



**VENTURE**  
COMMERCIAL

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225  
T 214.378.1212  
[venturedfw.com](http://venturedfw.com)

**± 3 ACRES US 380 FOR SALE**

NWC US 380 & GARDENIA BLVD  
LITTLE ELM(ANNEX), TX

**PARTNER XTEAM**  
RETAIL ADVISORS

KEN REIMER [KREIMER@VENTUREDFW.COM](mailto:KREIMER@VENTUREDFW.COM) | ANNE BRYAN [ABRYAN@VENTUREDFW.COM](mailto:ABRYAN@VENTUREDFW.COM) | FELIX SAENZ [FSAENZ@VENTUREDFW.COM](mailto:FSAENZ@VENTUREDFW.COM)

**LOCATION**

NWC US 380 & GARDENIA BLVD  
LITTLE ELM(ANNEX), TX

**SIZE**

LAND  
±3 ACRES

**TRAFFIC COUNTS**

US 380	FM 423
49,726 VPD	28,659 VPD

**PROPERTY HIGHLIGHTS**

- ★ ZONED LTD PURPOSE ANNEXATION - NO ZONING RESTRICTIONS
- ★ DENTON ISD, LITTLE ELM ANNEX
- ★ SIGNIFICANT SINGLE FAMILY DEVELOPMENTS IN TRADE AREA
- ★ FRONTAGE ON US 380

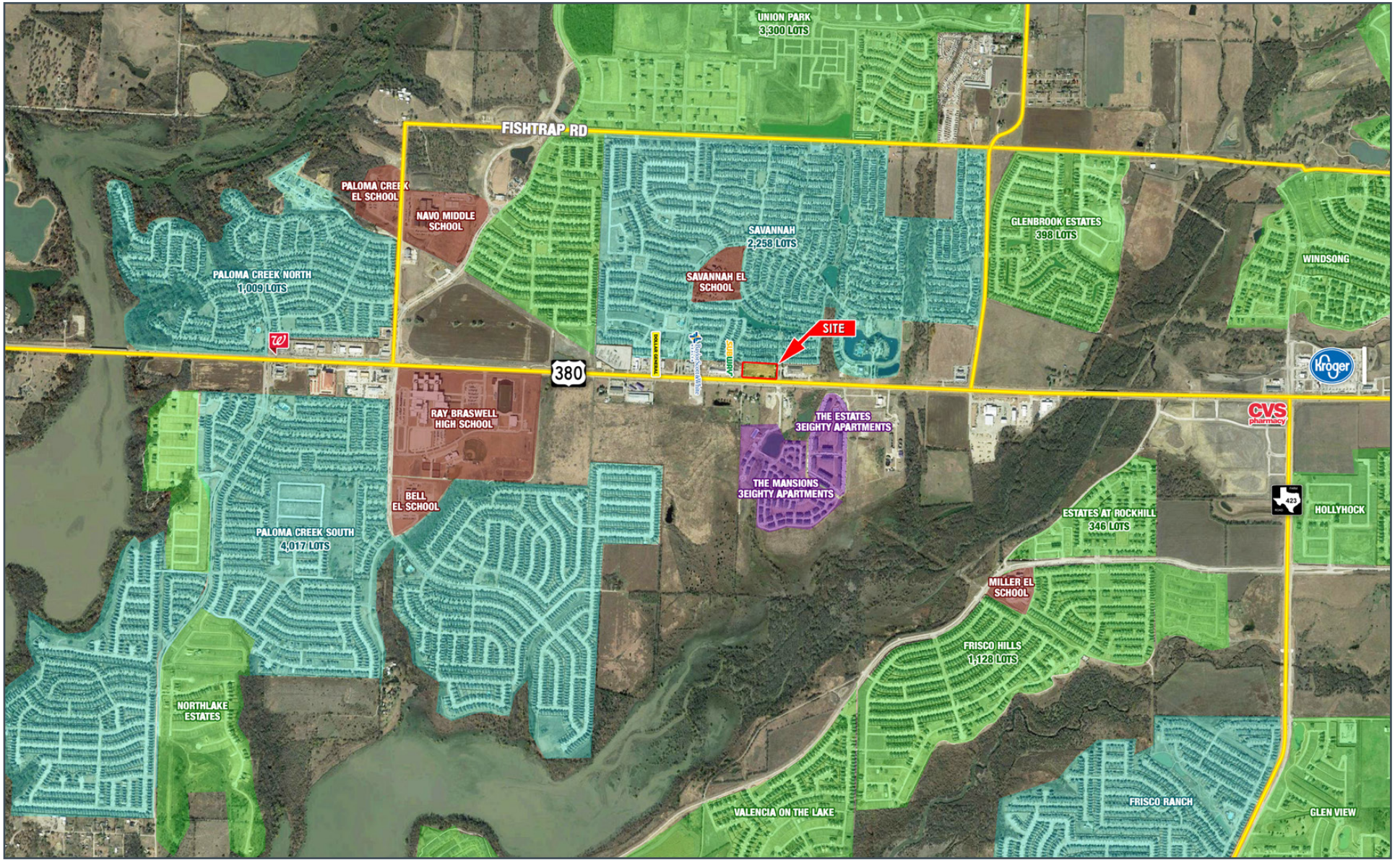


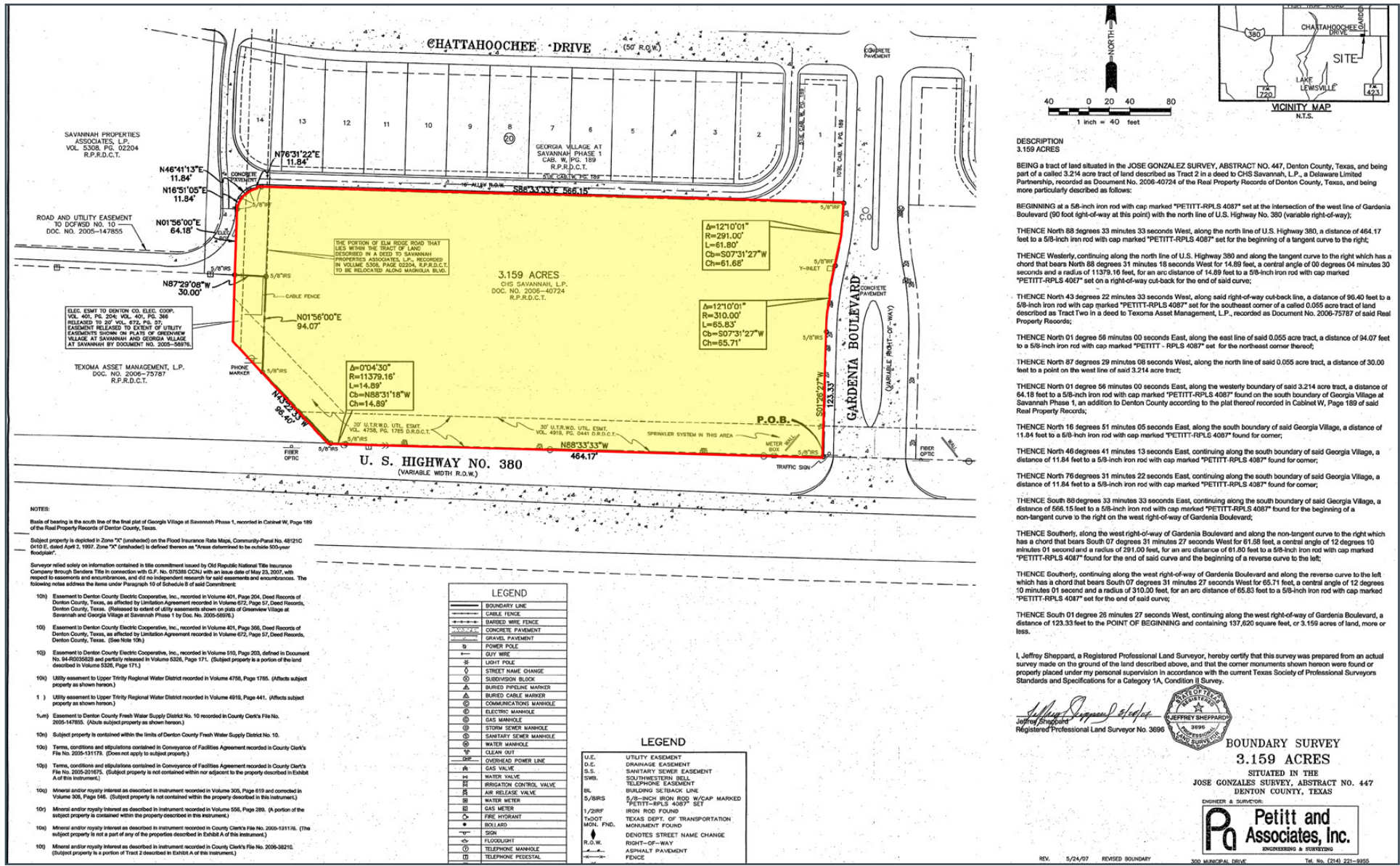
**2019 DEMOGRAPHIC SUMMARY**

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,461	58,921	130,715
EST. DAYTIME POPULATION	2,509	13,536	36,819
EST. AVG. HH INCOME	\$67,116	\$95,409	\$109,683

**AREA ATTRACTIONS**







**DESCRIPTION**  
 3.159 ACRES

BEING a tract of land situated in the JOSE GONZALEZ SURVEY, ABSTRACT NO. 447, Denton County, Texas, and being part of a called 3.214 acre tract of land described as Tract 2 in a deed to CHS Savannah, L.P., a Delaware Limited Partnership, recorded as Document No. 2006-40724 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set at the intersection of the west line of Gardenia Boulevard (90 foot light-of-way at this point) with the north line of U.S. Highway No. 380 (variable right-of-way);

THENCE North 88 degrees 33 minutes 33 seconds West, along the north line of U.S. Highway 380, a distance of 484.17 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for the beginning of a tangent curve to the right;

THENCE Westerly, continuing along the north line of U.S. Highway 380 and along the tangent curve to the right which has a chord that bears North 88 degrees 31 minutes 18 seconds West for 14.89 feet, a central angle of 00 degrees 04 minutes 30 seconds and a radius of 11379.16 feet, for an arc distance of 14.89 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set on a right-of-way cut-back for the end of said curve;

THENCE North 43 degrees 22 minutes 33 seconds West, along said right-of-way cut-back line, a distance of 96.40 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for the southeast corner of a called 0.055 acre tract of land described as Tract two in a deed to Texoma Asset Management, L.P., recorded as Document No. 2006-75787 of said Real Property Records;

THENCE North 01 degree 56 minutes 00 seconds East, along the east line of said 0.055 acre tract, a distance of 94.07 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for the northeast corner thereof;

THENCE North 87 degrees 29 minutes 08 seconds West, along the north line of said 0.055 acre tract, a distance of 30.00 feet to a point on the west line of said 3.214 acre tract;

THENCE North 01 degree 56 minutes 00 seconds East, along the westerly boundary of said 3.214 acre tract, a distance of 64.18 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set on the south boundary of Georgia Village at Savannah Phase 1, an addition to Denton County according to the plat thereof recorded in Cabinet W, Page 189 of said Real Property Records;

THENCE North 16 degrees 51 minutes 05 seconds East, along the south boundary of said Georgia Village, a distance of 11.84 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 46 degrees 41 minutes 13 seconds East, continuing along the south boundary of said Georgia Village, a distance of 11.84 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE North 76 degrees 31 minutes 22 seconds East, continuing along the south boundary of said Georgia Village, a distance of 11.84 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for corner;

THENCE South 88 degrees 33 minutes 33 seconds East, continuing along the south boundary of said Georgia Village, a distance of 566.15 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the beginning of a non-tangent curve to the right on the west right-of-way of Gardenia Boulevard;

THENCE Southerly, along the west right-of-way of Gardenia Boulevard and along the non-tangent curve to the right which has a chord that bears South 07 degrees 31 minutes 27 seconds West for 61.86 feet, a central angle of 12 degrees 10 minutes 01 second and a radius of 291.00 feet, for an arc distance of 61.86 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" found for the end of said curve and the beginning of a reverse curve to the left;

THENCE Southerly, continuing along the west right-of-way of Gardenia Boulevard and along the reverse curve to the left which has a chord that bears South 07 degrees 31 minutes 27 seconds West for 65.71 feet, a central angle of 12 degrees 10 minutes 01 second and a radius of 310.00 feet, for an arc distance of 65.71 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for the end of said curve;

THENCE South 01 degree 25 minutes 27 seconds West, continuing along the west right-of-way of Gardenia Boulevard, a distance of 123.33 feet to the POINT OF BEGINNING and containing 137,620 square feet, or 3.159 acres of land, more or less.

**NOTES:**

Beats of bearing is the south line of the final plat of Georgia Village at Savannah Phase 1, recorded in Cabinet W, Page 189 of the Real Property Records of Denton County, Texas.

Subject property is depicted in Zone "C" (unshaded) on the Flood Insurance Rate Maps, Community Panel No. 49121C (011-E, dated April 2, 1997, Zone "C" (unshaded) as defined therein as "Areas determined to be outside 500-year floodplain".

Surveyor relied solely on information contained in title commitment issued by Old Republic National Title Insurance Company through Denton Title in connection with G.P. No. 073288 ONU with an issue date of May 23, 2007, with respect to easements and encumbrances, and did no independent research for said easements and encumbrances. The following notes address the items and Paragraph 10 of Schedule B of said Commitment:

- 101) Easement to Denton County Electric Cooperative, Inc., recorded in Volume 401, Page 264, Deed Records of Denton County, Texas, as affected by Limitation Agreement recorded in Volume 672, Page 57, Deed Records of Denton County, Texas. (Unshaded to extent of utility easements shown on plats of Greenview Village at Savannah and Georgia Village at Savannah Phase 1 of Doc. No. 2006-69983.)
- 102) Easement to Denton County Electric Cooperative, Inc., recorded in Volume 401, Page 366, Deed Records of Denton County, Texas, as affected by Limitation Agreement recorded in Volume 672, Page 57, Deed Records of Denton County, Texas. (See Note 101.)
- 103) Easement to Denton County Electric Cooperative, Inc., recorded in Volume 510, Page 203, defined in Document No. 84-RD03528 and partially released in Volume 525E, Page 171. (Subject property is a portion of the land described in Volume 525E, Page 171.)
- 104) Utility easement to Upper Trinity Regional Water District recorded in Volume 475B, Page 1785. (Affects subject property as shown hereon.)
- 1) Utility easement to Upper Trinity Regional Water District recorded in Volume 491B, Page 441. (Affects subject property as shown hereon.)
- 104m) Easement to Denton County Fresh Water Supply District No. 10 recorded in County Clerk's File No. 2005-14785. (Affects subject property as shown hereon.)
- 104) Subject property is contained within the limits of Denton County Fresh Water Supply District No. 10.
- 104) Terms, conditions and stipulations contained in Conveyance of Facilities Agreement recorded in County Clerk's File No. 2005-131178. (Does not apply to subject property.)
- 104) Terms, conditions and stipulations contained in Conveyance of Facilities Agreement recorded in County Clerk's File No. 2005-201675. (Subject property is not contained within nor adjacent to the property described in Exhibit A of this instrument.)
- 104) Mineral and/or royalty interest as described in instrument recorded in Volume 300, Page 618 and connected in Volume 300, Page 546. (Subject property is not contained within the property described in this instrument.)
- 104) Mineral and/or royalty interest as described in instrument recorded in Volume 556, Page 289. (A portion of the subject property is contained within the property described in this instrument.)
- 104) Mineral and/or royalty interest as described in instrument recorded in County Clerk's File No. 2005-931176. (The subject property is not a part of any of the properties described in Exhibit A of this instrument.)
- 104) Mineral and/or royalty interest as described in instrument recorded in County Clerk's File No. 2006-38216. (Subject property is a portion of Tract 2 described in Exhibit A of this instrument.)

LEGEND	
---	BOUNDARY LINE
---	CABLE FENCE
---	BARBED WIRE FENCE
---	CONCRETE PAVEMENT
---	GRAVEL PAVEMENT
---	POWER POLE
---	QUIET WIRE
---	LIGHT POLE
---	STREET NAME CHANGE
---	SUBVISION BLOCK
---	BURIED PIPELINE MARKER
---	BURIED CABLE MARKER
---	COMMUNICATIONS MANHOLE
---	ELECTRIC MANHOLE
---	GAS MANHOLE
---	STORM SEWER MANHOLE
---	SANITARY SEWER MANHOLE
---	WATER MANHOLE
---	CLEAN OUT
---	OVERHEAD POWER LINE
---	CAS VALVE
---	WATER VALVE
---	IRRIGATION CONTROL VALVE
---	AIR RELEASE VALVE
---	WATER METER
---	GAS METER
---	FIRE HYDRANT
---	BOULDER
---	SIGN
---	FLOODLIGHT
---	TELEPHONE MANHOLE
---	TELEPHONE PEDESTAL

LEGEND	
---	U.E. UTILITY EASEMENT
---	D.E. DRAINAGE EASEMENT
---	S.S. SANITARY SEWER EASEMENT
---	D.W. DRAINAGE EASEMENT
---	BL. BUILDING SETBACK LINE
---	5/8" IRON ROD W/CAP MARKED "PETITT-RPLS 4087" SET
---	1/2" IRON ROD FOUND
---	MONUMENT FOUND
---	TEXAS DEPT. OF TRANSPORTATION
---	RIGHT-OF-WAY
---	ADJACENT PAVEMENT
---	FENCE

I, Jeffrey Sheppard, a Registered Professional Land Surveyor, hereby certify that this survey was prepared from an actual survey made on the ground of the land described above, and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition I Survey.

*Jeffrey Sheppard*  
 Jeffrey Sheppard  
 Registered Professional Land Surveyor No. 3696



**BOUNDARY SURVEY**  
 3.159 ACRES  
 SITUATED IN THE  
 JOSE GONZALEZ SURVEY, ABSTRACT NO. 447  
 DENTON COUNTY, TEXAS

ENGINEER & SURVEYOR  
**Pettit and Associates, Inc.**  
 ENGINEERING & SURVEYING



8235 Douglas Ave  
Suite 720  
Dallas, TX 75225  
T 214.378.1212  
venturedfw.com

**KEN REIMER**

Founding Principal  
Managing Partner  
214.378.1212  
kreimer@venturedfw.com

**ANNE BRYAN**

Land Development Manager  
214.378.1212  
abryan@venturedfw.com

**FELIX SAENZ**

Associate  
214.378.1212  
fsaenz@venturedfw.com



## 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.*

**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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Kenneth Reimer</b>	<b>428933</b>	<b>kreimer@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



## 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.*

**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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Anne Bryan</b>	<b>713115</b>	<b>abryan@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



# 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.

## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

## 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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Felix Saenz</b>	<b>719860</b>	<b>fsaenz@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date