



# KING ROAD DEVELOPMENT

Retail/Medical/Office Space Available  
King Road and FM 423, Little Elm, Texas

## PROPERTY OVERVIEW

- Located at the Southwest Quadrant of 423 & King Road in Rapidly Growing Little Elm, Texas
- Located in the desirable northern growth corridor of DFW
- Build-to-Suit options available
- Close proximity to high traffic FM 423/Main Street.
- Across from Main Marketplace development that will feature 130,000 SF of retail, restaurant and entertainment space.
- Incomes well above national average combined with a population growth that exceeds 4% annually

## LEASING INFORMATION

Please call for rates.

### Available:

- Retail: 1,200-25,236 SF
- Office Condos: 4 buildings, 4,500 SF each
- **NNN:** Estimated at \$9.00/SF

## TRAFFIC COUNTS

FM 423	27,087 VPD
King Road	15,607 VPD

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,515	97,364	180,701
Households	3,551	31,873	60,735
Average HH Income	\$145,717	\$140,395	\$130,461
Average Age	36.10	33.30	34.20

For More Information  
Please Contact:



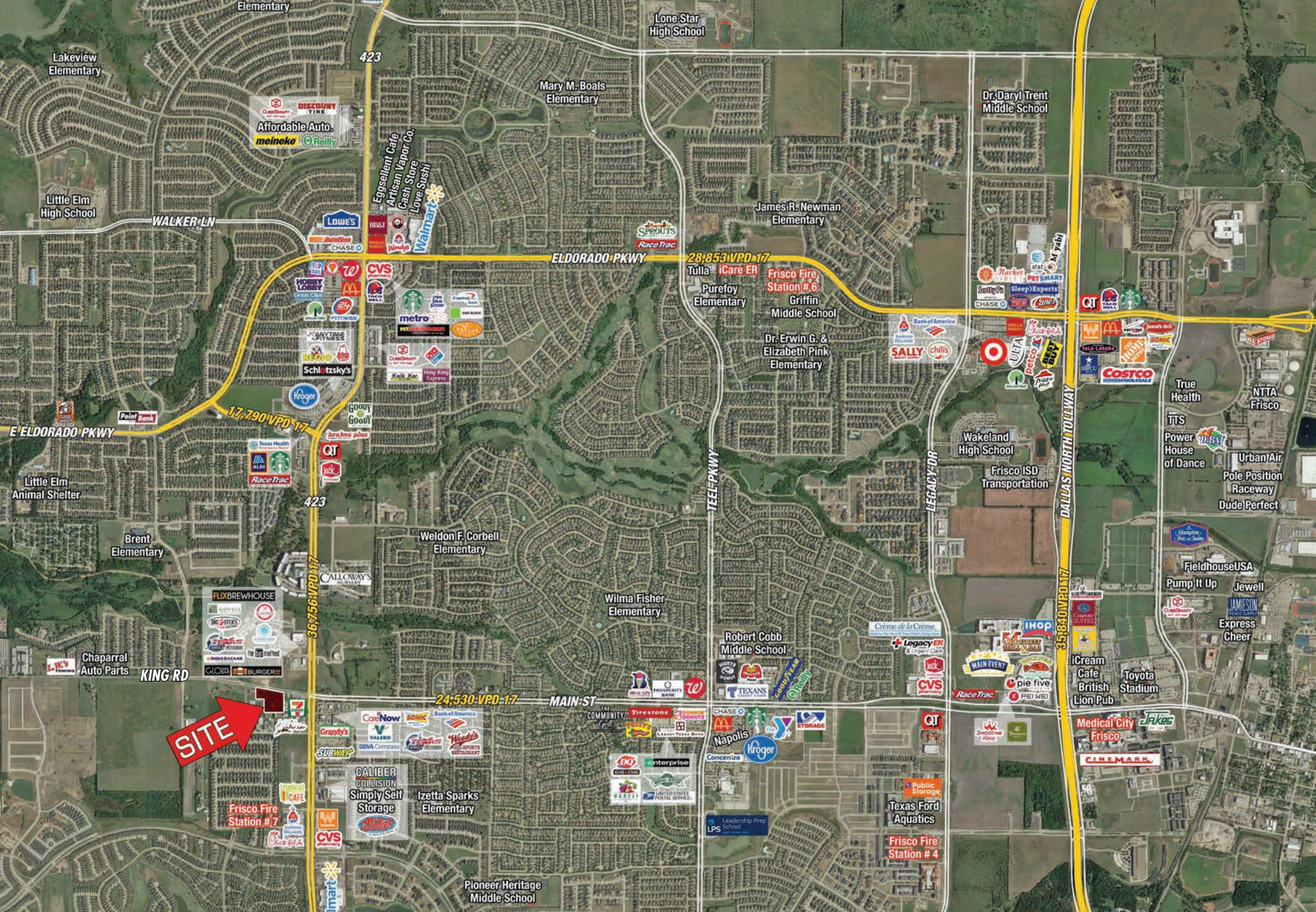
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**SITE**







**SITE**  
**165,876.48 SF**

NOTE:  
 ENTRY LAYOUT IS SUBJECT TO THE  
 APPROVAL OF THE ENGINEERING  
 STAFF

- Office Condos
- Retail

TOTAL 43456 SF  
 30% RETAIL 13036 SF  
 70% OFFICES 30420 SF  
 CARS REQUIRED 168  
 RETAIL@200SF 66  
 OFFICES@300SF 102  
 PARKING PROVIDED 197 CARS



KING MALL  
 14111 KING ROAD & FM 423

OWNER

SEAL/SIGNATURE

REV.#	DATE	DESCRIPTION	ISSUED FOR	DATE

**AO.01 SITE PLAN**

SHEET TITLE

DATE: 03/12/19  
 DRAWN BY: RB  
 CHECKED BY: RB  
 LAYOUT: RB  
 SHEET NO.





# 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>)