



SWQ FM 423 & LITTLE ELM

For sale/lease:
Pads, Retail,
Junior Anchor
Little Elm, TX 75068

Metrics

SWQ FM 423 & Little Elm Pkwy
Little Elm, TX 75068

Location

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Available Spaces

Lot 2 (For sale)
1.11 AC

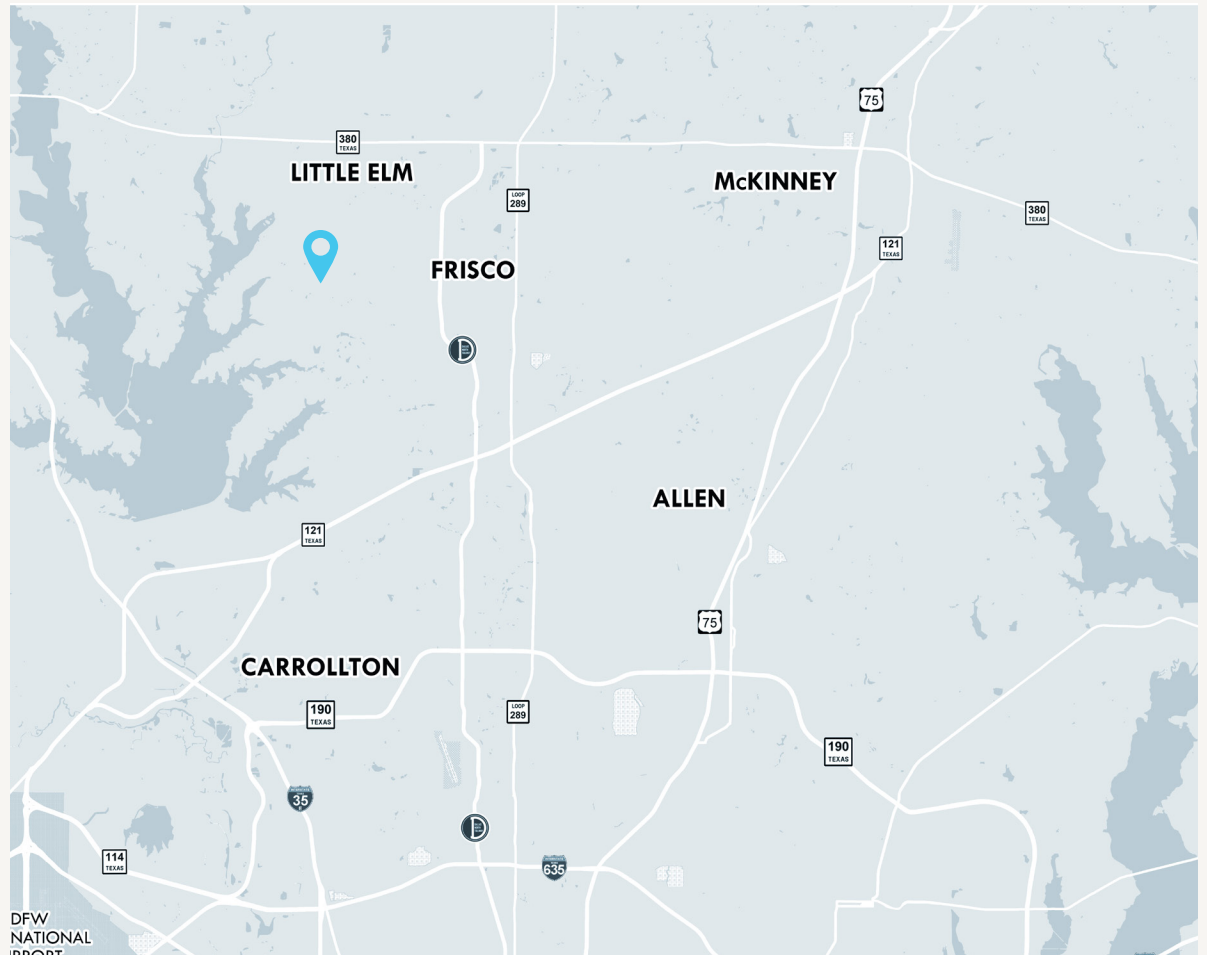
Junior Anchor Space
25,000 SF or 2.42 AC

Retail Building
2,000 - 15,000 SF
with patio

Traffic Counts

FM 423
45,502 VPD

Little Elm Pkwy
19,714 VPD



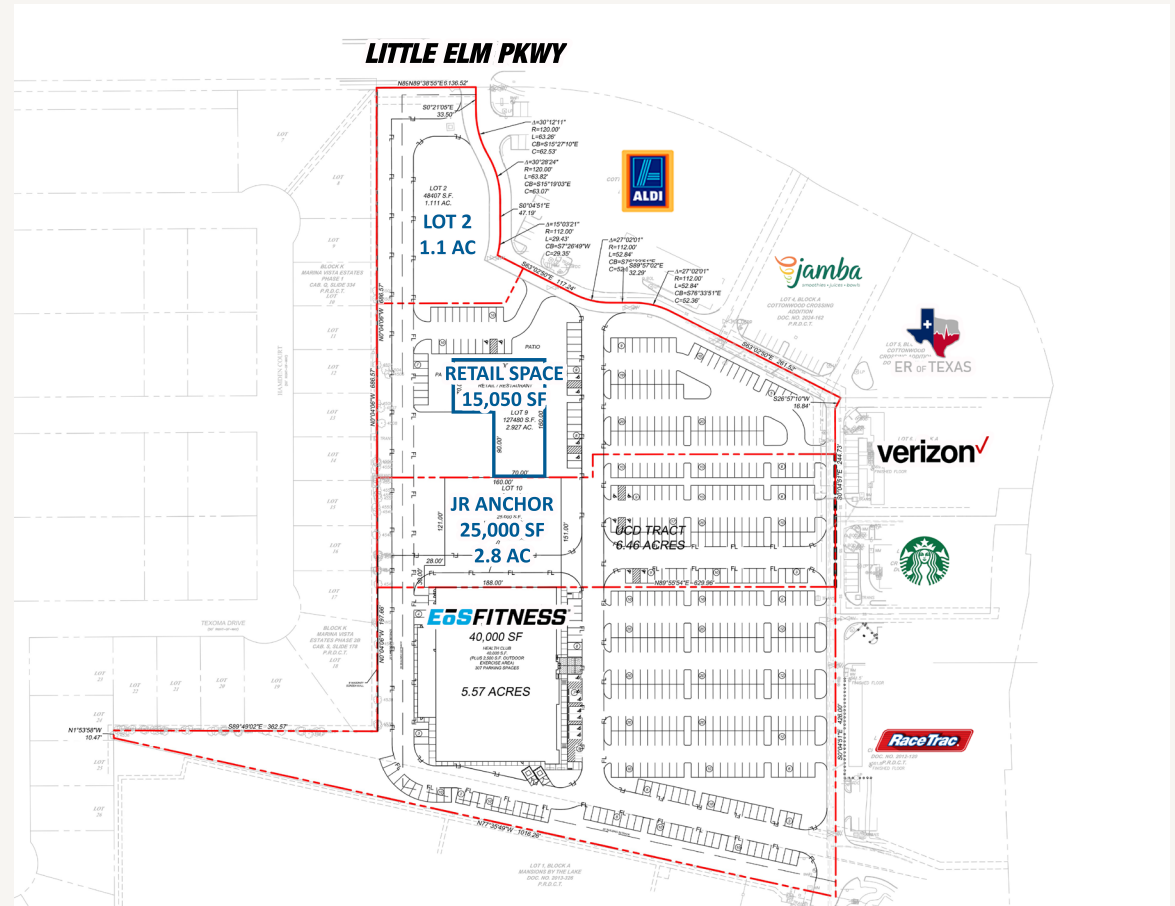
Area Attractions



Property Highlights

SWQ FM 423 & Little Elm Pkwy
Little Elm, TX 75068

1. Junior anchor and retail space for lease, along with pads for sale available at the strong regional intersection at the SWQ of FM 423 & Little Elm Pkwy
2. Development strategically located across from Kroger Marketplace and anchored by future EOS Fitness
3. Intersection offers strong demographics with average income of \$205K within 3 mi radius and traffic counts exceeding 45,000 car per day

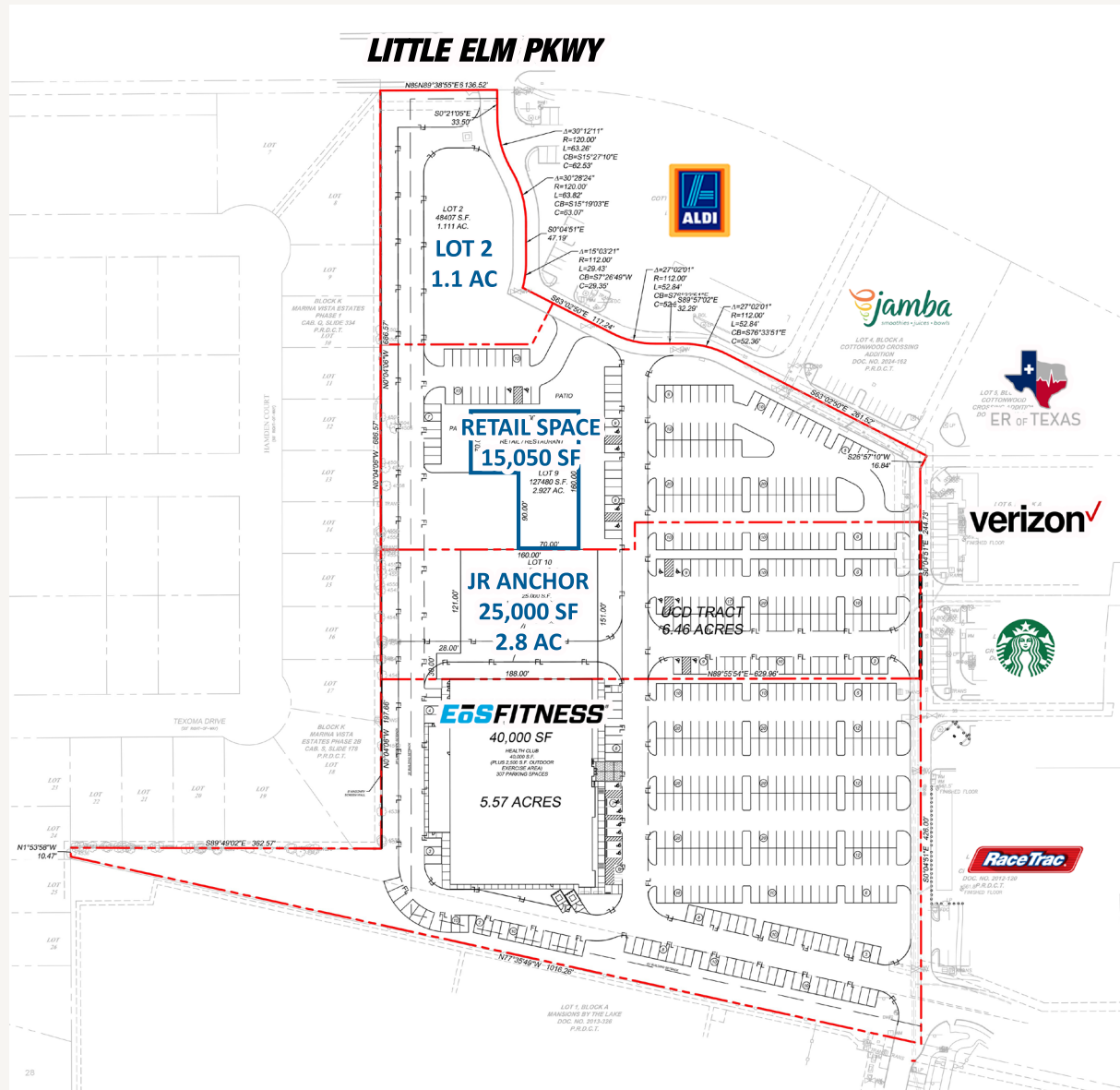


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,946	115,478	237,850
EST. DAYTIME POPULATION	2,851	22,418	45,697
EST. AVG. HH INCOME	\$195,139	\$205,246	\$192,417

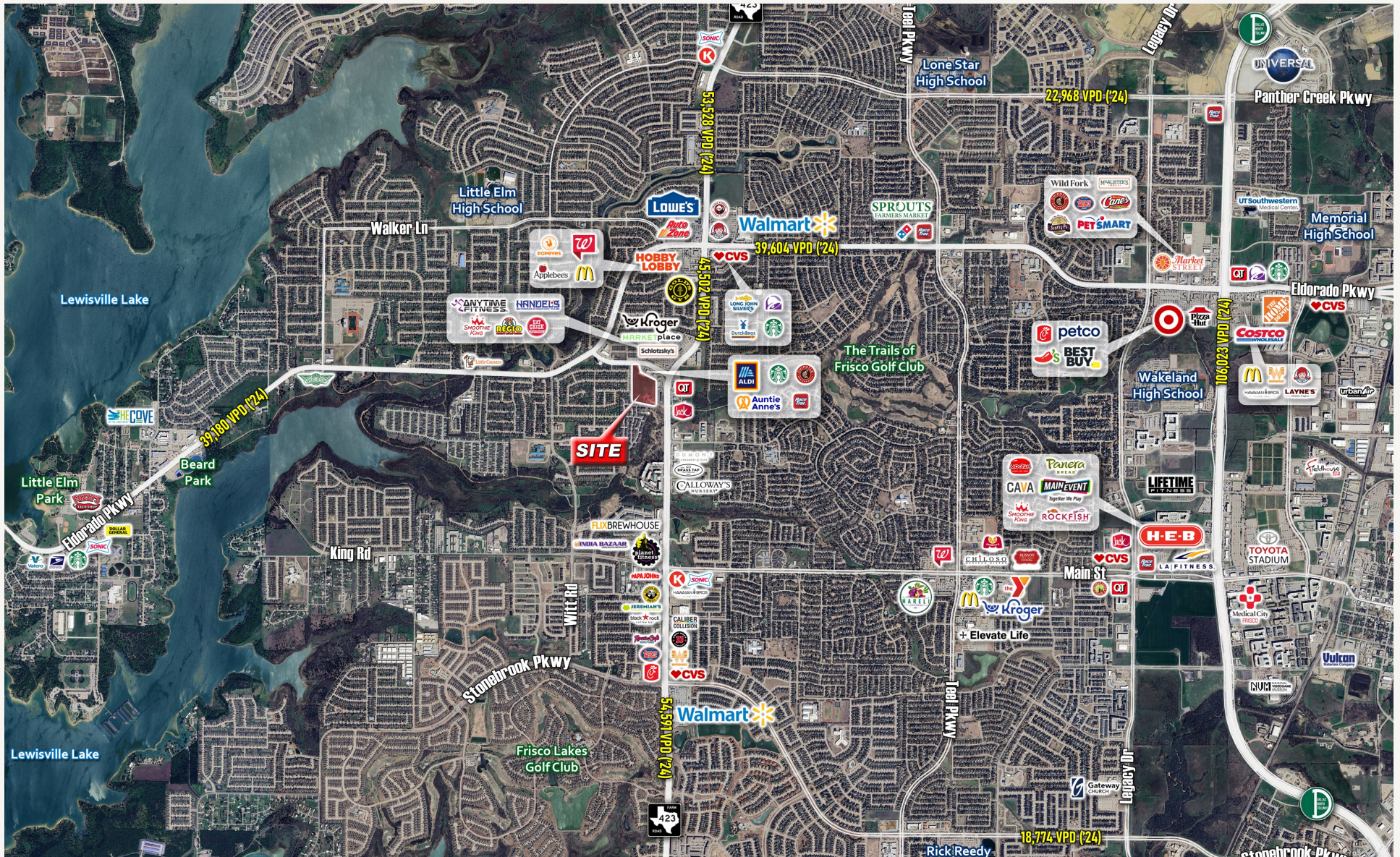
Site Plan

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Aerial

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