VILLAGE AT ELDORADO

LITTLE ELM, TX | SEQ ELDORADO PARKWAY AND FM 423



CENTER SIZE: 59,697 SF

AVAILABILITY:
PLEASE SEE SITE PLAN PAGE 5

FOR LEASE OR SALE:
PLEASE CALL FOR INFO.

TRAFFIC GENERATORS:

- Neighborhood shopping center shadow-anchored by Walmart, Lowe's and Hobby Lobby
- This center sits at one of the most highly-trafficked retail intersections for this trade area and along both primary thoroughfares
- Offering unmatched visibility and access to this premier retail node

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	16,890	112,143	243,121
2026 Total Households	5,161	37,281	84,107
2026 Daytime Population	14,340	93,573	201,988
2026 Average HH Income	$230,207	$211,971	$202,775

TRAFFIC COUNTS:
FM 423: 45,051 VPD
Eldorado Pkwy: 34,289 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

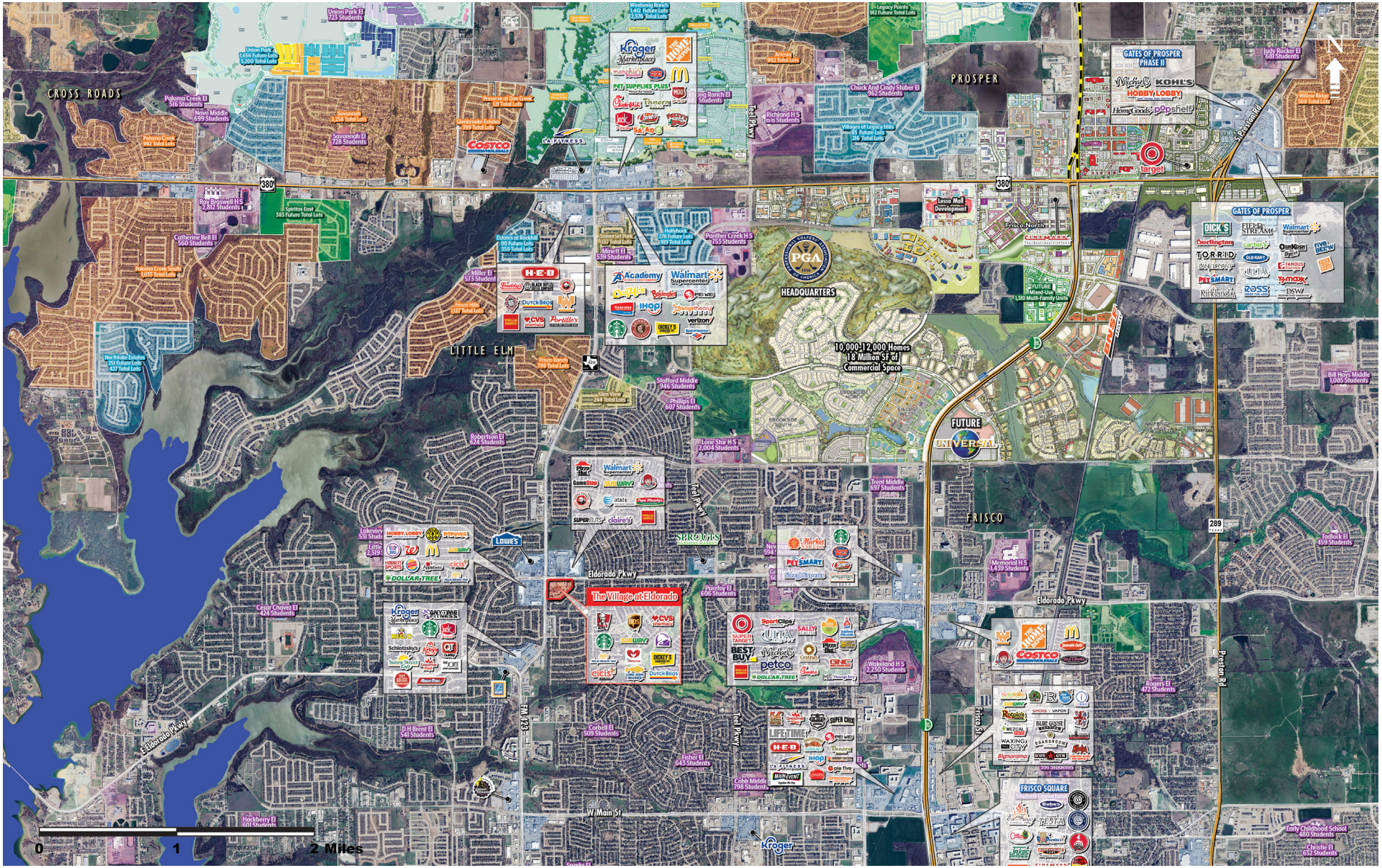
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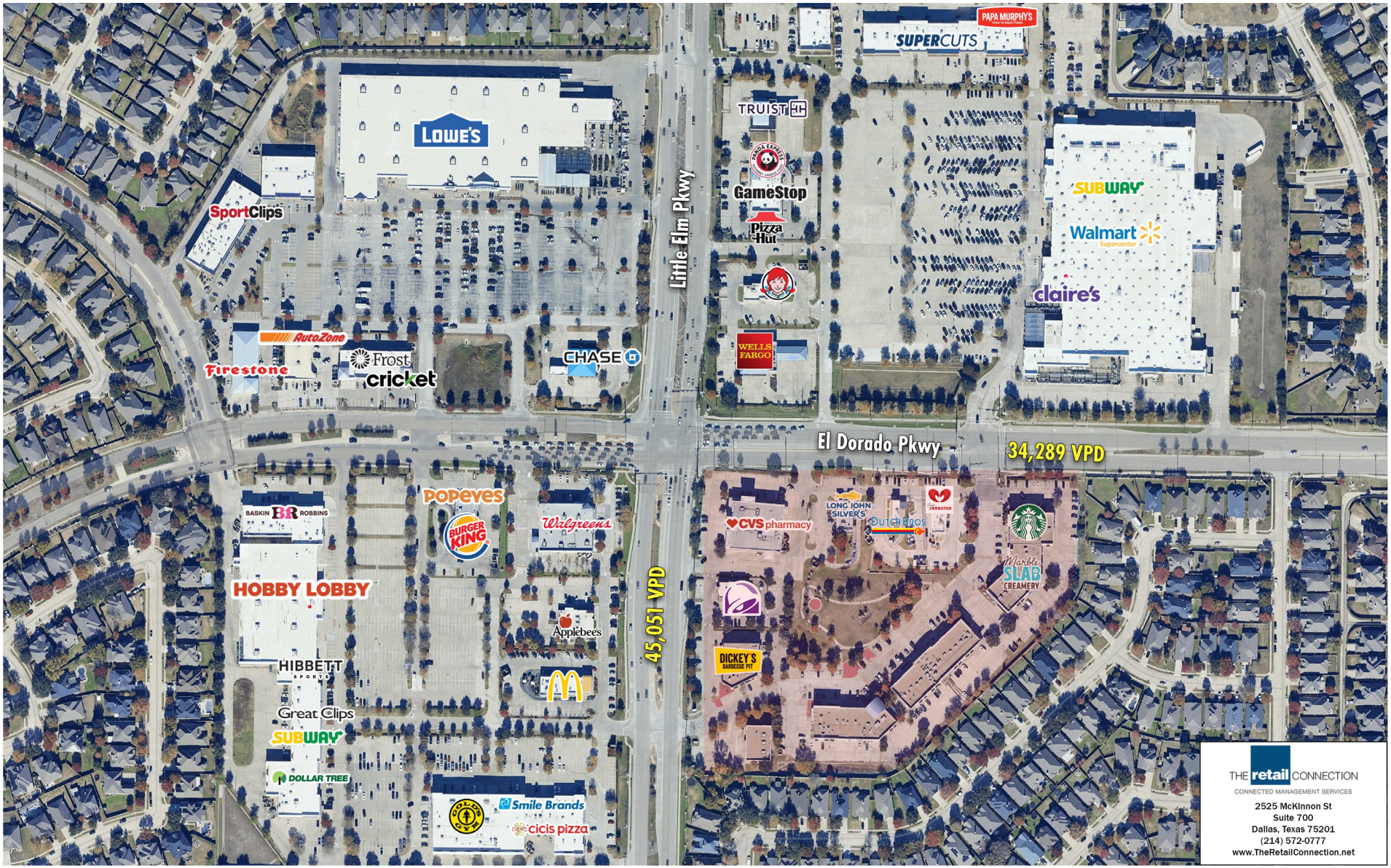
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THE retail CONNECTION
CONNECTED MANAGEMENT SERVICES
2525 McKinnon St
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Dallas, Texas 75201
(214) 572-0777
www.TheRetailConnection.net

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UNIT	TENANT	SIZE [SF]
BUILDING ONE		
101	Starbucks	1,782
102	Marble Slab Creamery	1,369
103	The UPS Store	1,500
104 | 105	Veterinary Clinic	3,300
106 | 108	Radiant	5,303
110	Adventure Play Kids	2,800
112	Crab Station [coming soon]	4,376
BUILDING TWO		
201	Palio's Pizza	2,100
201B	Vapor Lab	1,050
203	Brow & Wax Wizard	1,050
204	Lucky Foot	1,400
205	H&R Block	1,400
207	Firehouse Subs	1,401
208	Kobe Teppan & Sushi	2,924
209	Available	1,400
210	Available	2,240
212	San Miguel Tacos	1,960
BUILDING THREE		
301	Available [2nd gen. restaurant]	5,384
303	Available	2,200
305	Vita Tailor	825
307	Working Lease	2,100
308	Up In Smoke	1,736
309	I ♥ Pho	2,000
BUILDING FOUR		
401	A2B Indian Vegetarian Restaurant	2,301
150	Glo Sun Spa	4,458
100	Dickey's Barbecue Pit	3,000

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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.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales 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 others, 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 questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction 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 and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. any confidential information or any other information that a party specifically instructs the broker in writing 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 duties 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____