



Vista Property Company
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Eldorado Crossing

NWC FM 423 & Eldorado Parkway, Little Elm, TX

Location:

- NWC F.M. 423 & Eldorado Parkway, Little Elm, Texas

Property Summary:

- This Lowe's anchored shopping center totals 165,000 square feet of retail/restaurant space. A strong tenant mix of hard good vendors, personal services, financial services and restaurants provide residents with convenient, easily accessible shopping.

Thoroughfares:

- F.M. 423 and Eldorado Parkway are six-lane divided boulevards which connect Little Elm to three major North Dallas freeways. To the east, Eldorado Parkway travels to McKinney Airport and intersects with Hwy 75 (Central Expressway). To the west, Eldorado Parkway connects to I-35E. Eldorado Crossing Shopping Center lies at the intersection of two of the longest running non-freeway retail thoroughfares in North Texas.



Area Retail:

- NWC:** Lowe's anchored development with over 165,000 square feet of retail and one remaining pad site.
- SWC:** Hobby Lobby anchored center with Dollar Tree and 24 Hour Fitness co-anchors.
- SEC:** CVS on the hard corner
- NEC:** Wal-Mart Super Center

| Demographics | | |
|--------------|------------|-----------------|
| Radius | Population | Avg. H.H Income |
| 1 Mile | 5,410 | \$84,231 |
| 2 Miles | 36,475 | \$89,041 |
| 3 Miles | 48,657 | \$94,116 |

*Source: Claritas 2011



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Eldorado Crossing Shopping Center
Little Elm, TX

