

For Sale:

10 ACRES

9920 & 9897 Cherokee Oaks Rd
Little Elm, Texas 76227

VENTURE

WILL WIDEMAN
WWIDEMAN@VENTUREDFW.COM

NICK HOOVER
NHOOVER@VENTUREDFW.COM

SCOTT ESPENSEN
SESPENSEN@VENTUREDFW.COM

Metrics

9920 & 9897 Cherokee Oaks Rd
Little Elm, Texas 76227

Location

9920 & 9897 Cherokee Oaks Rd

Size

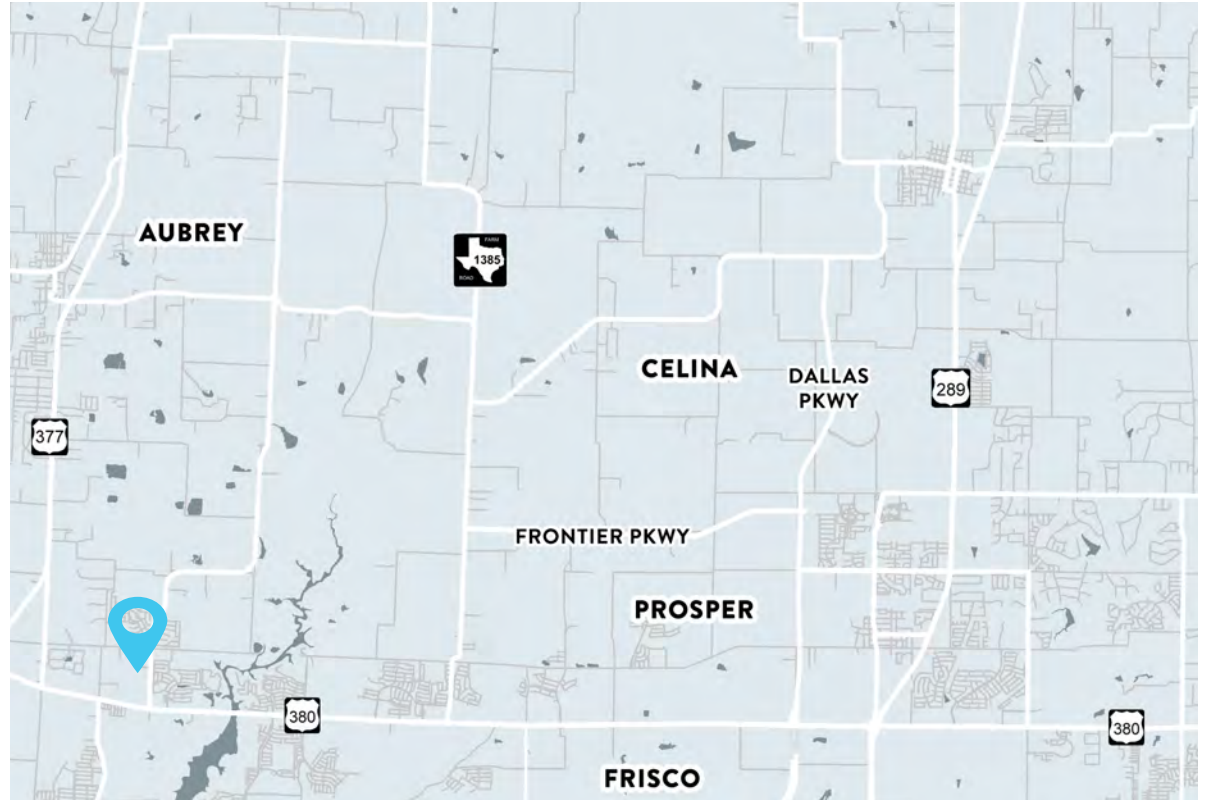
Land
10 Acres

Traffic Counts

Hwy 380 FM 2931
40,905VPD 15,466 VPD

Property Highlights

1. 7,000+ new homes in the immediate area
2. FM 2931 expanding to 6 lane major thoroughfare
3. 600+ feet of frontage on FM 2931
4. Utilities nearby

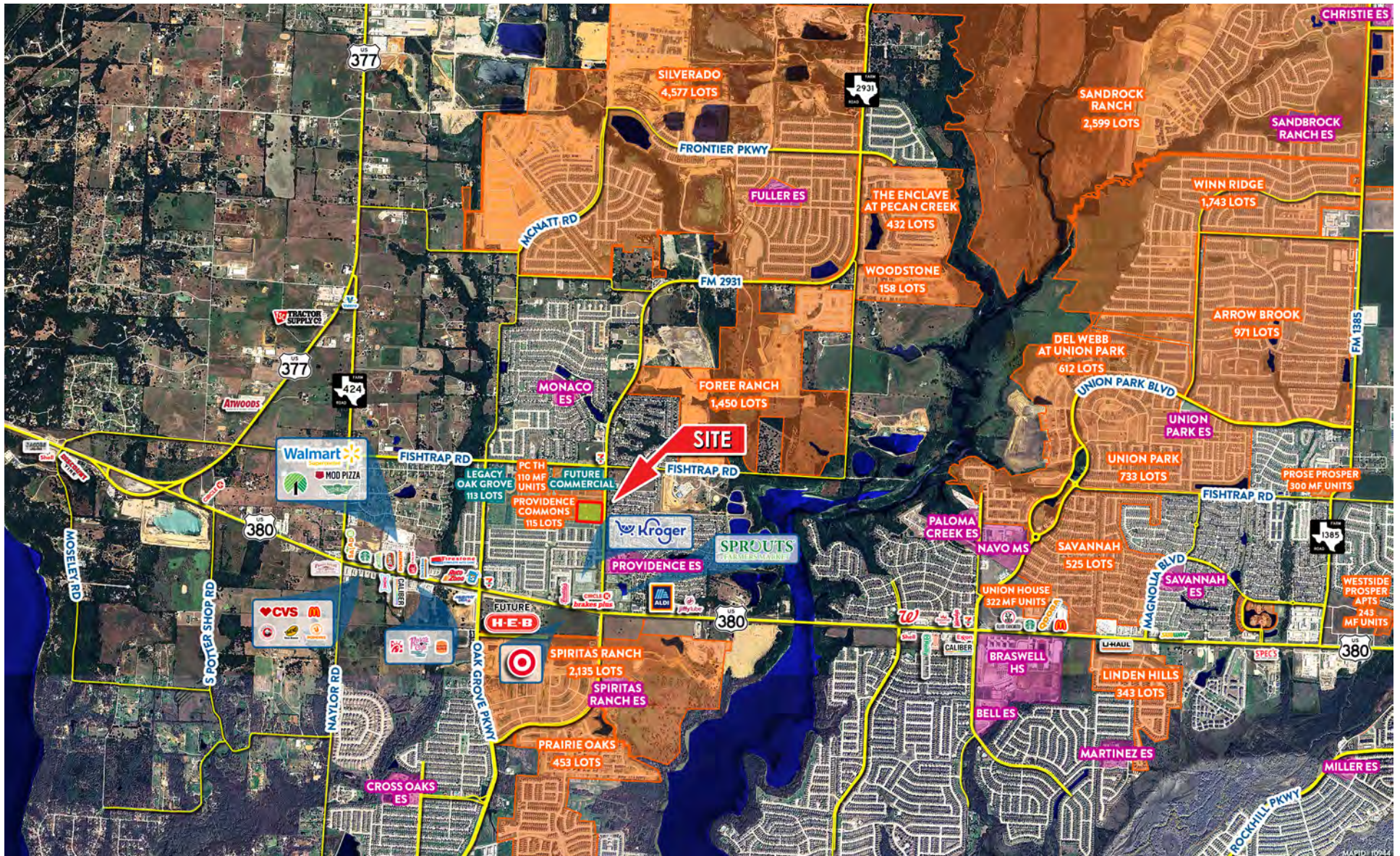


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,047	51,705	127,363
EST. DAYTIME POPULATION	698	3,888	9,735
EST. AVG. HH INCOME	\$125,483	\$148,487	\$153,807

Aerial

9920 & 9897 Cherokee Oaks Rd
Little Elm, Texas 76227



VENTURE

WILL WIDEMAN
WWIDEMAN@VENTUREDFW.COM

NICK HOOVER
NHOOVER@VENTUREDFW.COM

SCOTT ESPENSEN
SESPENSEN@VENTUREDFW.COM

9920 & 9897
Cherokee Oaks Rd
Little Elm, Texas 76227

Will Wideman
Associate

wwideman@venturedfw.com

Nick Hoover
Senior Vice President

nhoover@venturedfw.com

Scott Espensen
Partner

sespensen@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

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

