

# PAD SITE AVAILABLE

Little Elm, TX



## LOCATION:

SEC Eldorado Pkwy & FM 720  
Little Elm, TX 75068

## PROPERTY HIGHLIGHTS:

- For Sale or Lease
- Lot Size: +/- 1.92 AC
- Call for pricing

## AREA RETAIL:

- Kroger, Walmart, Lowe's, Hobby Lobby, Sprouts, ALDI, Applebee's, McDonald's, Taco Bell, Smoothie King, Arby's and more...

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	19,445	111,622	224,829
Daytime Population	13,599	82,647	174,497
Avg. HH Income	\$135,678	\$170,991	\$163,633

## TRAFFIC COUNTS:

Eldorado Pkwy:	43,356 VPD (2022)
Little Elm Pkwy:	17,612 VPD (2022)

CONTACT:

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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

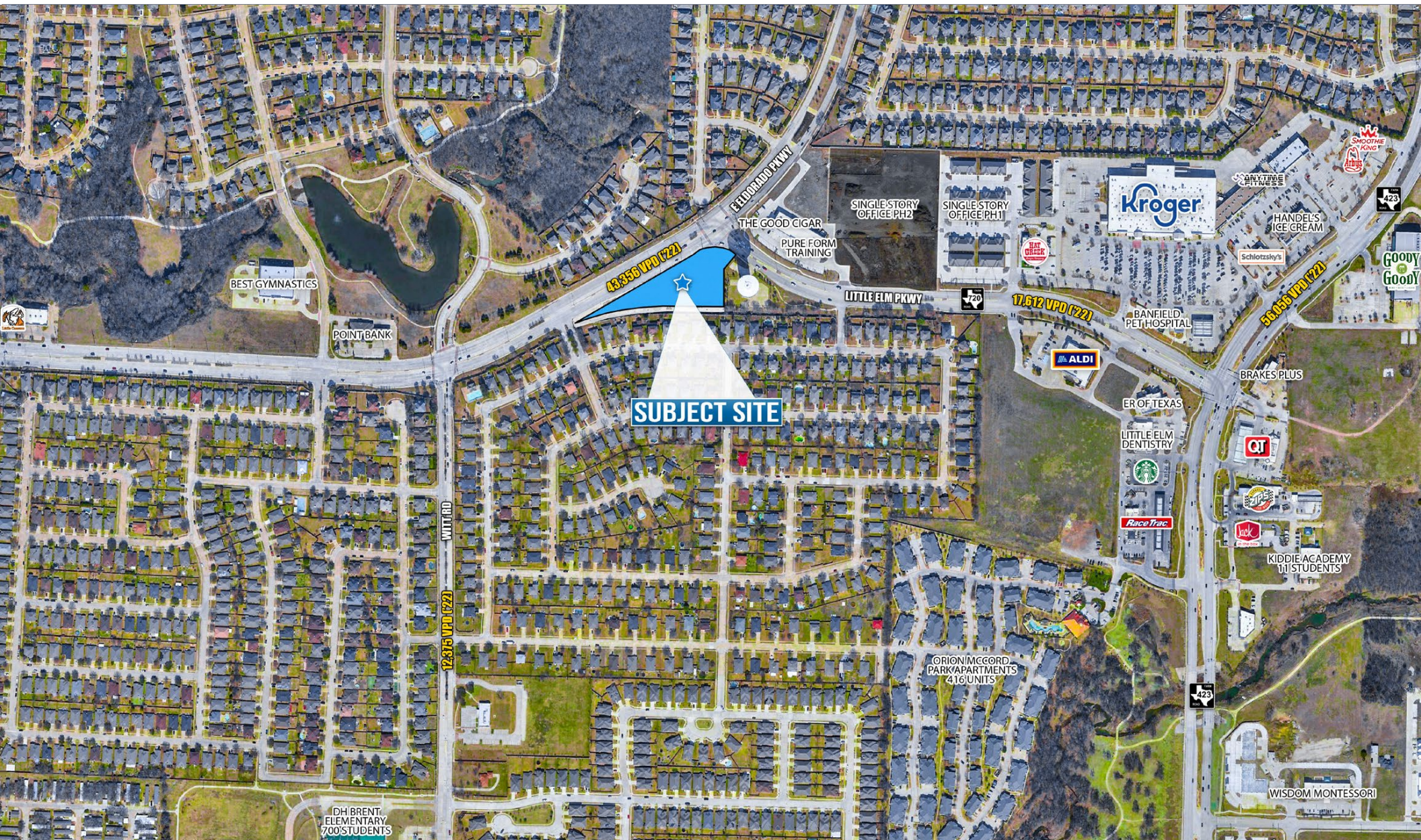
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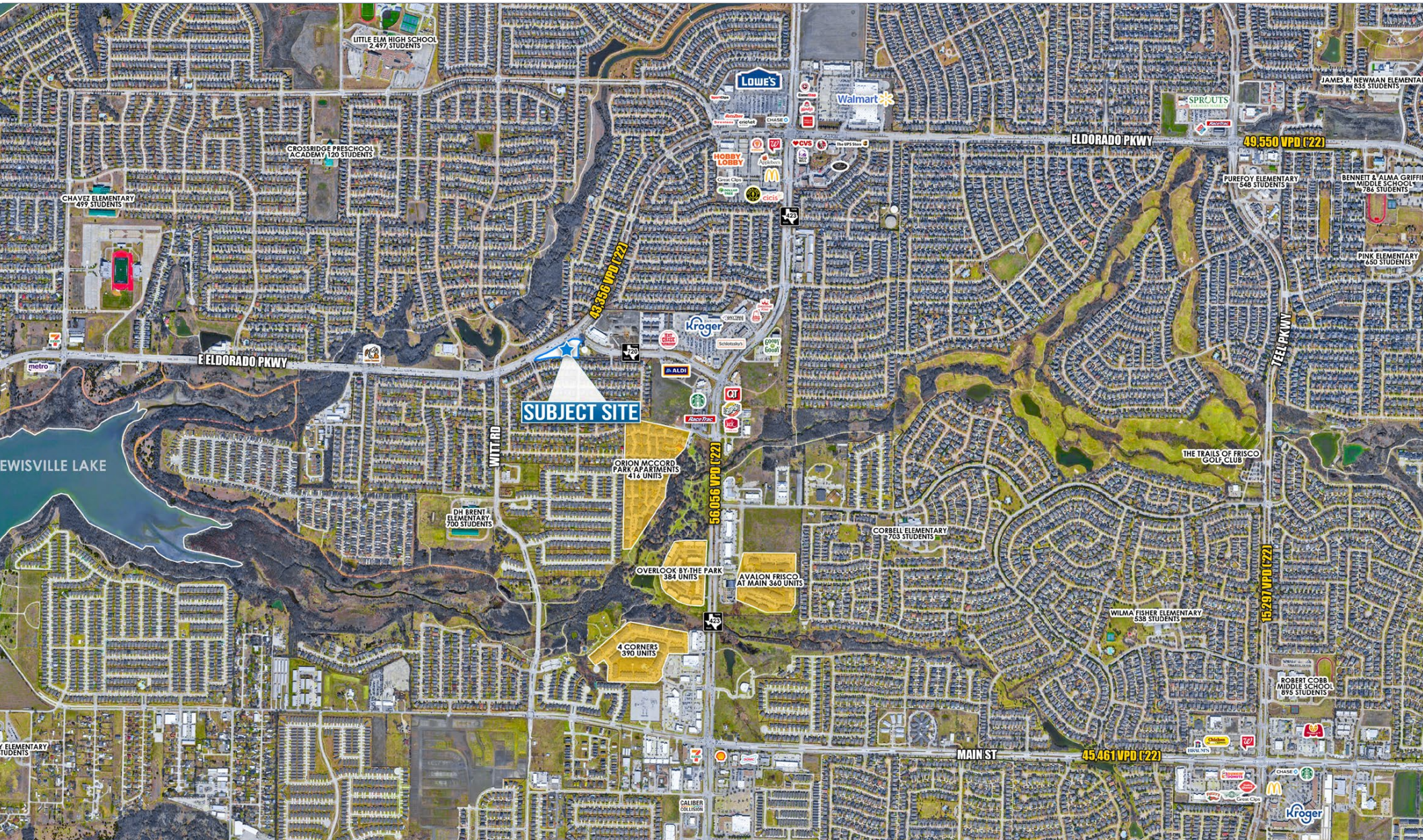
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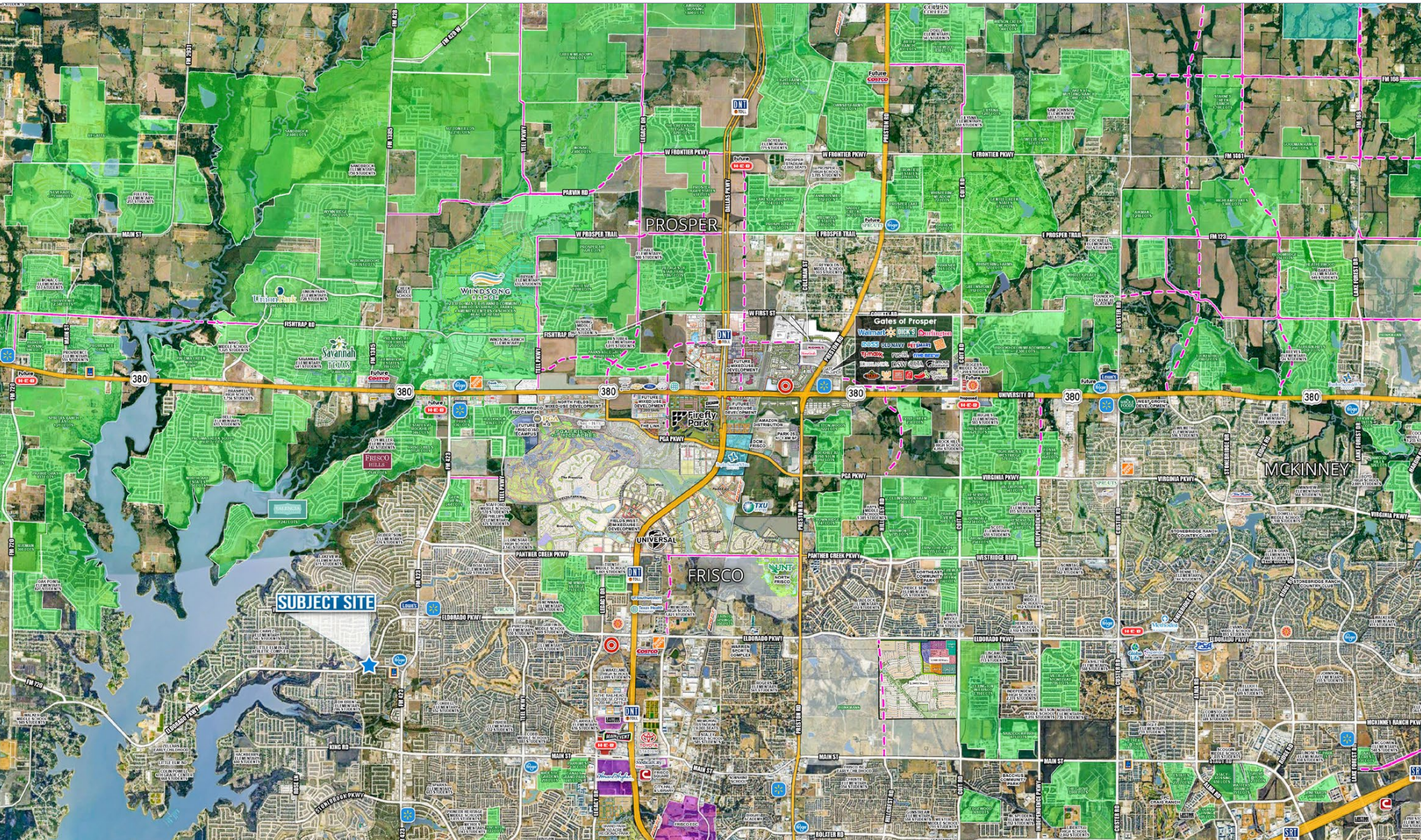
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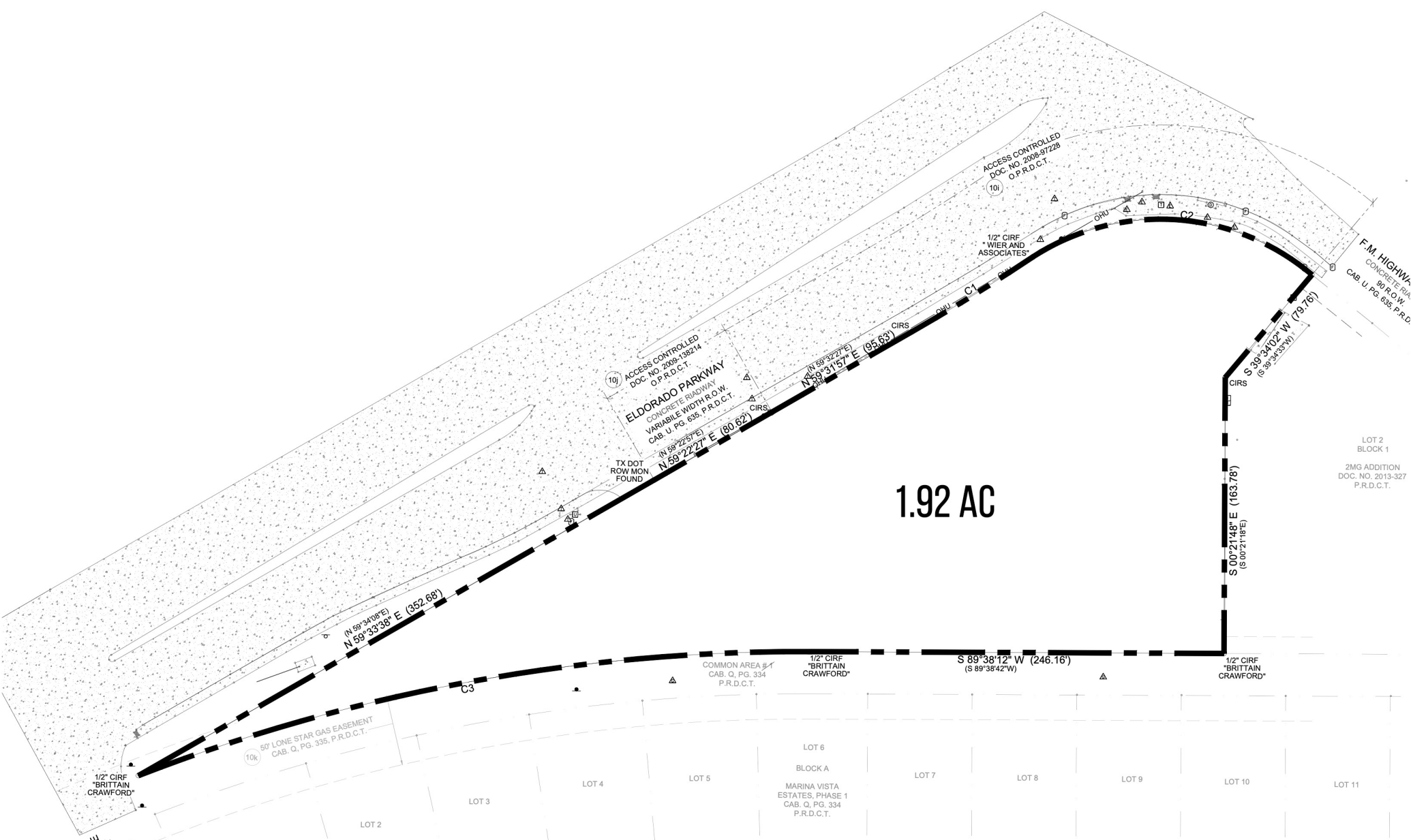
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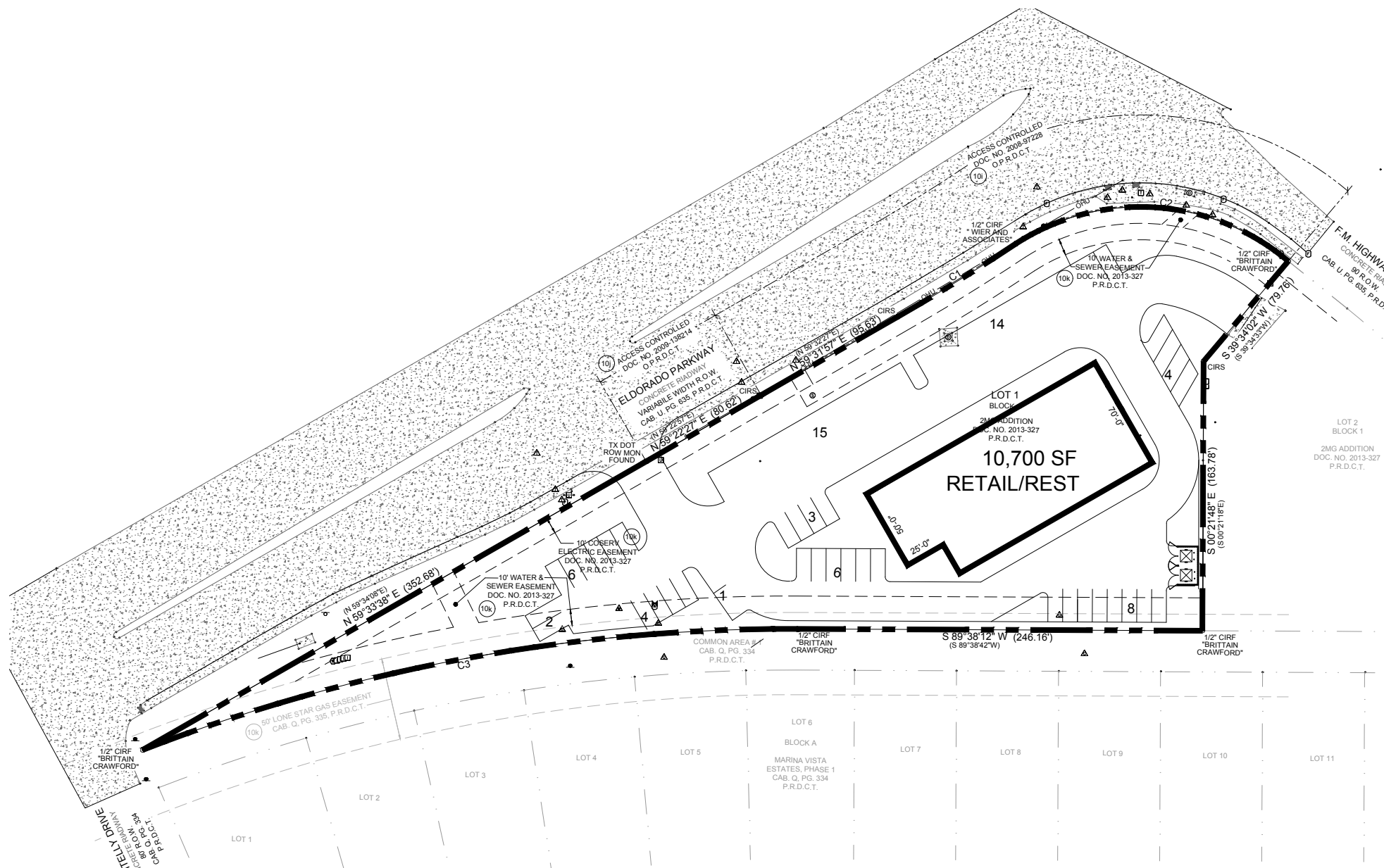
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# DEMOGRAPHIC SUMMARY

2362-2378 E Eldorado Pkwy

Ring of 3 miles

## KEY FACTS



111,622

Population



82,647

Daytime Population



0.75%

'23-'28 Compound Annual Growth Rate



35,797

Households



\$393,387

Median Home Value



33.5

Median Age

## EDUCATION



12%

High School Diploma



14%

Some College



59.82%

Bachelor's Degree or Graduate Degree

## INCOME



\$131,898

Median Household Income



\$170,991

Average Household Income



\$54,848

Per Capita Income



\$449,325

Median Net Worth

## BUSINESS



1,865

Total Businesses



13,193

Total Employees



18.96%

Blue Collar Occupation



81.07%

White Collar Occupation

## AVERAGE ANNUAL HOUSEHOLD SPENDING



\$145,003

Total Annual Expenditures



\$5,888

2023 Meals at Restaurants



\$10,072

2023 Meals at Home



\$45,519

Retail Goods



\$6,054

Entertainment



\$1,527

Personal Care



\$11,087

Health Care

## Tapestry segments



**Boomburbs**

21,558 households

60.2%

of Households

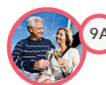


**Up and Coming Families**

13,164 households

36.8%

of Households



**Silver and Gold**

1,067 households

3.0%

of Households



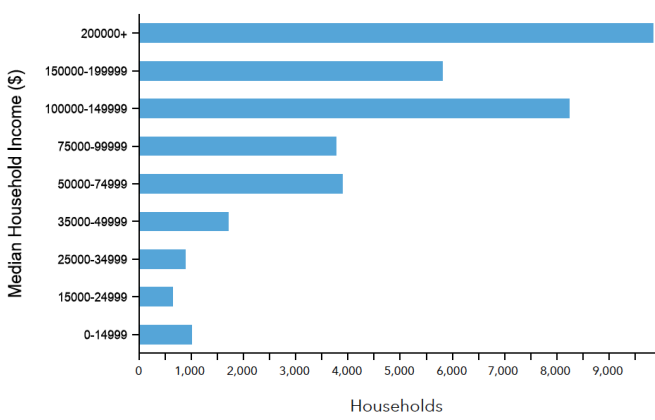
## 2023 Race and ethnicity (Esri)

The largest group: White Alone (52.19)

The smallest group: Pacific Islander Alone (0.06)

Indicator ▲	Value	Diff	
White Alone	52.19	+2.11	
Black Alone	12.06	-3.34	
American Indian/Alaska Native Alone	0.62	-0.36	
Asian Alone	17.16	+9.50	
Pacific Islander Alone	0.06	-0.07	
Other Race	5.12	-6.80	
Two or More Races	12.79	-1.03	
Hispanic Origin (Any Race)	17.26	-11.36	

Bars show deviation from 623 (Dallas-Ft. Worth, TX)



# INFORMATION ABOUT BROKERAGE SERVICES

## 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** is 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.

\_\_\_\_\_  
Falcon Realty Advisors  
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Business Name

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Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date