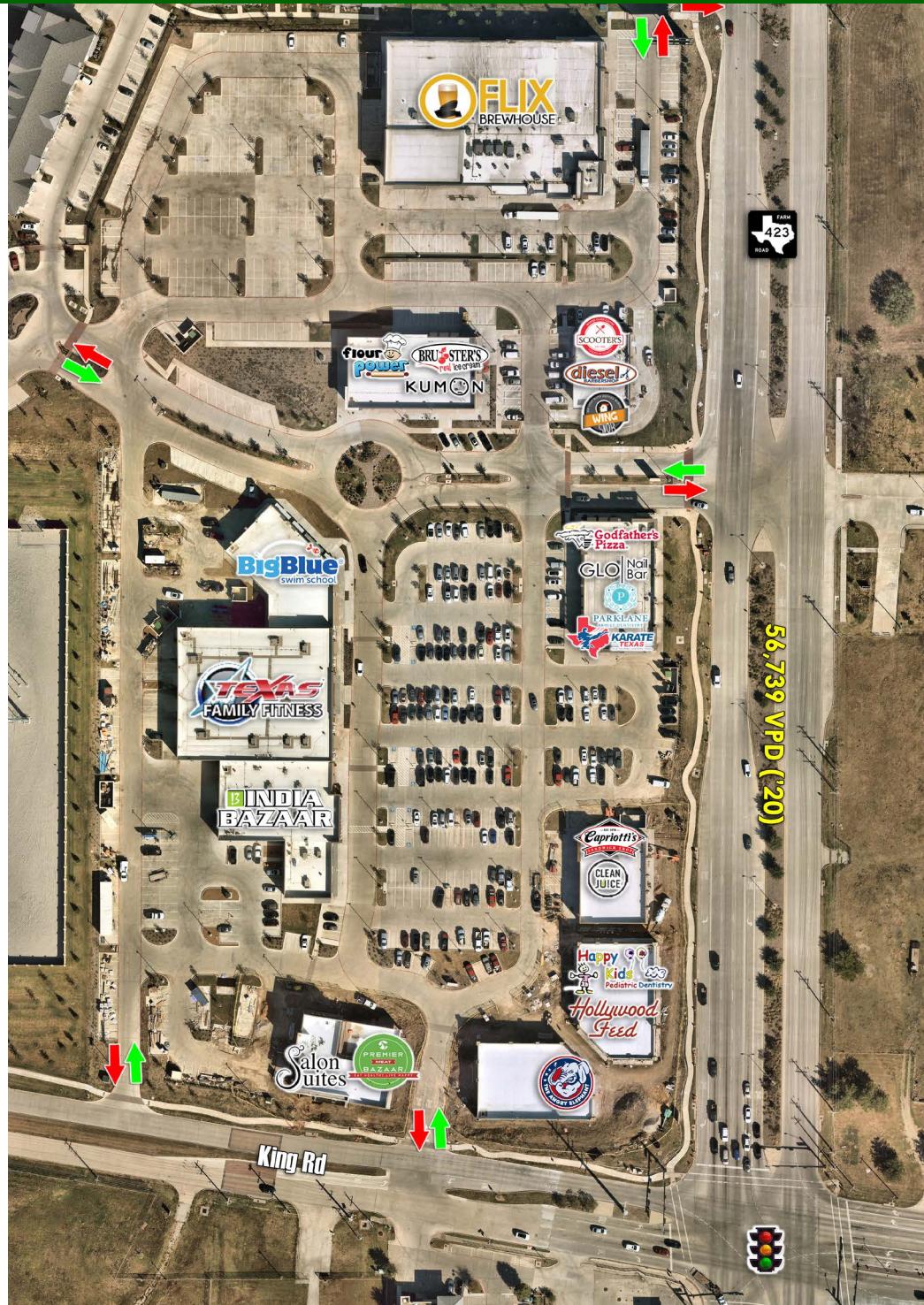
## TRAFFIC COUNTS

FM 423: 56,739 VPD (City of Little Elm 2020)

Main St: 23,735 VPD | King Rd: 10,728 VPD

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2020 Population	15,028	117,037	217,100
5 Yr. Proj. Growth	13.8%	12.95%	15.35%
Daytime Pop.	13,317	103,842	194,095
Avg HH Income	\$149,707	\$157,937	\$142,593



**Building B**

Future

**Building A**



**INDIA BAZAAR**

**Building C**

**BigBlue** swim school

**Building D**

**AVAILABLE  
5,300 SF**



**KUMON**

**BRU'STER'S real ice cream**

**Building K**

**Salon Suites**



**AVAILABLE  
5,158 SF**



**Hollywood Feed**

**Building J**

**AVAILABLE  
5,158 SF**



**INDIA BAZAAR**

**EXISTING PARKING SPACES**

**LOT 1  
FUTURE COMMERCIAL  
BLOCK B**

**EX. CONCRETE  
PAVEMENT**

**EX. FH**

**EX. MH**

**EX. BFR**

**EX. FH**

**EX. BFR**</p

MAIN MARKETPLACE | 1690 FM 423, Little Elm, Texas

## BUILDING D



MAIN MARKETPLACE | 1690 FM 423, Little Elm, Texas

BUILDINGS H & J



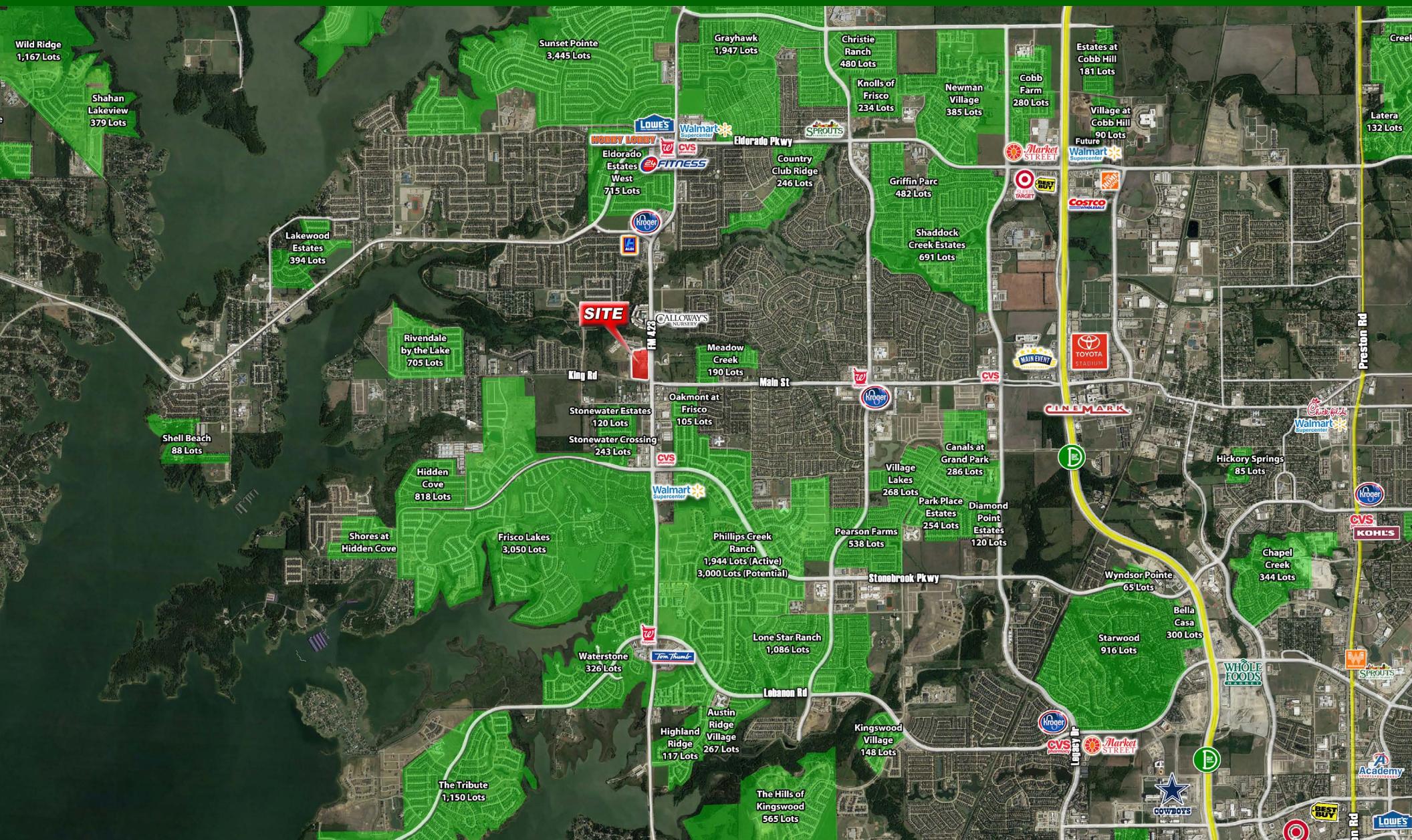
# MAIN MARKETPLACE | 1690 FM 423, Little Elm, Texas



# MAIN MARKETPLACE | 1690 FM 423, Little Elm, Texas



# MAIN MARKETPLACE | 1690 FM 423, Little Elm, Texas



## 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.

DuWest Management Inc.	605046	214-720-0004	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	