

ELDORADO RETAIL
13,800 SF, Retail / Restaurant / Office Building
Now Leasing

UNDER CONSTRUCTION!

Available July, 2022



1000 W Eldorado Pkwy, Little Elm, TX 75068



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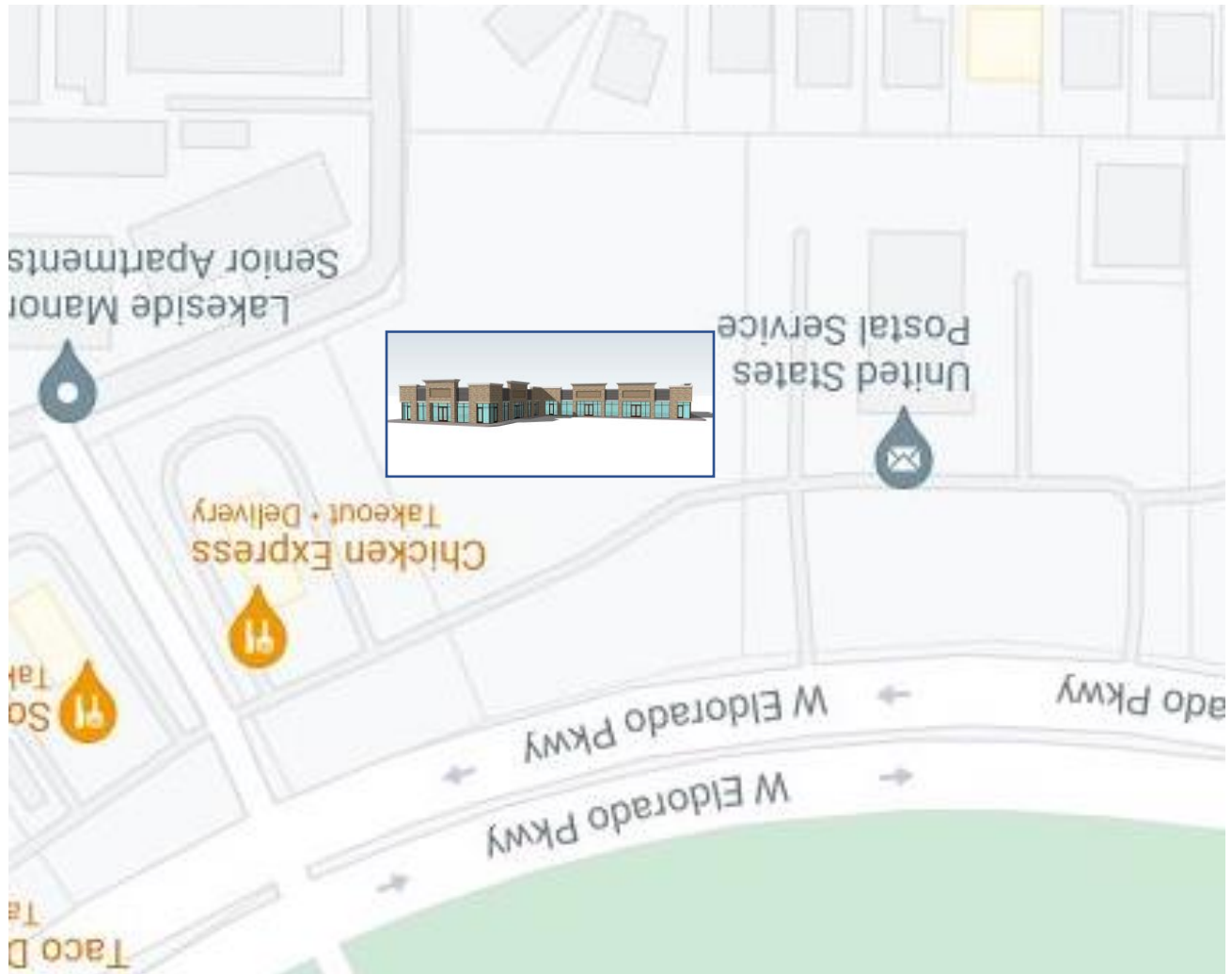
Property Overview

- + 13,800 SF
- + Zoned "PD-LC"
- + Retail / Restaurant / Office
- + Drive thru
- + 73 parking spots
- + New Construction
- + Captured market of 2000 homes within a mile
- + For lease - \$26 per SF plus NNN
- + Sale to Owner Occupants only – call for pricing

Location Highlights

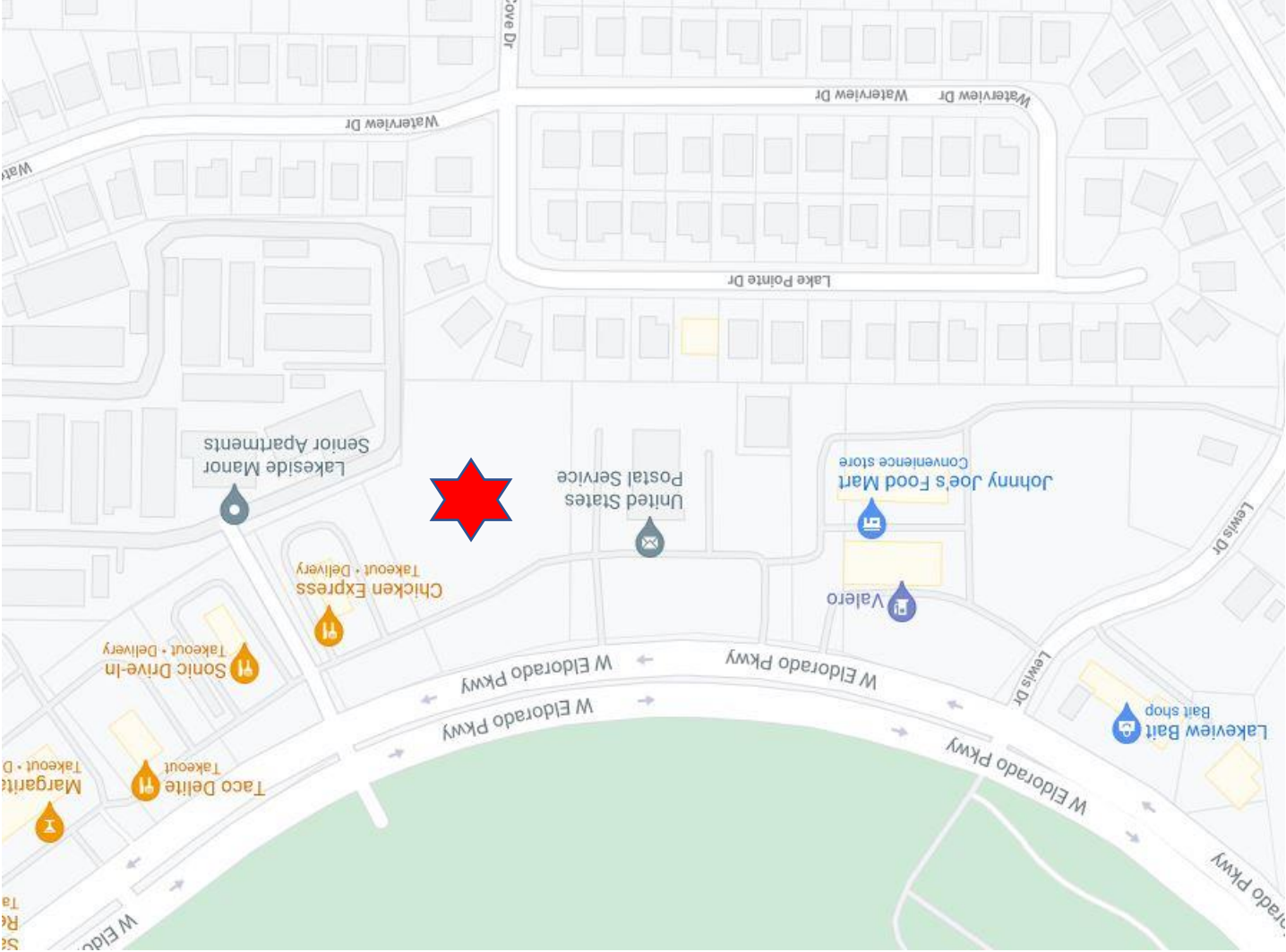
- + Frontage on Eldorado Pkwy
- + Very high traffic
 - 50,000 VPD
- + Densely developed neighborhood
 - The Lakes of Little Elm
 - Cottonwood Point
 - Lakewood Estates
 - Rivendale by the Lake
- + Very near lake
 - High traffic even on weekends

EXTRAORDINARY PROJECT @ AN UNBEATABLE LOCATION



13,800 SF RETAIL / RESTAURANT SPACE! CONVENIENTLY SIZED STORE FRONTS! GORGEOUS ELEVATION!

Unbeatable Location! Traffic, Roof Tops, Businesses, and Everything Else!!



EXTRAORDINARY VISIBILITY! HIGH TRAFFIC STREET, DENSELY DEVELOPED NEIGHBORHOOD



ON ELDORADO PKWY, A BUSY CORRIDOR WITH HUGE VEHICULAR TRAFFIC

THOUSANDS OF HOMES WITHIN ONE MILE

SUITE 700
1,844 SF

OPTIONAL CORRIDOR
196 SF
(For sub-division into smaller suites)

SUITE 300
1,560 SF

SUITE 400
1,498 SF
(Drive Thru)

SUITE 500
1,499 SF

SUITE 600
1,491 SF

SUITE 800
1,640 SF
(Inclusive of corridor)

110
RISER ROOM

SUITE 100
2,070 SF

SUITE 200
2,070 SF



ELDORADO RETAIL - SUITE LAY OUT

Site Plan

