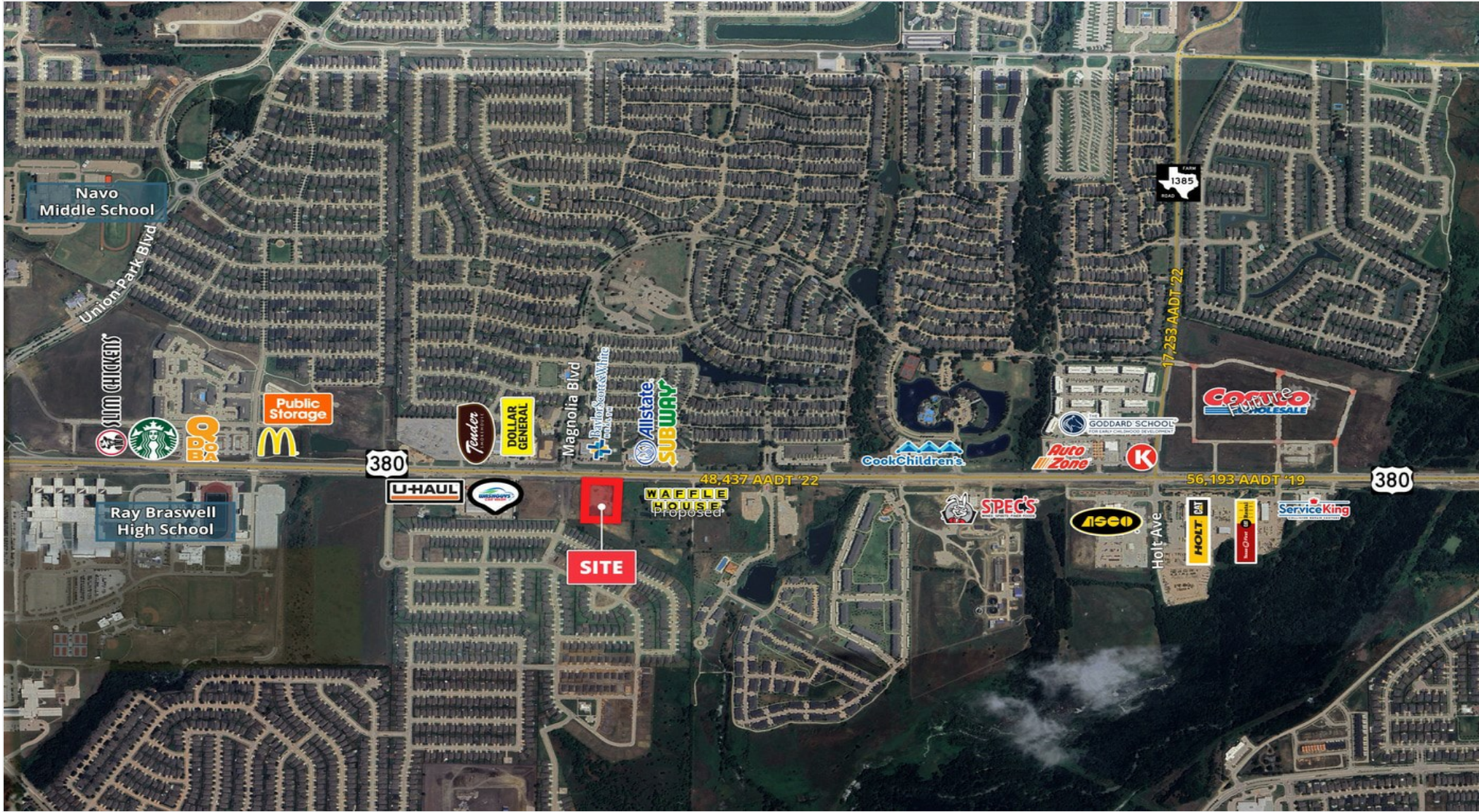


26790 E US Highway 380

26790 E US Highway 380, Little Elm, TX 75068

Presented By:
24:15 Realty



26790 E US Highway 380

26790 E US Highway 380, Little Elm, TX 75068

Property Details

Demographic Trends

The area surrounding 26790 US-380 in Little Elm, TX is experiencing rapid growth:

Population Growth:

2023 Estimated Population: 17,958 (1 mile), 89,366 (3 miles), 187,940 (5 miles).
2028 Projected Population: 22,024 (1 mile), 101,555 (3 miles), 223,986 (5 miles).
Annual Growth Rates: 4.17% (1 mile), 2.59% (3 miles), 3.57% (5 miles).

Household Income:

Average Household Income: \$140,508 (1 mile), \$151,453 (3 miles), \$152,355 (5 miles).
Median Household Income: \$115,256 (1 mile), \$118,890 (3 miles), \$118,807 (5 miles).

These trends indicate a thriving community with increasing purchasing power, ideal for retail and residential development.

Traffic Flow Analysis

Roadway
AADT (Annual Average Daily Traffic)
Year

US-380
48,437
2022

FM-1385
46,404
2022

FM-720
8,850
2021

Price: \$2,800,000

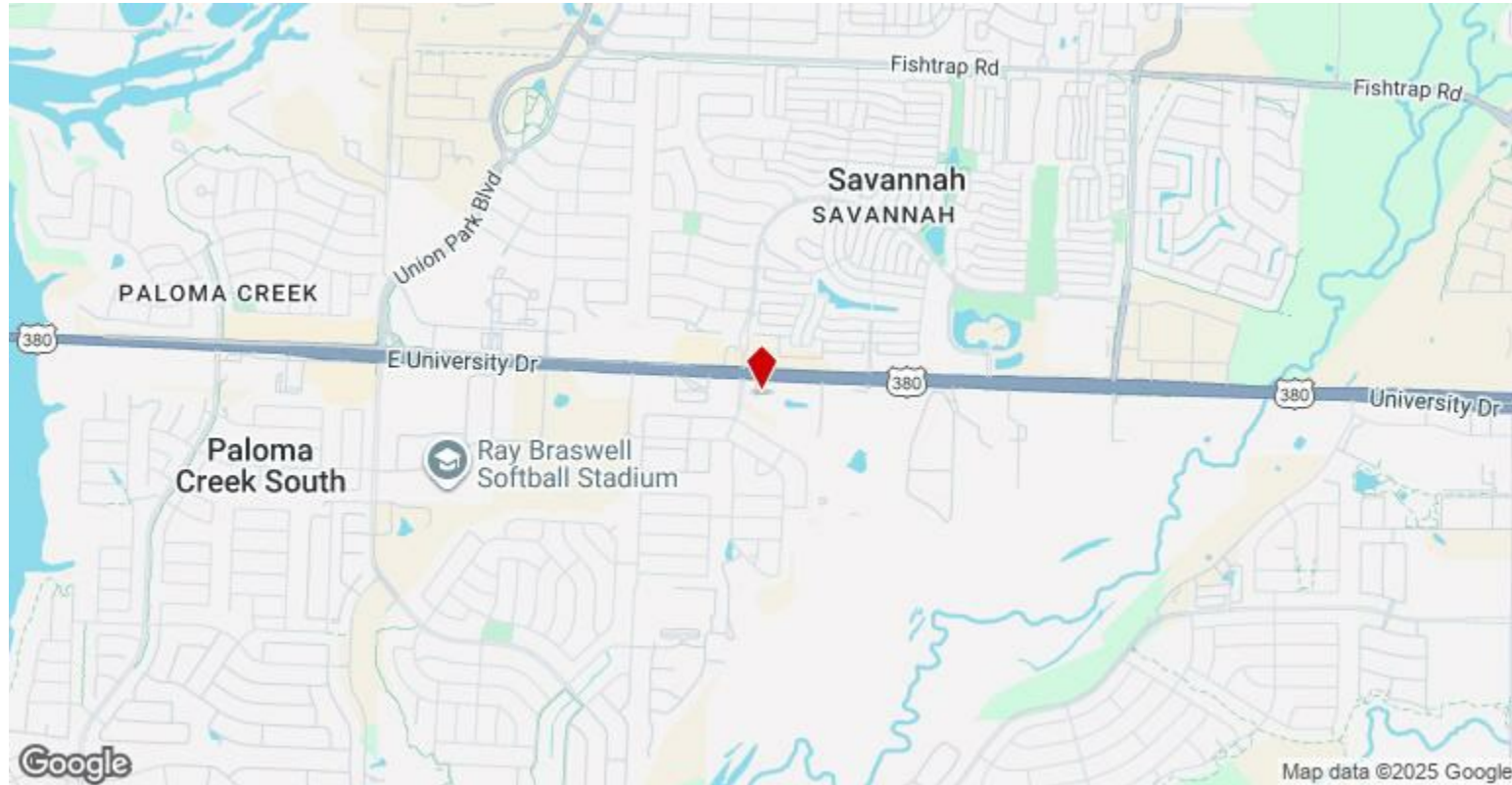
View the full listing here: <https://www.loopnet.com/Listing/26790-E-US-Highway-380-Little-Elm-TX/37215000/>

Price:	\$2,800,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	2.34 AC
No. Lots:	1
Zoning Description:	LC
APN / Parcel ID:	R38657

26790 E US Highway 380

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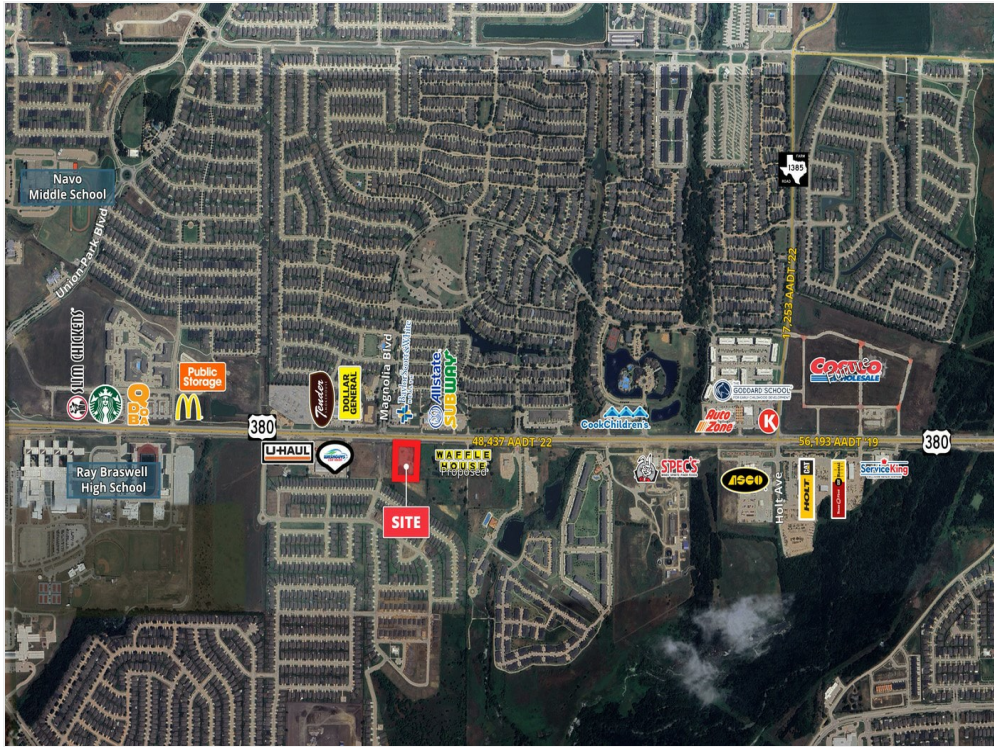
Location



26790 E US Highway 380

26790 E US Highway 380, Little Elm, TX 75068

Property Photos



Primary Photo

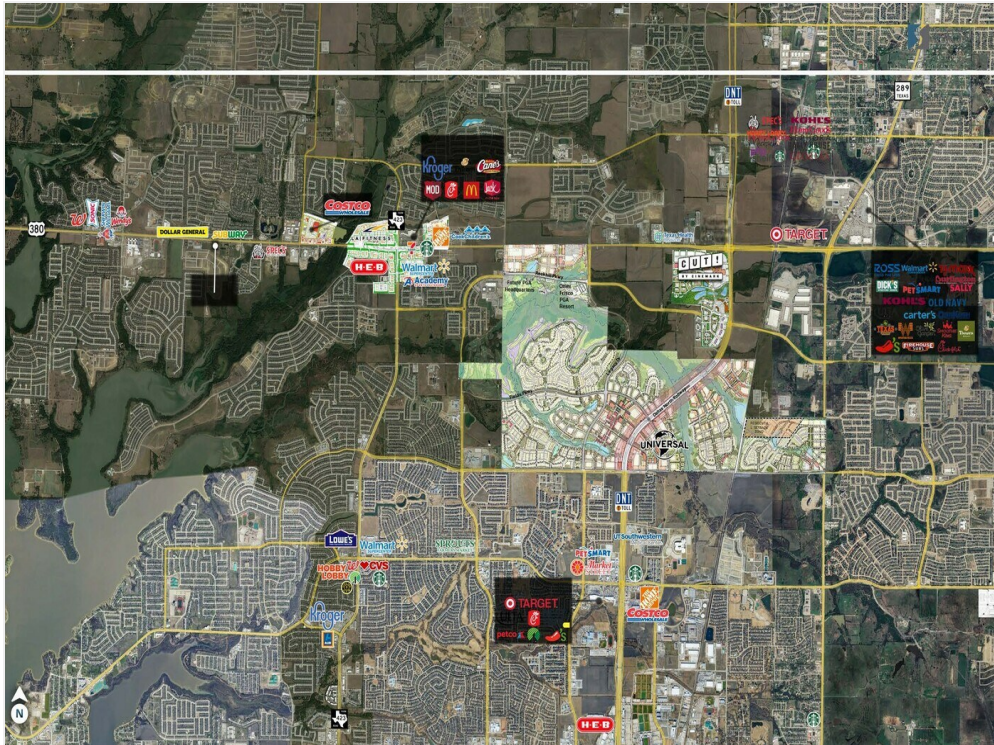


Aerial

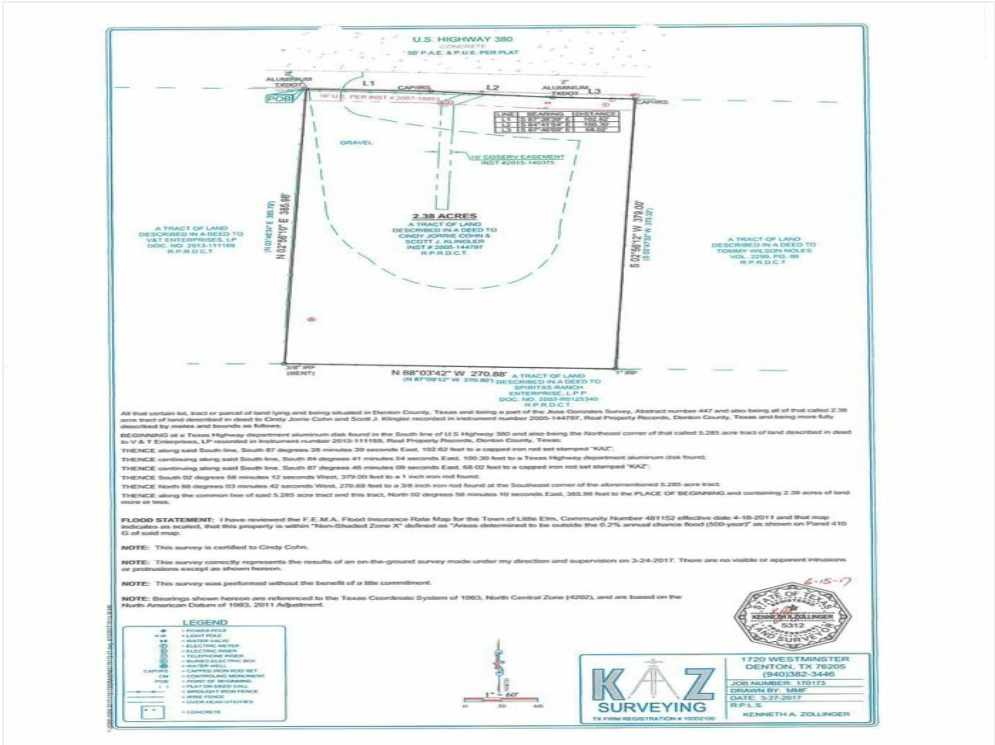
26790 E US Highway 380

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Property Photos



Aerial

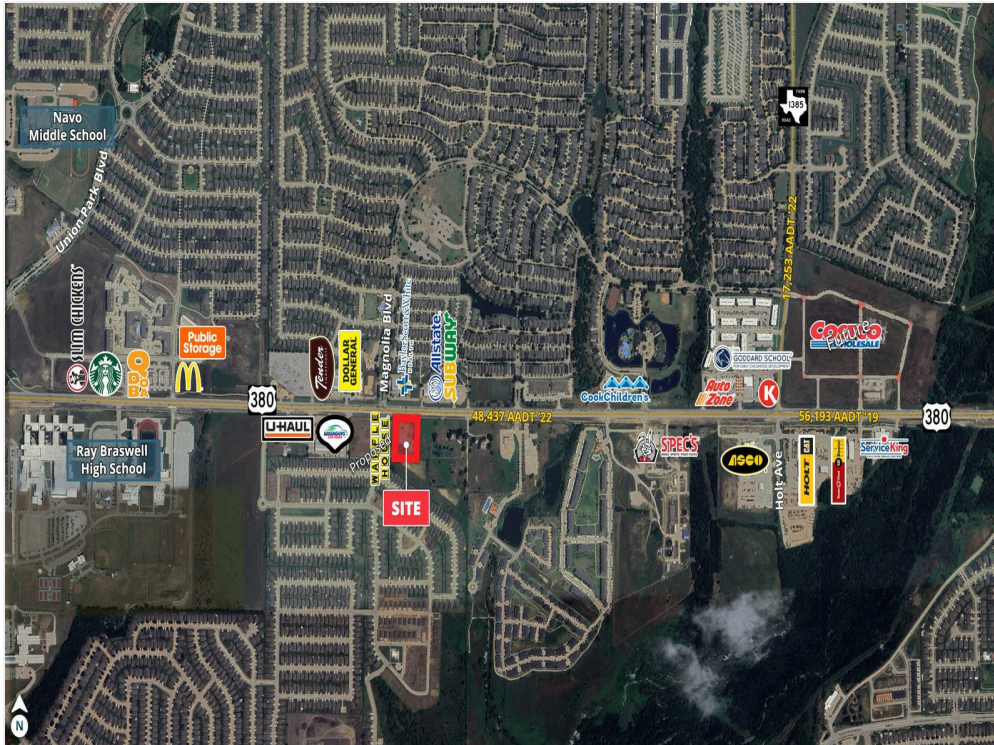


Plat Map

26790 E US Highway 380

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Property Photos



Building Photo



Building Photo

26790 E US Highway 380

26790 E US Highway 380, Little Elm, TX 75068

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