

2nd Generation Freestanding Building with Drive-thru Available



2nd Generation Restaurant Endcap Space Available



Operating Starbucks Endcap Space Potentially Available



THE VILLAGE AT ELDORADO

Space Available

SEQ Eldorado Pkwy & FM 423, Frisco/Little Elm, TX

PROPERTY OVERVIEW

- SEQ Eldorado Pkwy & FM 423
- Upscale shopping center located in one of DFW's budding suburbs. It serves an affluent residential community that is growing exponentially. The population of Little Elm has increased 497% since 2000. Surrounded by densely populated neighborhoods and major retail anchors, The Village at Eldorado takes advantage of regional draw created by the bustling intersection of two of the largest thoroughfares in the trade area.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	21,142	82,229	144,275
Households	6,791	26,631	47,926
Average HH Income	\$145,104	\$135,923	\$131,695
Median Age	32.10	32.70	33.30

LEASING INFORMATION

Call for Rates

Call for Availability

TRAFFIC COUNTS

Eldorado Pkwy	35,559 VPD
FM 423	51,577 VPD

AREA TRAFFIC DRIVERS



For More Information
Please Contact:

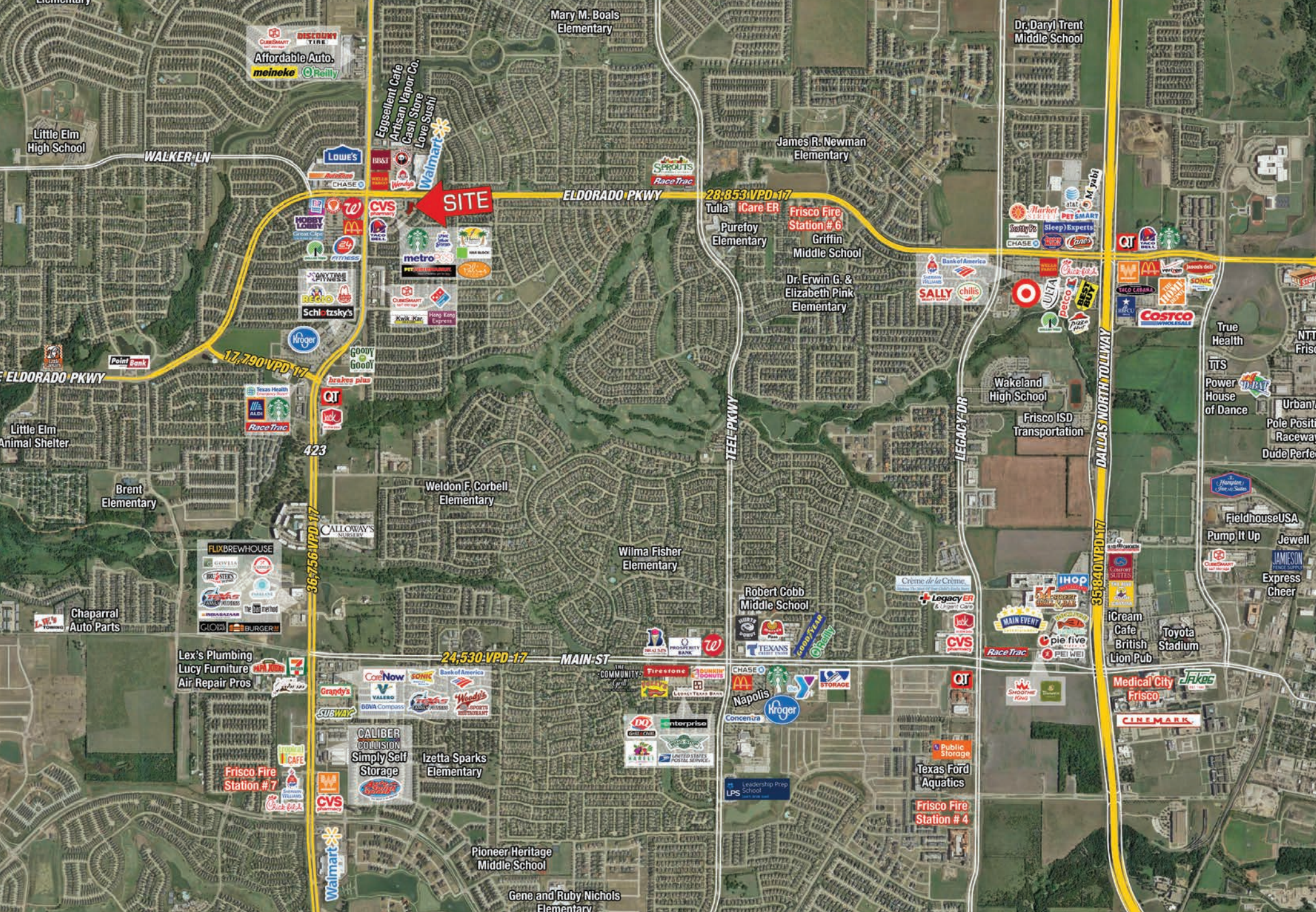


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SITE OVERVIEW

FREESTANDING FORMER BANK BUILDING AVAILABLE
± 6,884 SF with existing Drive Thru
Expandable or owner can scrape & build a larger building

UP TO 8,454 SF END CAP SPACE AVAILABLE
If Suites 101, 102, 106 and 108 are combined



TENANTS

BUILDING ONE

Suite	Tenant	SF
101	Operating But Potentially Available*	1,782
102	Operating But Potentially Available*	1,369
103	The UPS Store	1,500
104	Sprint	1,200
105	Veterinary Clinic	2,100
106	Operating But Available*	2,500
108	2nd Gen Space Available*	2,803
110	Adventure Play Kids	2,800
112	Mario's Mexican and El Salvadorian	4,376

BUILDING TWO

Suite	Tenant	SF
201	Palio's Pizza	2,100
202	Green Vapor	1,050
203	Operating But Available	1,050
204	Lucky Foot	1,400
205	H&R Block	1,400
207	Huntington Learning Center	1,401
208	Kobe Teppan & Sushi	2,924
209	Paris Nails	1,400
210	Village Elm Dental	2,240
212	3 Flights Up	1,960

BUILDING THREE

Suite	Tenant	SF
301	End Zone Burger & Grill	5,384
303	Warrior Martial Arts	2,200
305	Tailor	825
307	Prime Family Medicine	2,100
308	Up in Smoke	1,736
309	I ♥ Pho	2,000

BUILDING FOUR

Suite	Tenant	SF
401	2nd Gen Mooyah Burgers Endcap Restaurant Space Available	2,301
150	Metro PCS	1,320
130	Urgent Care	1,458
100	Dickey's BBQ	3,000

BUILDING FIVE

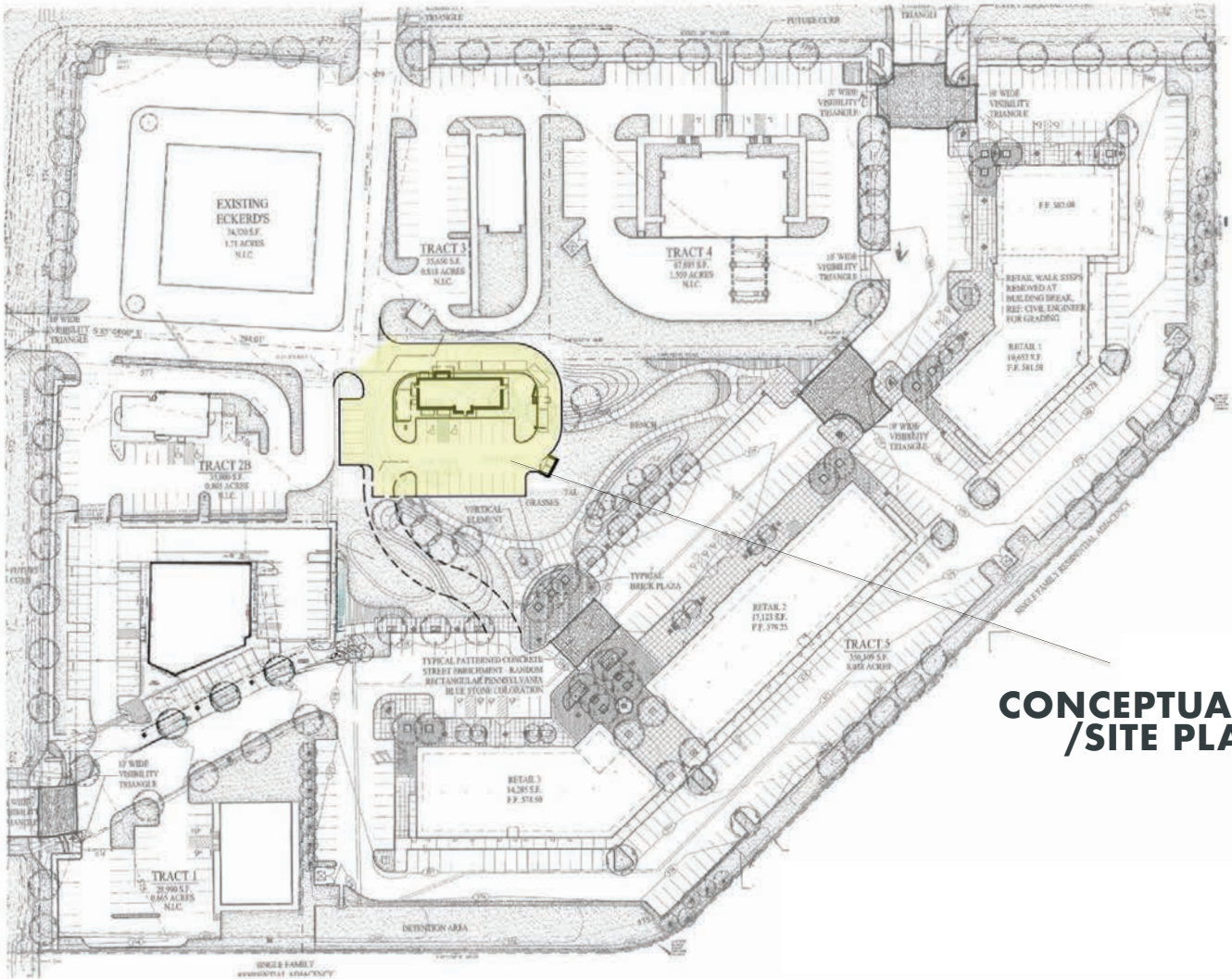
Suite	Tenant	SF
TDB	FREESTANDING FORMER BANK BUILDING AVAILABLE ± 6,884 SF with existing Drive Thru Expandable or owner can scrape & build a larger building	6,884

*Up to 8,454 SF End Cap Space Available if Suites 101, 102, 106 and 108 are combined.

SITE OVERVIEW

ELDORADO PKWY (FM 2934)

FM 423



CONCEPTUAL PAD /SITE PLAN



Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)