Little Elm Retail Building 200, Ste 230



FOR LEASE

| Call for Pricing

TEXAS LEGACY REALTY

SEAN YI
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OFFERING SUMMARY

PROPERTY TYPE	Retail / Storefront Retail
PROPERTY SIZE	8,846 SF
LEASABLE AREA	Suite 230
LEASABLE SIZE	1,050 SF
YEAR BUILT	2018
LEASE STRUCTURE	NNN
PROPERTY RATES	Call for Pricing

PROPERTY OVERVIEW

Prime ±1,050 SF retail opportunity positioned along the high-growth US-380 corridor serving Little Elm and Aubrey. This second-generation suite offers an ideal footprint for retail, service, or food-related users looking to establish a presence in one of Denton County's rapidly expanding trade areas. Surrounded by accelerating residential growth, strong household incomes, and expanding retail activity, the property offers excellent access to US-380 and convenient connectivity to Little Elm, Aubrey, Providence Village, and the surrounding communities.

KEY HIGHLIGHTS

- Located Along the US-380 / E. University Drive Retail Corridor
- ±1,050 SF Second-Generation Retail Space – Former Donut Shop
- Strong Demographics Across the Little Elm / Aubrey Trade Area
- Convenient Access to Little Elm, Aubrey & Providence Village

AREA RETAILER

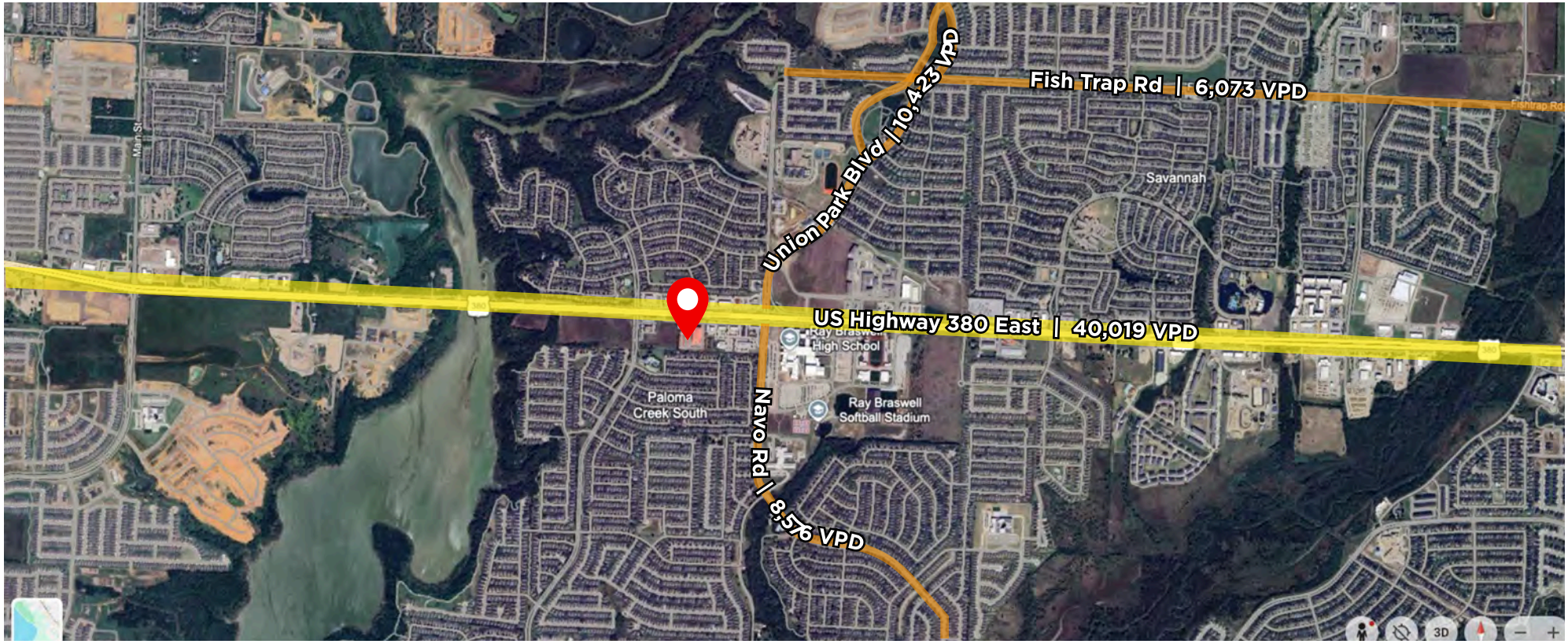
Public Storage, Wendy's, F45 Training, Ulta Beauty, Golden Chick, Exxon, Tender Smokehouse, Starbucks, Gimme Taco, Kids R Kids Learning Academy, Kwik Kar Oil Change & Auto Service Centers, Spec's Wines Spirits Finer Foods, Subway, Baylor Scott & White Health, 7-Eleven, Qdoba Mexican Eats

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DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2025 POPULATION (Pop.)	15,263	182,342	500,158
2025 HOUSEHOLDS (HH)	4,940	59,215	170,225
2025 AVG. HH INCOME	$150,281	$152,995	$157,357
5YR. POP. GROWTH (Total %)	12.97%	14.73%	14.13%

TRAFFIC COUNTS	
US HIGHWAY 380 EAST	40,019 VPD
NAVO RD	8,576 VPD
UNION PARK BLVD	10,423 VPD
FISH TRAP RD	6,073 VPD



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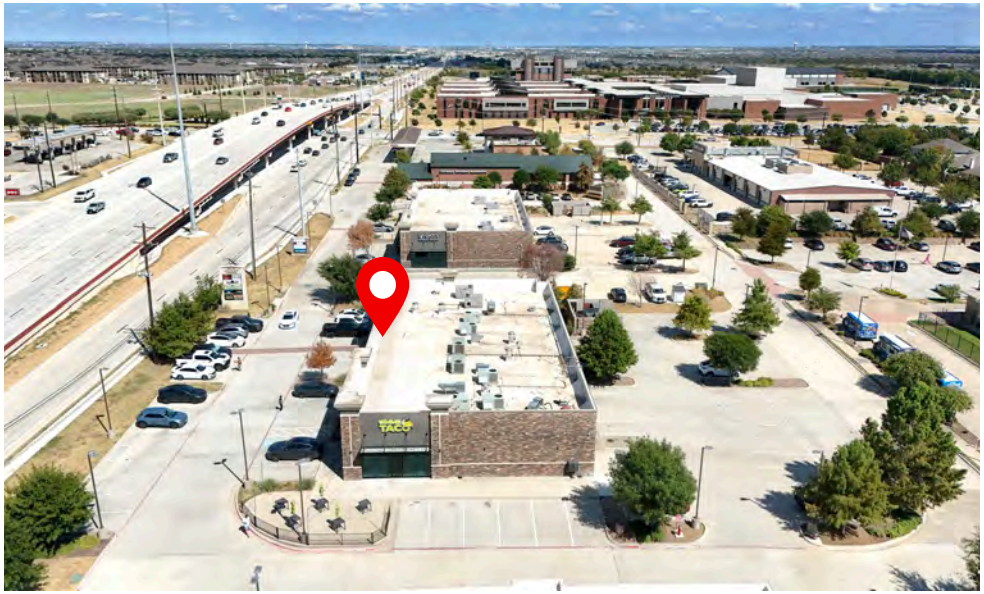


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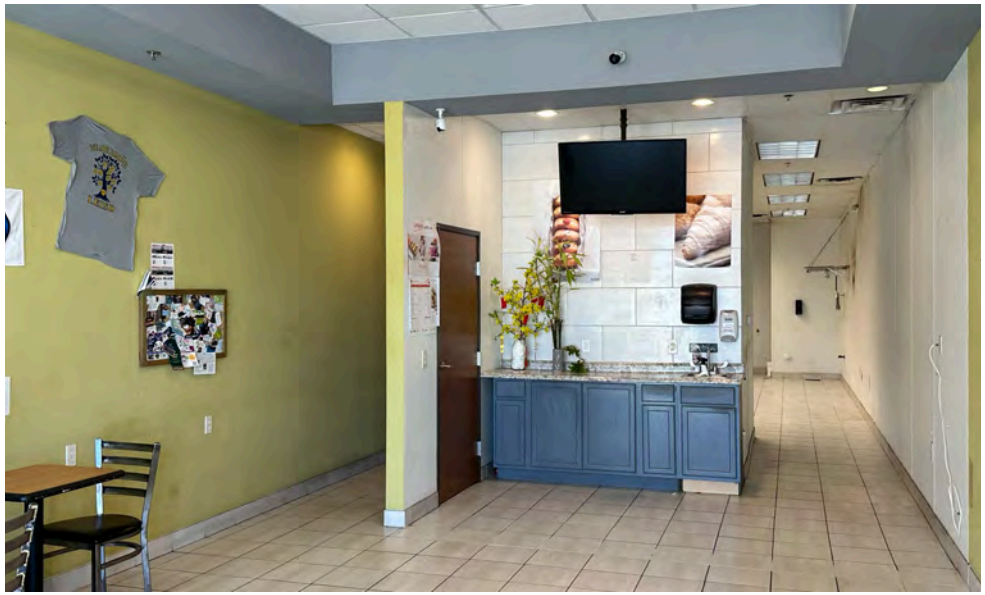


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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-0 Date