

RETAIL FOR LEASE

# NEW BUILD OUT - RESTAURANT READY SPACE

303 EAST ELDORADO PARKWAY, LITTLE ELM, TX 75068



FOR LEASE

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

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303 EAST ELDORADO PARKWAY



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## PROPERTY SUMMARY

303 EAST ELDORADO PARKWAY



### Property Summary

Building SF: 1,261

### Property Overview

Turnkey 1,261 SF restaurant opportunity positioned along one of Little Elm's primary commercial corridors. This brand new buildout offers an efficient footprint for fast casual, café, pizza, dessert, smoothie, coffee, or boutique dining concepts looking to enter a rapidly growing lakeside market without the cost and delays of a full buildout. Located within a modern mixed use development near Lake Lewisville, the property benefits from strong visibility, surrounding residential density, and consistent traffic generated by nearby retail, recreation, and entertainment destinations.

### Location Overview

Located along Eldorado Parkway in the heart of Little Elm, this property sits in one of the fastest growing trade areas in North Texas. The site is surrounded by dense residential growth, lake oriented recreation, and expanding retail development, creating strong daytime and evening traffic. Nearby destinations including Hydrous Wake Park, Beard Park, Lake Lewisville, The Elm Rooftop Lounge, and surrounding mixed use communities drive consistent consumer activity.

# HIGHLIGHTS

303 EAST ELDORADO PARKWAY



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# OPERATOR HIGHLIGHTS

## RESTAURANT READY SPACE

A second generation restaurant opportunity positioned along Eldorado Parkway within a thriving mixed use development in Little Elm. This location offers visibility, convenience and a strong surrounding customer base.



### ★ HIGHLIGHTS

- Second generation restaurant space
- Modern storefront with strong curb appeal
- Excellent visibility along Eldorado Parkway
- Positioned within active mixed use development

- Ample parking and easy customer access
- Minutes from Lake Lewisville attractions and recreation
- Strong daytime and evening consumer traffic
- Ideal for fast casual, café, dessert, or boutique dining concepts

### 🎯 WHY THIS LOCATION WORKS

- GROWING TRADE AREA**  
Dense surrounding rooftops continue driving population growth throughout the trade area.
- DESTINATION TRAFFIC**  
Nearby entertainment and recreation create traffic beyond traditional lunch and dinner hours.
- CUSTOMER DEMOGRAPHIC**  
Affluent surrounding demographics support a wide range of dining and specialty concepts.
- PRIMARY CONNECTOR**  
Eldorado Parkway serves as a key connector through Little Elm and surrounding communities.
- STARTUP ADVANTAGE**  
Potential savings in startup costs and buildout timelines compared to shell space opportunities.

### AREA DRIVERS

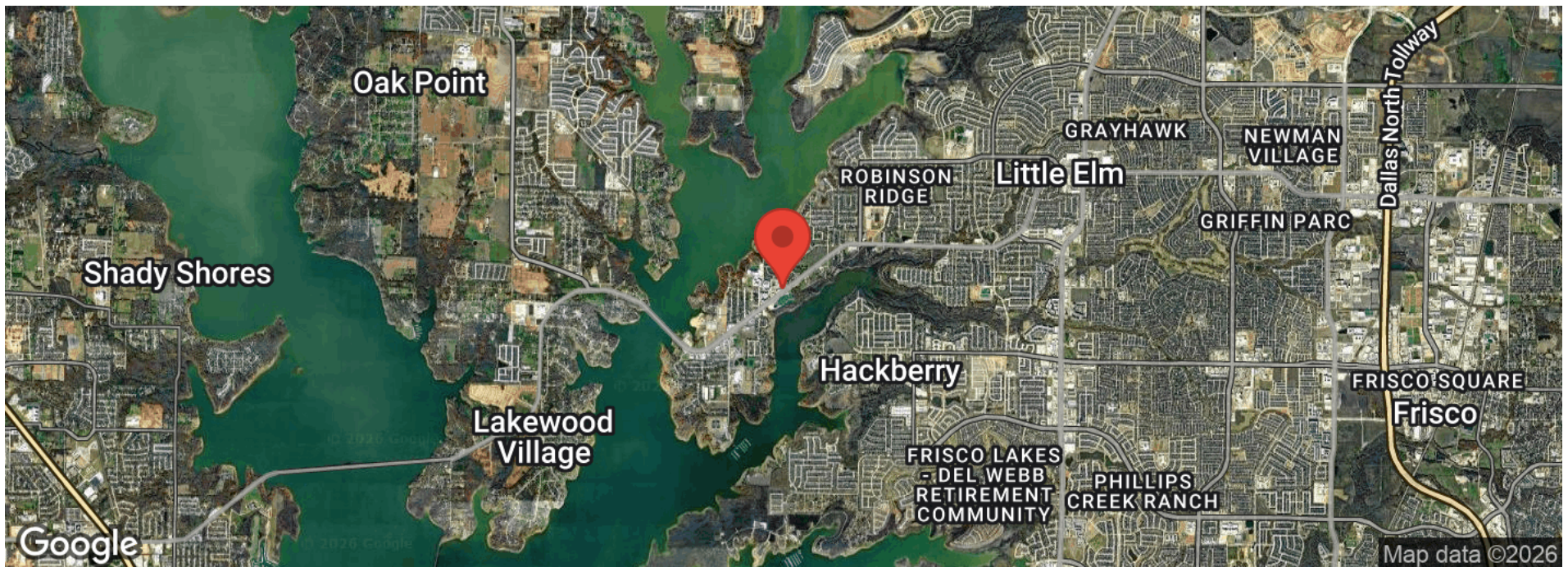


### IDEAL FOR CONCEPTS SUCH AS:

- COFFEE & CAFÉ
- PIZZA & FAST CASUAL
- DESSERT & ICE CREAM
- SMOOTHIE & JUICE BARS
- WINE BAR
- BREAKFAST CONCEPTS
- BOUTIQUE DINING

# LOCATION MAPS

303 EAST ELDORADO PARKWAY



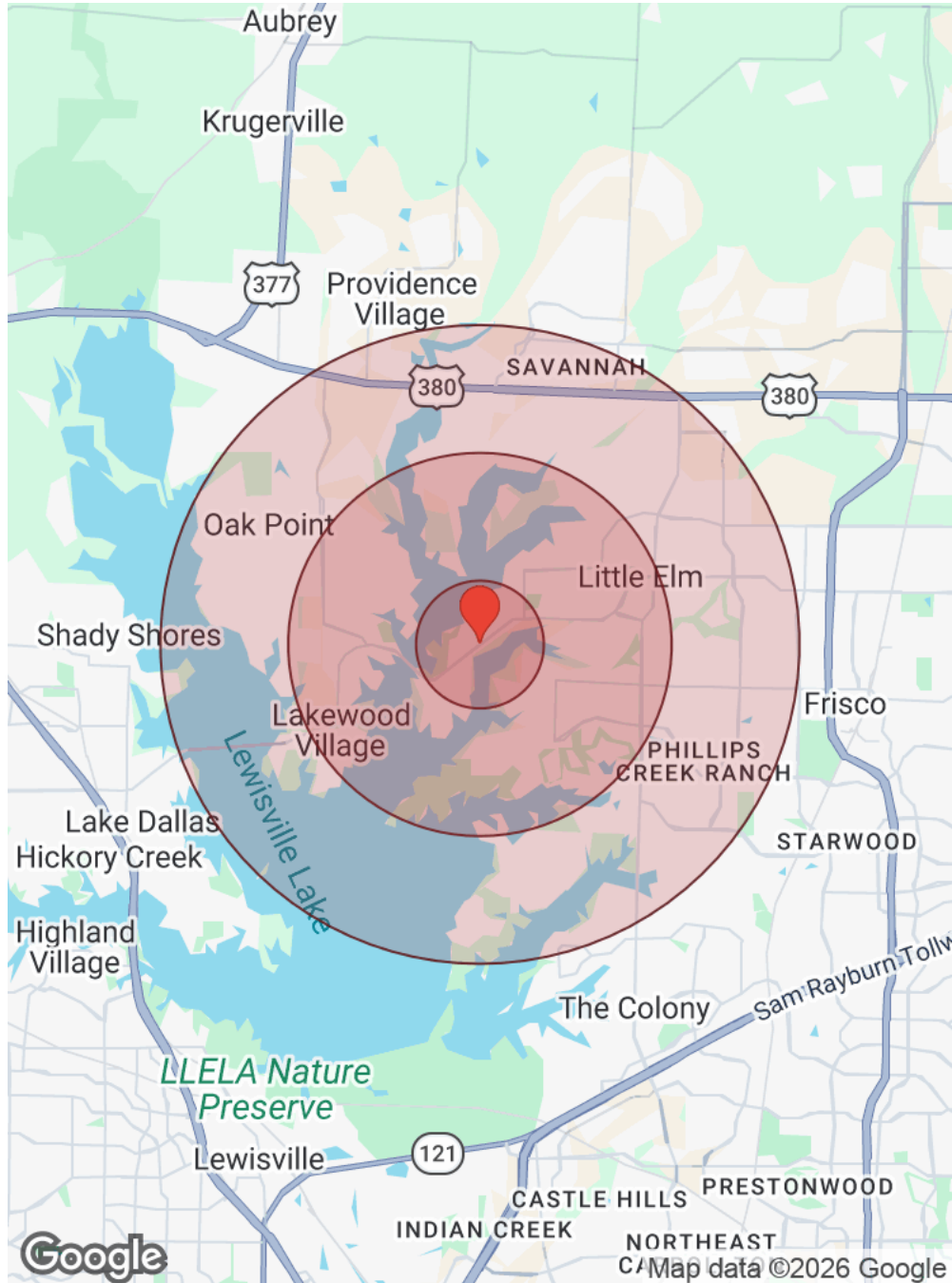
# BUSINESS MAP

303 EAST ELDORADO PARKWAY



# DEMOGRAPHICS

303 EAST ELDORADO PARKWAY



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,158	31,713	95,906
	Female	3,365	33,741	100,820
	Total Population	6,523	65,454	196,727
Race / Ethnicity	White	2,736	30,646	92,776
	Black	1,128	9,857	29,784
	Am In/AK Nat	21	144	354
	Hawaiian	1	26	79
	Hispanic	1,764	14,426	35,372
	Asian	722	8,509	32,814
	Multiracial	146	1,728	5,331
	Other	4	111	236
Housing	Total Units	2,467	24,814	71,406
	Occupied	2,368	23,806	68,461
	Owner Occupied	1,500	18,036	52,577
	Renter Occupied	868	5,770	15,884
	Vacant	100	1,008	2,945
Age	Ages 0 - 14	1,254	12,665	41,990
	Ages 15 - 24	820	7,179	22,242
	Ages 25 - 54	3,130	29,951	93,227
	Ages 55 - 64	657	6,577	18,485
	Ages 65+	660	9,082	20,784
Income	Median	\$98,854	\$126,274	\$144,942
	Under \$15k	229	750	1,918
	\$15k - \$25k	54	309	848
	\$25k - \$35k	46	730	1,609
	\$35k - \$50k	172	1,136	2,451
	\$50k - \$75k	382	2,702	6,727
	\$75k - \$100k	314	3,032	8,050
	\$100k - \$150k	722	5,799	13,983
	\$150k - \$200k	220	3,542	10,251
Over \$200k	227	5,808	22,623	

# TRAFFIC COUNTS

303 EAST ELDORADO PARKWAY



## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
West Eldorado Parkway	King Rd SW	30,296	2020	0.05 mi
East Eldorado Parkway	King Rd SW	27,283	2025	0.05 mi
E Eldorado Pkwy	King Rd SW	31,329	2024	0.05 mi
Main St	E Eldorado Pkwy SE	1,862	2025	0.11 mi
Lakeshore Dr	Meadow Bend Trl N	1,143	2025	0.22 mi
Clark	E Eldorado Pkwy S	906	2025	0.28 mi
Hardwicke Ln	Woodrow Cir S	1,127	2025	0.37 mi
Main St	Button St E	386	2025	0.39 mi
Hillside Beach Rd	Shetland St N	1,572	2025	0.57 mi
Redbud Ln	Sycamore Dr NE	572	2018	0.58 mi

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