

Little Elm Pad Sites

SH 380 & Savannah Blvd in Little Elm, Texas 76227

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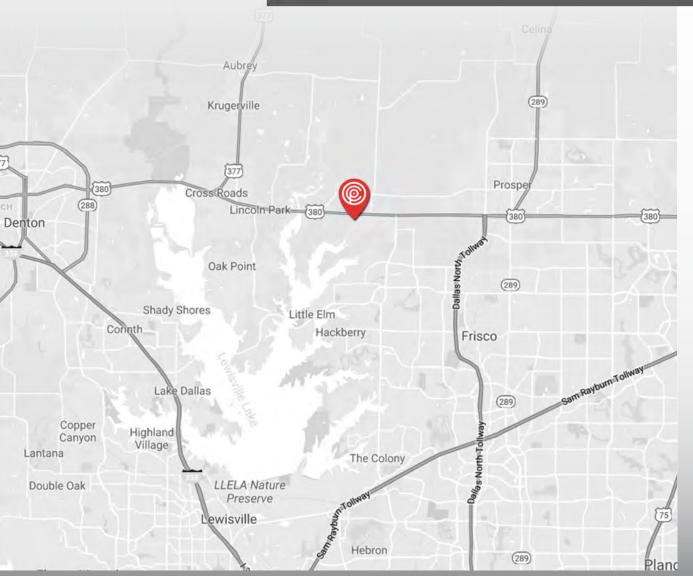
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Little Elm Pad Sites SH 380 at Savannah Blvd



DEMOGRAPHIC SNAPSHOT

	1-mile	3-mile	5-mile
2018 Population	12,294	54,181	124,048
5 Yr Projected Growth	49.95%	32.45%	25.85%
Households	4,497	16,907	38,238
Average HH Income	\$99,480	\$108,151	\$115,158

AVAILABILITY

Pad Sites Available

PRICING

Call for Rates

TRAFFIC COUNTS

E University / SH 380: 44,976 VPD FM 1385: 13,421 VPD (TXDOT 2017)

PROPERTY DETAILS

- SPEC'S Anchored!
- Located on the south side of US 380 / E University Dr at Gardenia Dr in north Little Elm, Texas

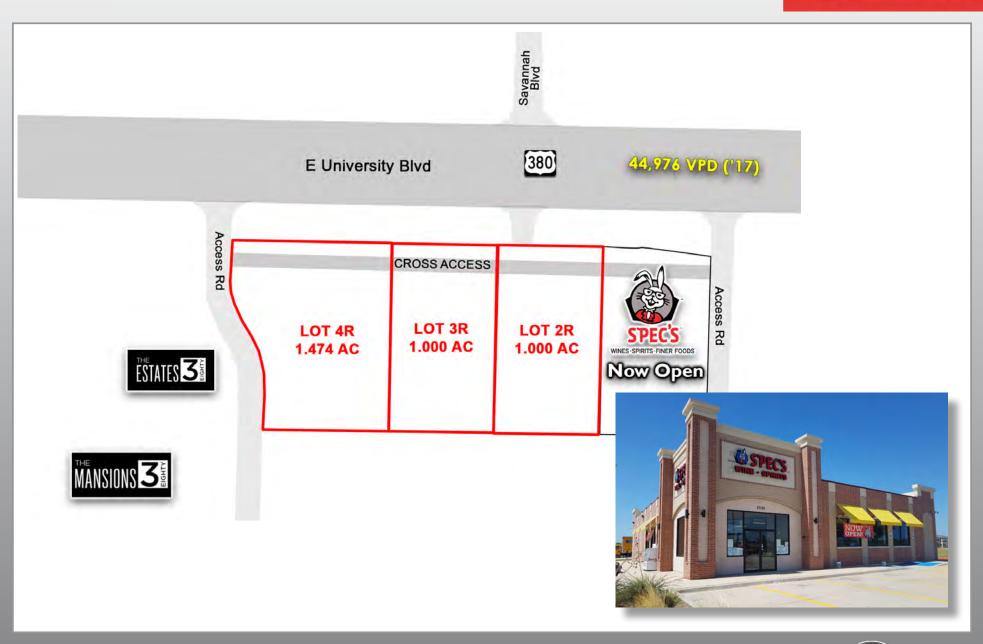
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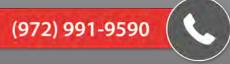
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- Directly across from Savannah, a 575 acre master-planned community
- Easy access and excellent visibility with frontage on 380
- Conveniently located just west of Prosper and south of Aubrey on the main thoroughfare between McKinney and Denton



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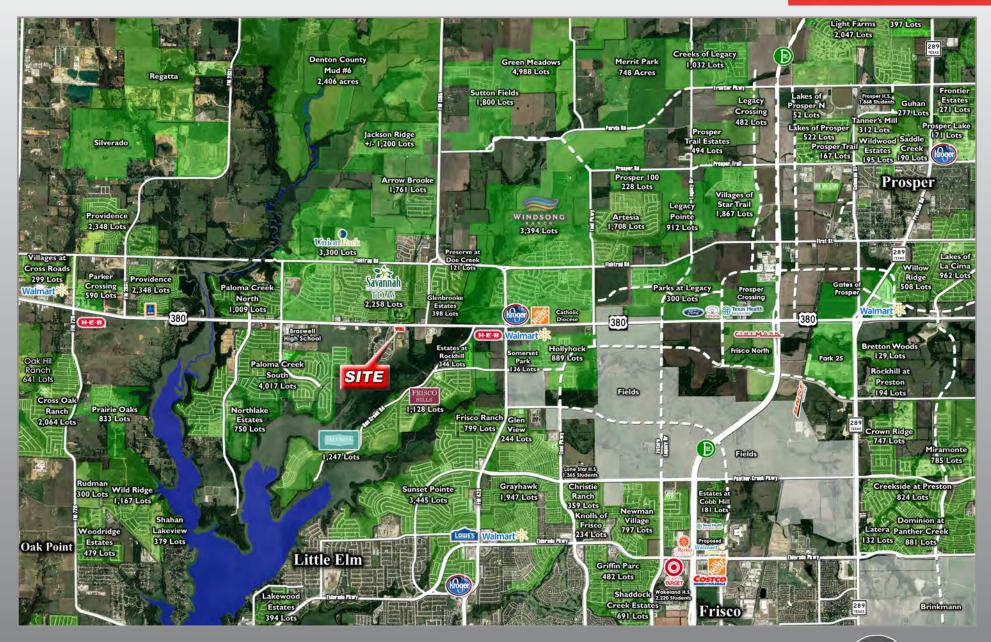


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about

brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sale s 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 ot hers, 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 ques tions and present any off er to or counter-off er from the client; and
- Treat all par ties to a real estate transacti on 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.

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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the wri Σen asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writtng 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's du ties 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.

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Sales Agent/Associate's Name	License No.	Email	Phone	Texas Real Estate Commission
Buyer/Tenant/Seller/Landlord Initials Date				Information available at www.trec.texas.gov
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