



SWQ FM 423 & LITTLE ELM PKWY
LITTLE ELM, TX

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DEVELOPED BY:
UCD
UNITED COMMERCIAL
DEVELOPMENT

LOCATION

SWQ FM 423 & LITTLE ELM PKWY
LITTLE ELM, TX

AVAILABLE SPACES

LOT 2 (FOR SALE) JR ANCHOR SPACE
1.11 AC 25,000 SF OR 2.42 AC

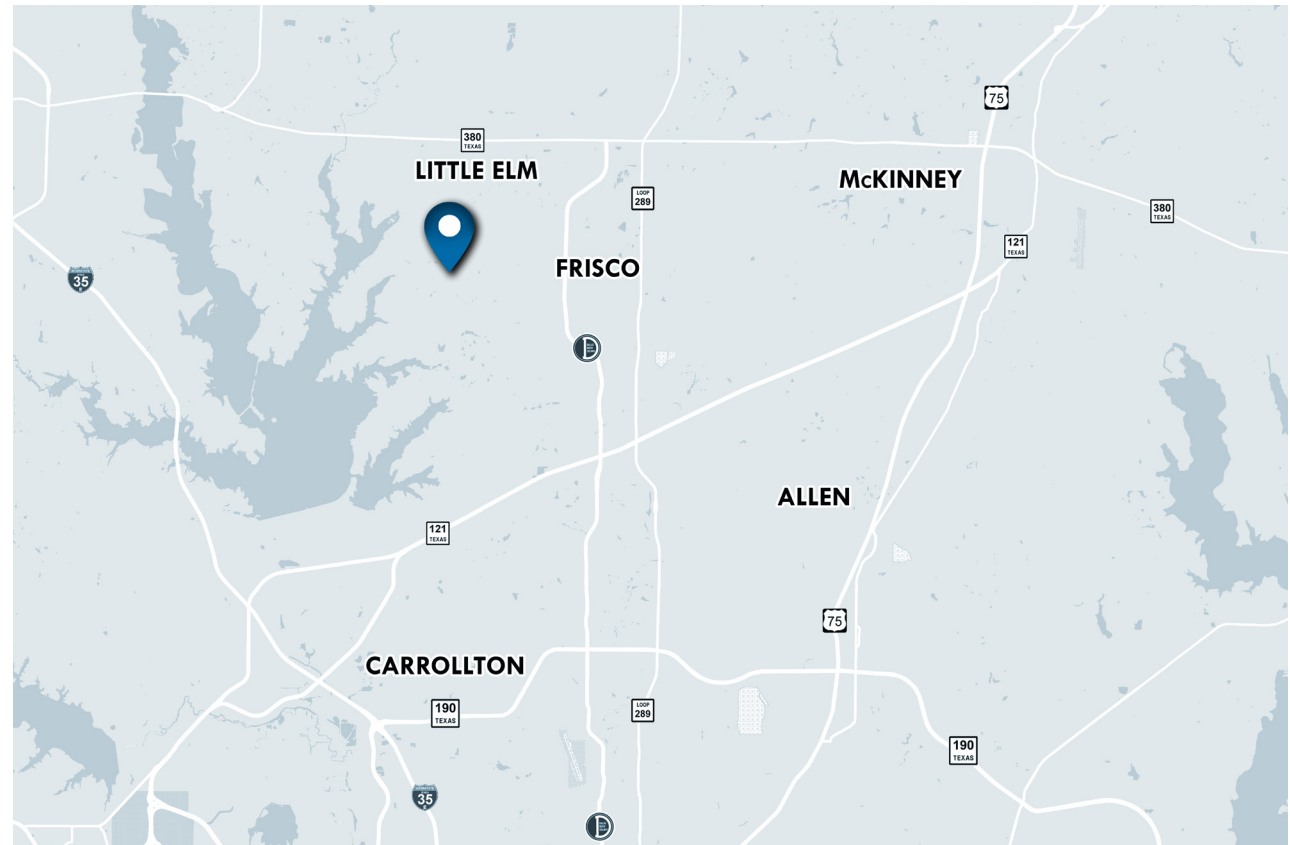
RETAIL BUILDING
2,000 - 15,000 SF
WITH PATIO

TRAFFIC COUNTS

FM 423 **LITTLE ELM PKWY**
45,502 VPD 19,714 VPD

PROPERTY HIGHLIGHTS

- ★ **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**
- ★ **DEVELOPMENT STRATEGICALLY LOCATED ACROSS FROM KROGER MARKETPLACE AND ANCHORED BY FUTURE EOS FITNESS**
- ★ **INTERSECTION OFFERS STRONG DEMOGRAPHICS WITH AVERAGE INCOME OF \$205K WITHIN 3 MI RADIUS AND TRAFFIC COUNTS EXCEEDING 45,000 CAR PER DAY**

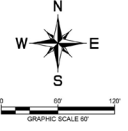


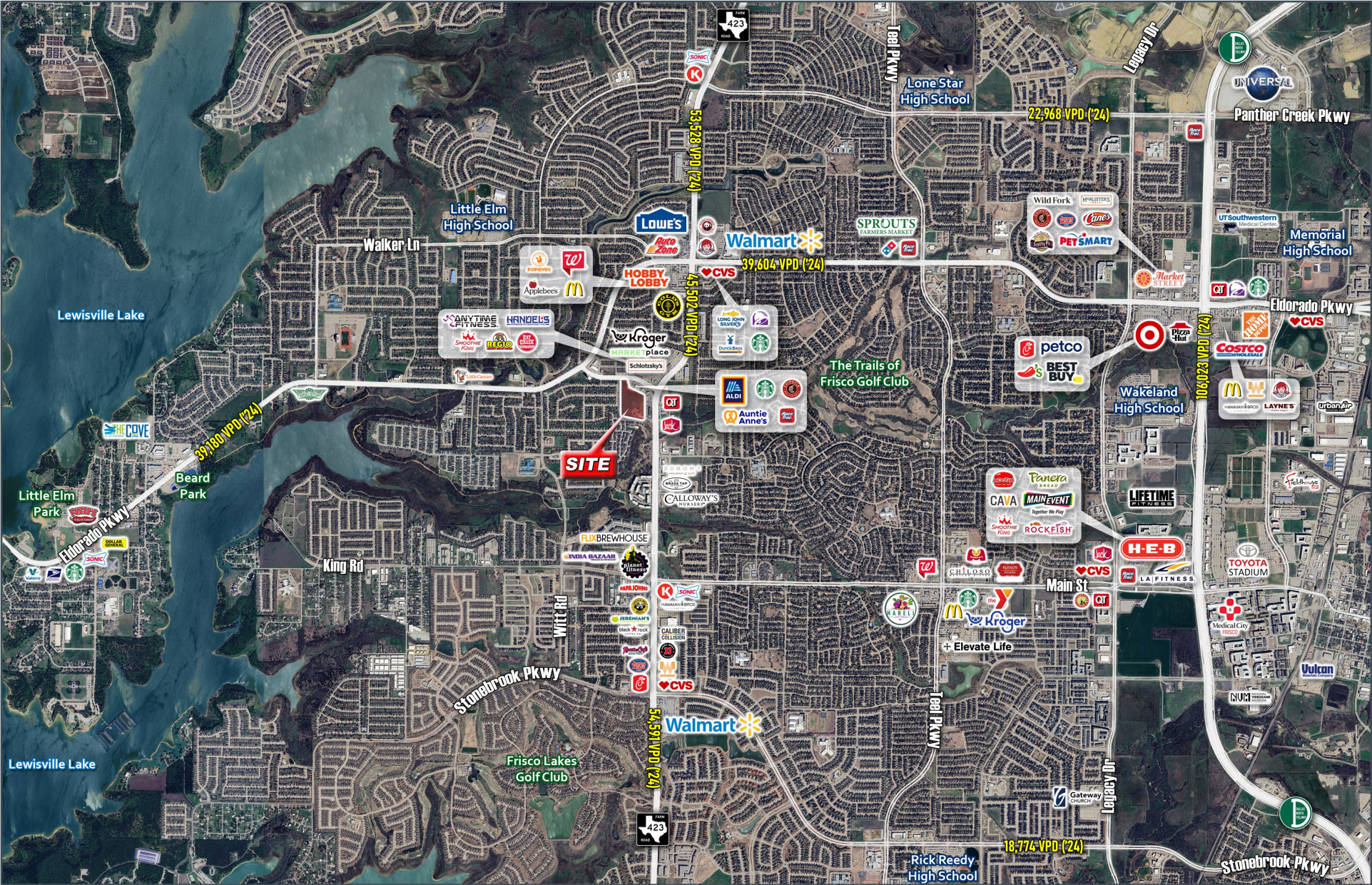
2025 DEMOGRAPHIC SUMMARY

	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

AREA ATTRACTIONS









DEVELOPED BY:



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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

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