



— 2763 & 2765 E. ELDORADO PARKWAY | LITTLE ELM, TEXAS 75068

Eldorado Crossing



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- Located at the northwest corner of Eldorado Parkway & FM 423 (Main St)
- Shadow anchored by Lowe's
- Situated at the busiest four corner intersection in Little Elm/Frisco
- 18' tall monument sign on Eldorado Pkwy

AVAILABILITY

2,250 SF Available Now

LEASE RATES

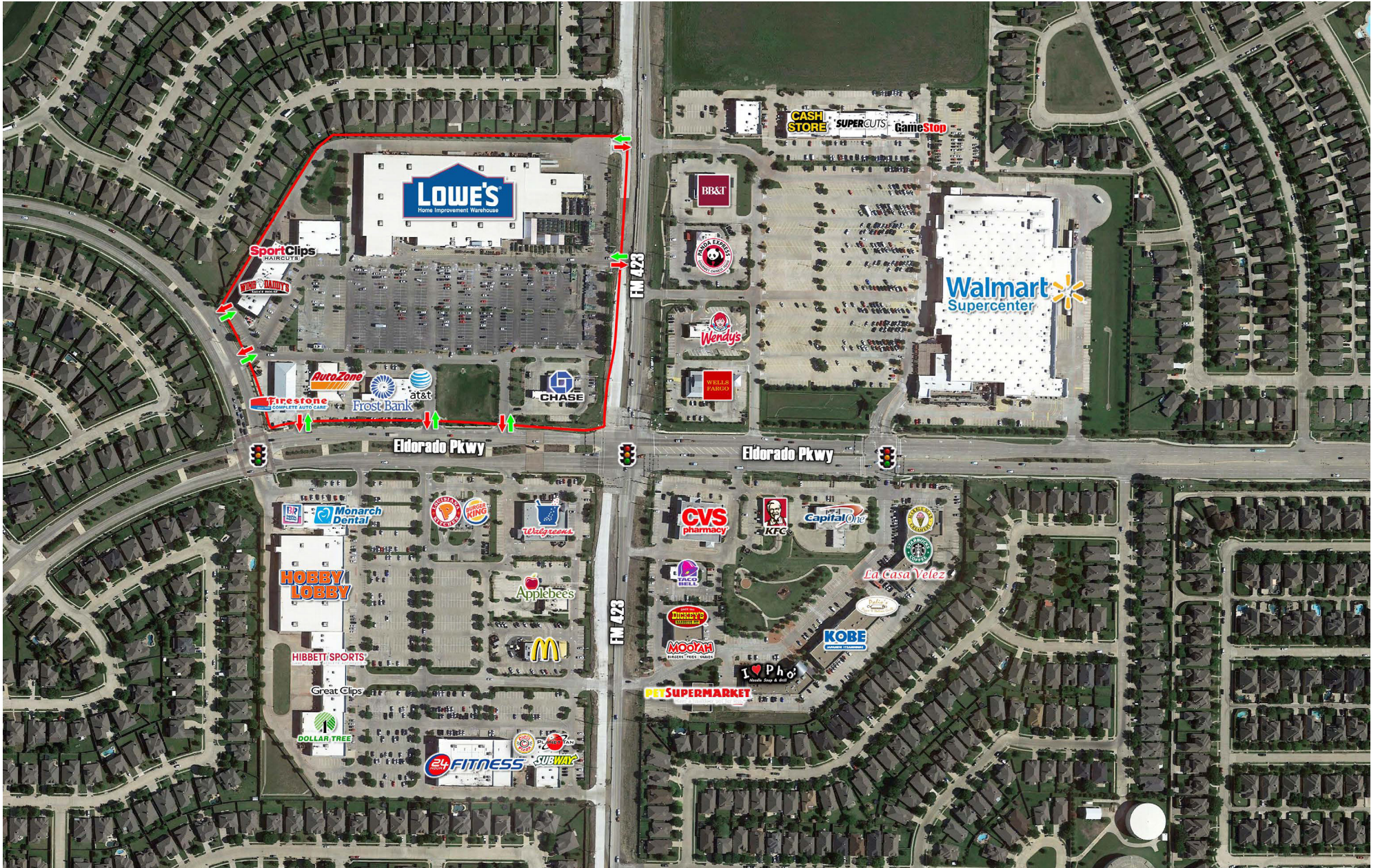
Please Call for Rates

DEMOGRAPHICS

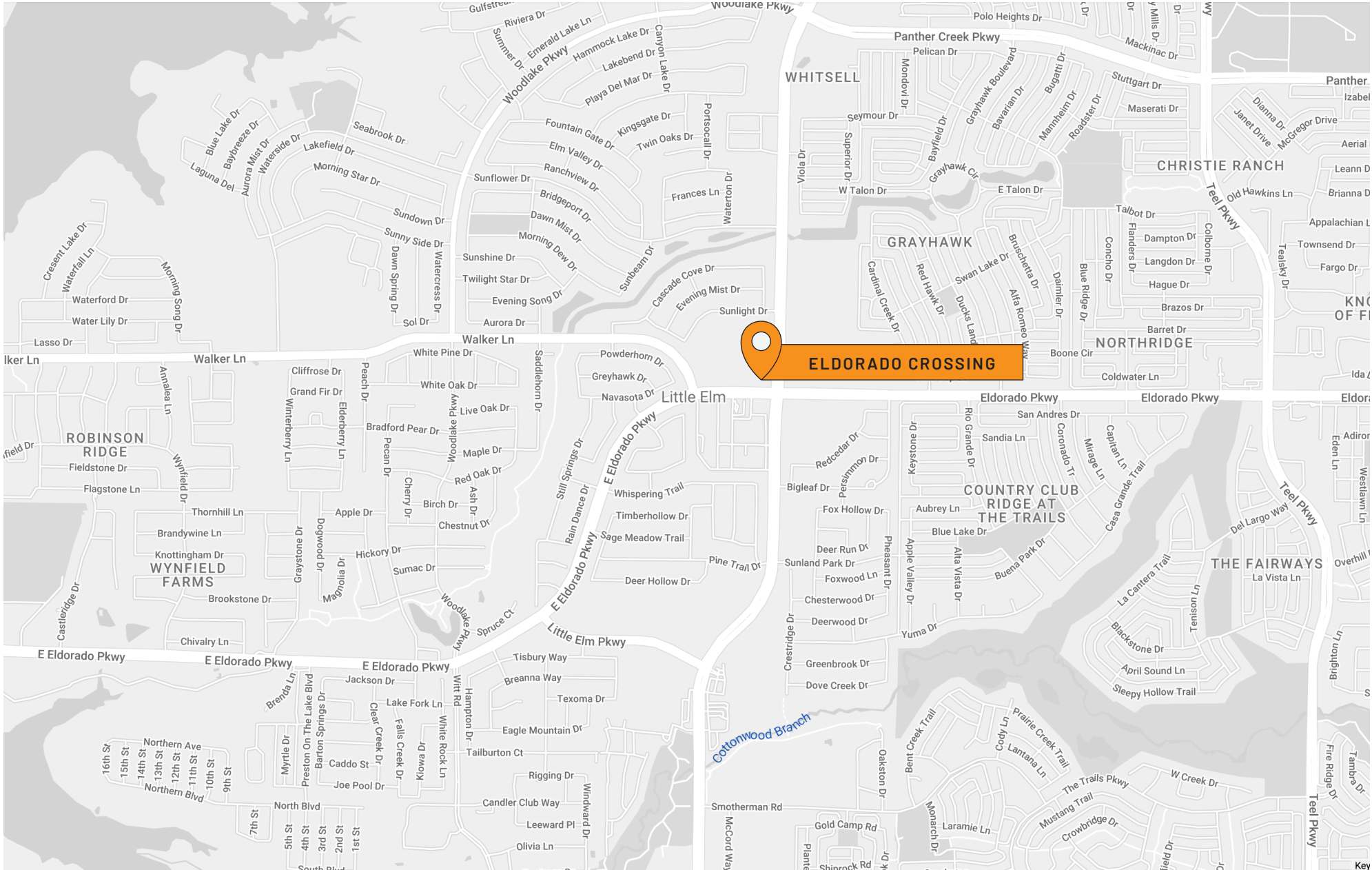
	1 mile	3 miles	5 miles
2017 Population	20,837	92,409	158,933
Households	6,345	28,907	51,493
Average Household Income	\$127,272	\$117,082	\$114,918
Traffic Counts	Eldorado Pkwy: 27,273 VPD FM 423: 16,723 VPD		

AREA RETAILERS









	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	18,887	106,353	206,175
2028 Projected Population	20,276	121,063	235,988
2020 Census Population	17,793	97,765	190,503
2010 Census Population	13,967	56,223	91,755
Projected Annual Growth 2023 to 2028	1.5%	2.8%	2.9%
Historical Annual Growth 2010 to 2023	2.7%	6.9%	9.6%
2023 Median Age	33.7	34.5	34.9
HOUSEHOLDS			
2023 Estimated Households	6,128	35,216	68,936
2028 Projected Households	7,100	43,250	84,999
2020 Census Households	5,699	32,025	63,017
2010 Census Households	4,274	17,436	29,083
Projected Annual Growth 2023 to 2028	3.2%	4.6%	4.7%
Historical Annual Growth 2010 to 2023	3.3%	7.8%	10.5%
RACE AND ETHNICITY			
2023 Estimated White	55.4%	54.6%	55.6%
2023 Estimated Black or African American	15.4%	14.8%	14.7%
2023 Estimated Asian or Pacific Islander	14.0%	15.2%	14.6%
2023 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2023 Estimated Other Races	14.7%	14.9%	14.7%
2023 Estimated Hispanic	16.2%	16.9%	16.7%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	\$195,502	\$176,762	\$169,724
2023 Estimated Median Household Income	\$150,239	\$145,972	\$148,203
2023 Estimated Per Capita Income	\$63,427	\$58,545	\$56,760
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.0%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	3.7%	3.5%	2.7%
2023 Estimated High School Graduate	16.4%	13.5%	14.0%
2023 Estimated Some College	18.5%	16.1%	16.7%
2023 Estimated Associates Degree Only	7.5%	8.3%	7.5%
2023 Estimated Bachelors Degree Only	33.9%	35.8%	36.3%
2023 Estimated Graduate Degree	17.7%	20.8%	20.5%
BUSINESS			
2023 Estimated Total Businesses	602	2,834	5,960
2023 Estimated Total Employees	2,643	12,797	30,047
2023 Estimated Employee Population per Business	4.4	4.5	5.0
2023 Estimated Residential Population per Business	31.4	37.5	34.6

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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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
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