

For Lease

One Elm Place
Little Elm, Texas





PROPERTY SUMMARY

One Elm Place

1000 E Eldorado Pkwy, Little Elm, Texas 75068



PROPERTY HIGHLIGHTS

- One Elm Place attracts visitors from all over Texas which increases the true market potential for retailers exponentially.
- The property is not only appealing to the local customer base in Little Elm, but also the large amount of people all throughout the state.

OFFERING SUMMARY

Lease Rate:	\$23.00 / SF
Available SF:	3,002 SF
Building Size:	23,000 SF

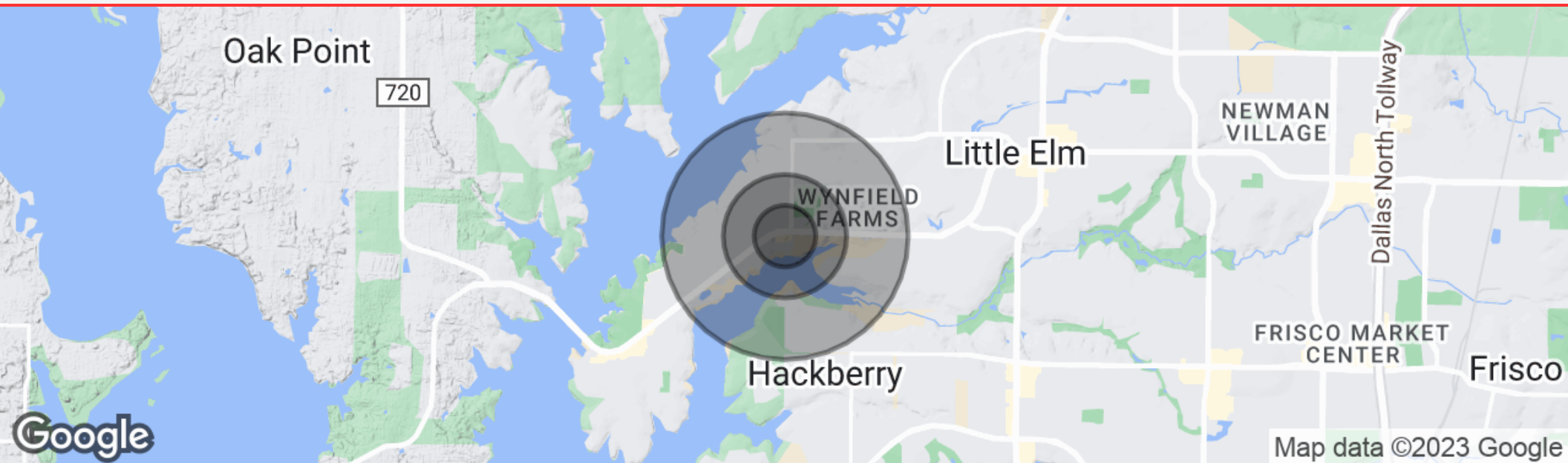
Erik Fulkerson erik@crestcommercial.com



DEMOGRAPHICS MAP & REPORT

One Elm Place

1000 E Eldorado Pkwy, Little Elm, Texas 75068



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	677	2,869	12,922
Average Age	35.2	35.3	34.3
Average Age (Male)	33.0	33.7	33.0
Average Age (Female)	35.9	36.0	35.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	226	959	3,959
# of Persons per HH	3.0	3.0	3.3
Average HH Income	\$81,724	\$82,686	\$88,188
Average House Value	\$169,361	\$185,154	\$214,309

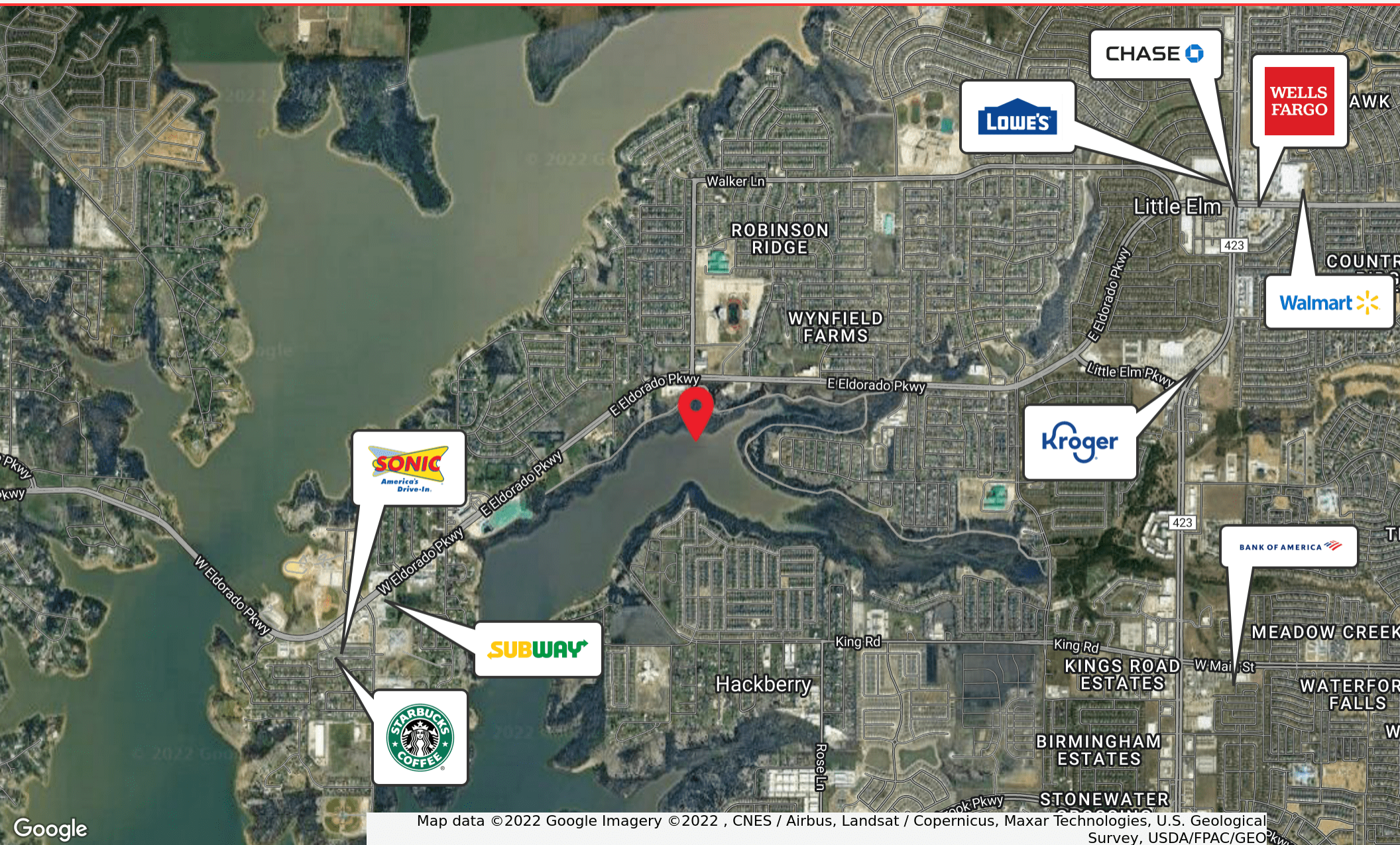
Erik Fulkerson erik@crestcommercial.com



RETAIL MAP

One Elm Place

1000 E Eldorado Pkwy, Little Elm, Texas 75068



Erik Fulkerson erik@crestcommercial.com



LEASE SPACES

One Elm Place

1000 E Eldorado Pkwy, Little Elm, Texas 75068

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5-10 Years
Total Space:	3,002 SF	Lease Rate:	\$23.00 / SF

AVAILABLE SPACES

TENANT	SIZE (SF)	SUITE #
■ Grace Church	3,885 SF	050
■ AVAILABLE	3,002 SF	070
■ Domino's Pizza	2,080 SF	080
■ Tortilla Factory	1,633 SF	090
■ Smile Doctors	3,520 SF	100
■ Sonny's Donuts	1,200 SF	110
■ Metro by T-Mobile	1,280 SF	120
■ Arte Dental	2,160 SF	130
■ Cowboy Nail Salon	3,200 SF	150
■ Master Blends Barbershop	1,440 SF	160
■ Elizabeth Pre School	3,250 SF	170
■ Redds Laundry	1,600 SF	180
■ El Tapatio Meat Market	4,800 SF	190



Erik Fulkerson erik@crestcommercial.com



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.

11-2-2015



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.

Crest Commercial Real Estate, Inc.	0412595	erik@crestcommercial.com	2146966677
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
Designated Broker of Firm	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
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