



SITE

RaceTrac

STARBUCK COFFEE

Hollywood Feed
Natural, Hot, Healthy Pet Food. Merchandise.

Lapels
The Future of Dry Cleaning

verizon **ATI**

ALDI

RBFCU
RANDOLPH BROOKS
FEDERAL CREDIT UNION

FIRST CHOICE
EMERGENCY ROOM



FM 720

ANCHOR & JR. ANCHOR OPPORTUNITIES

LITTLE ELM, TX | DENTON COUNTY | PAD SITES FOR SALE: GROUND LEASE/BUILD TO SUIT

For Land & Pad Site Information:



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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023

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DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS



PROPERTY INFORMATION



SIZE:
± 13 AC



TRAFFIC COUNTS:
F.M. 423: 57,024 VPD
Little Elm Pkwy.: 19,772 VPD



ZONING:
"LC" Light Commercial



UTILITIES:
Available On Site

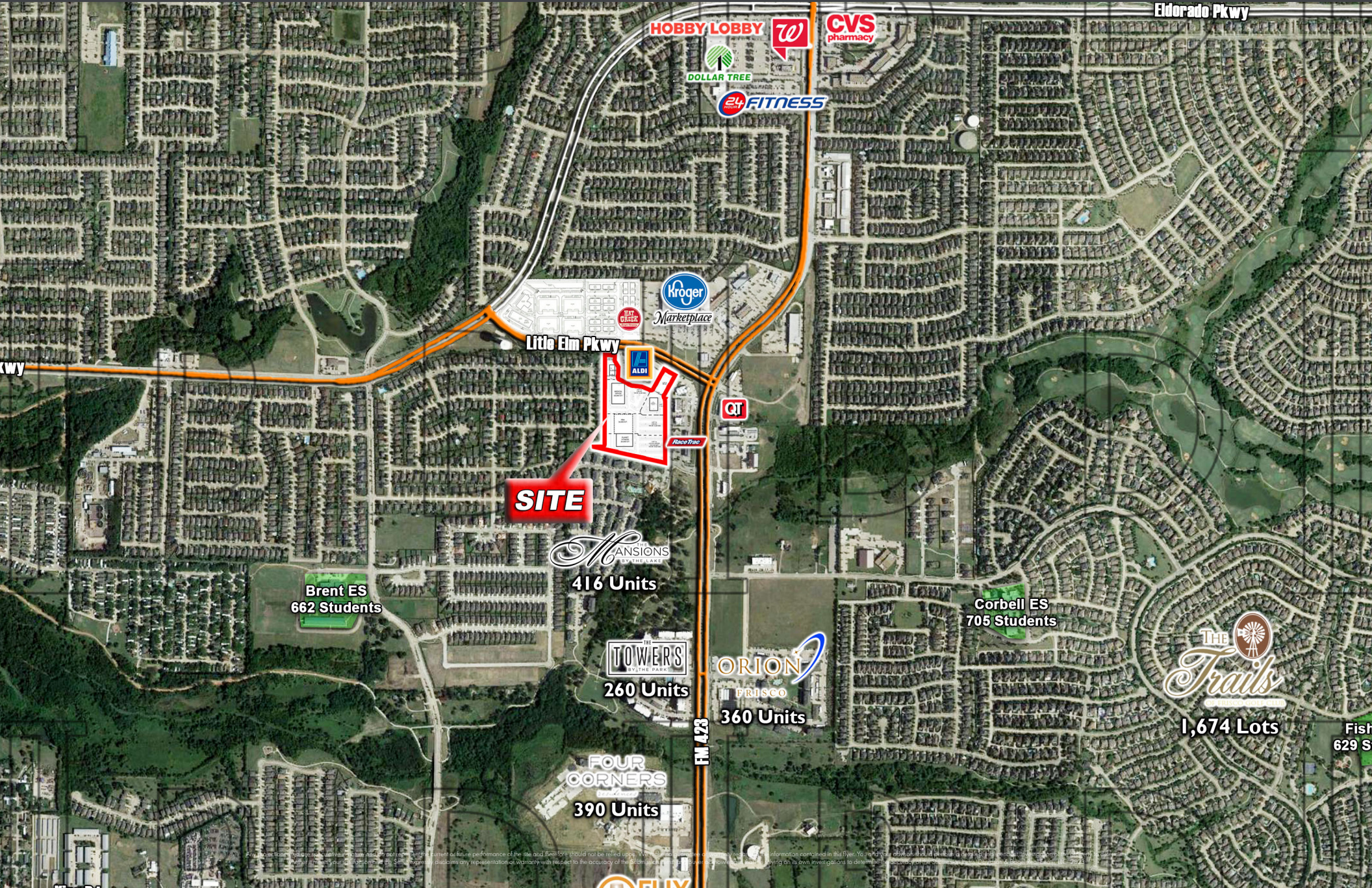
DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	18,325	66,292	115,699
% Proj Growth 2023 - 2028	-0.30%	-0.03%	0.83%
2023 Average HH Income	\$149,115	\$162,599	\$171,943
2023 Median HH Income	\$115,420	\$125,872	\$132,501

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F.M. 423 & LITTLE ELM PKWY.

WIDE AERIAL



HOBBY LOBBY



CVS
pharmacy

DOLLAR TREE

24 FITNESS

Kroger
Marketplace

ALDI

SITE

MANSIONS
BY THE LAKE
416 Units

Brent ES
662 Students

TOWERS
BY THE LAKE
260 Units

ORION
FRISCO
360 Units

Corbell ES
705 Students

FOUR
CORNERS
390 Units

THE
Trails
1,674 Lots

Fish
629 S

All information is for informational purposes only and does not constitute an offer. The information contained in this flyer is based on information provided to the Seller and is subject to change without notice. The Seller expressly disclaims any representation or warranty with respect to the accuracy of the information contained in this flyer. You are advised to conduct your own investigation and to consult with your attorney and other professionals before making any decision regarding the purchase of real estate. The Seller is not responsible for any errors or omissions in this flyer. © 2023 [Company Name]. All rights reserved.

F.M. 423 & LITTLE ELM PKWY.

DISCLAIMER

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. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

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 owner's 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; buyer: and
- (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.

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