

Elm Ridge Office Park

Professional Office Space For Lease

1,228 SF

PERFECT LEASE
OPPORTUNITY



Location:

Elm Ridge Office Park
2601 Little Elm Pkwy
Suite 1001
Little Elm, Texas 75068



Space Available:

Fully Finished
Professional Office Available
1,228 SF
\$3,300.00 + E

- Professional office suite available June 2026
- Perfectly placed just on Little Elm Pkwy near the signalized intersection of Little Elm Pkwy & FM 423
- Building Signage Available
- Upscale finishes in place & efficient floor plan
- Close proximity to the Dallas North Tollway, the Sam Rayburn Tollway, & Frisco's "North Platinum Corridor"
- Abundant Parking & Building Signage Available

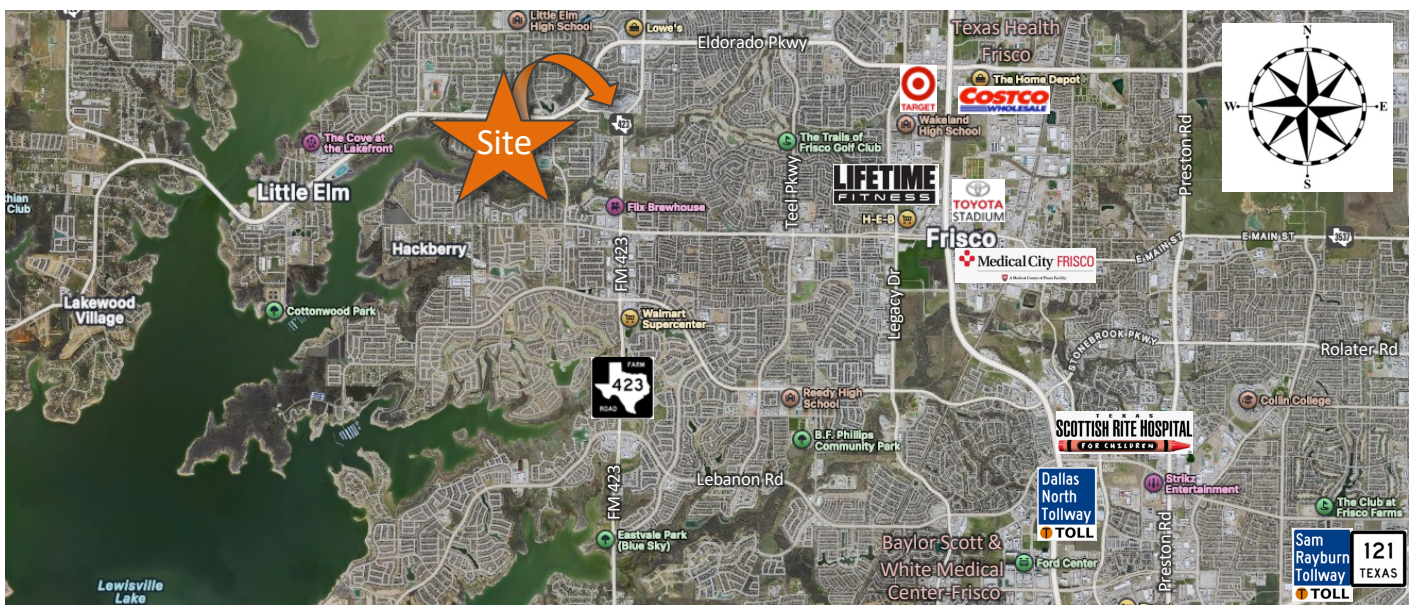
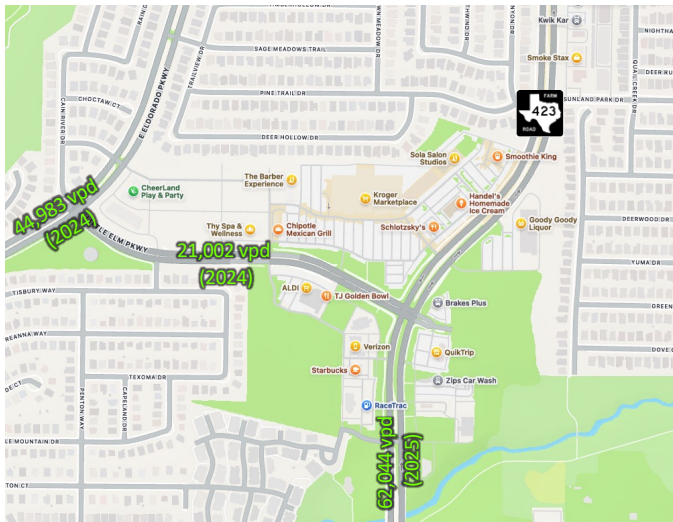
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTexas.com

Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621

Martinez@LCRTexas.com / Tito@LCRTexas.com



- Service to growing communities of Frisco, Little Elm, & The Colony
- High traffic counts on Little Elm Pkwy with 21,002 VPD (2024)
- Close proximity to Restaurant & Retail Amenities such as Frisco Square , Stonebriar Centre, and adjacent to Kroger Marketplace and Aldi

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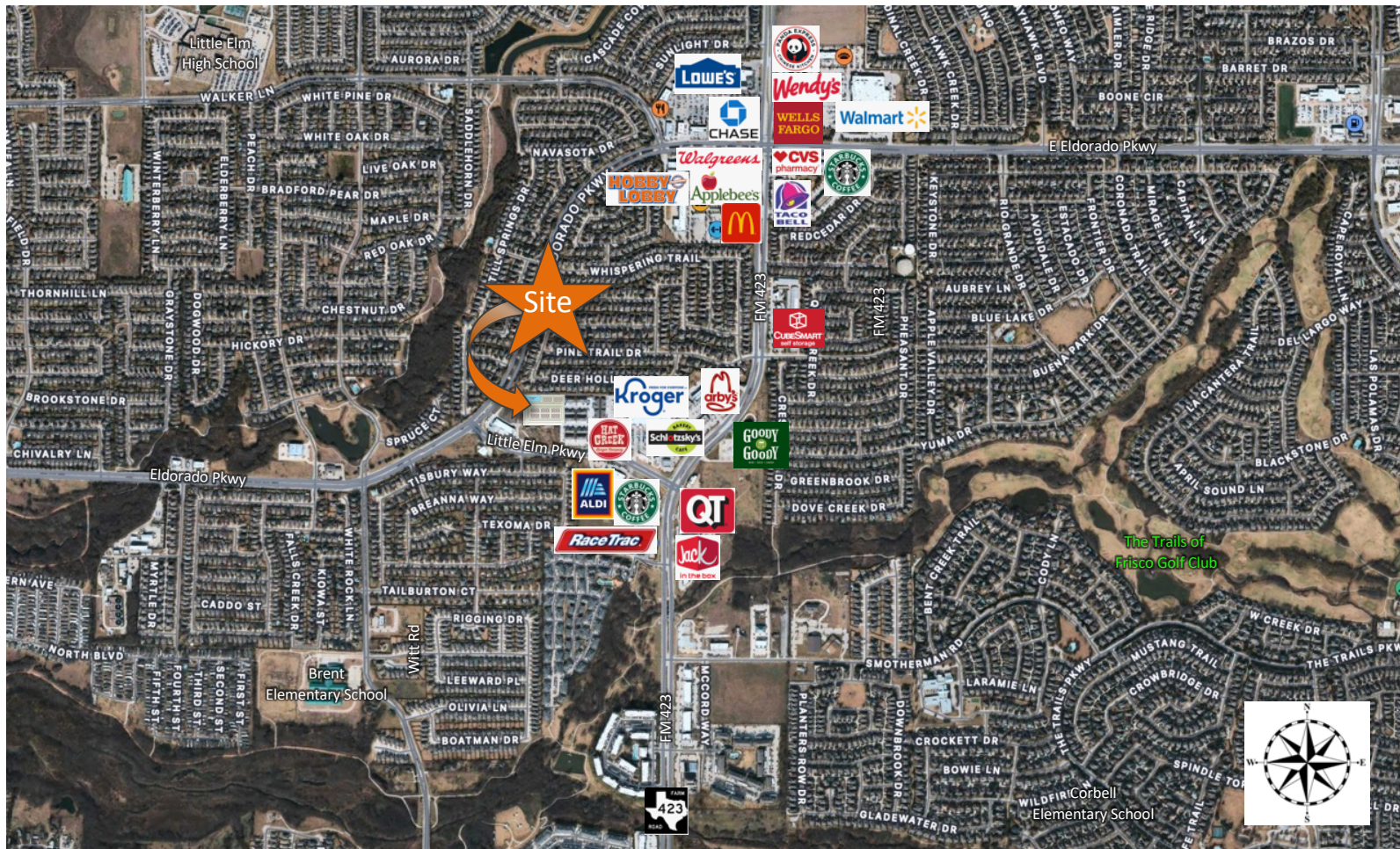
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Aerial View



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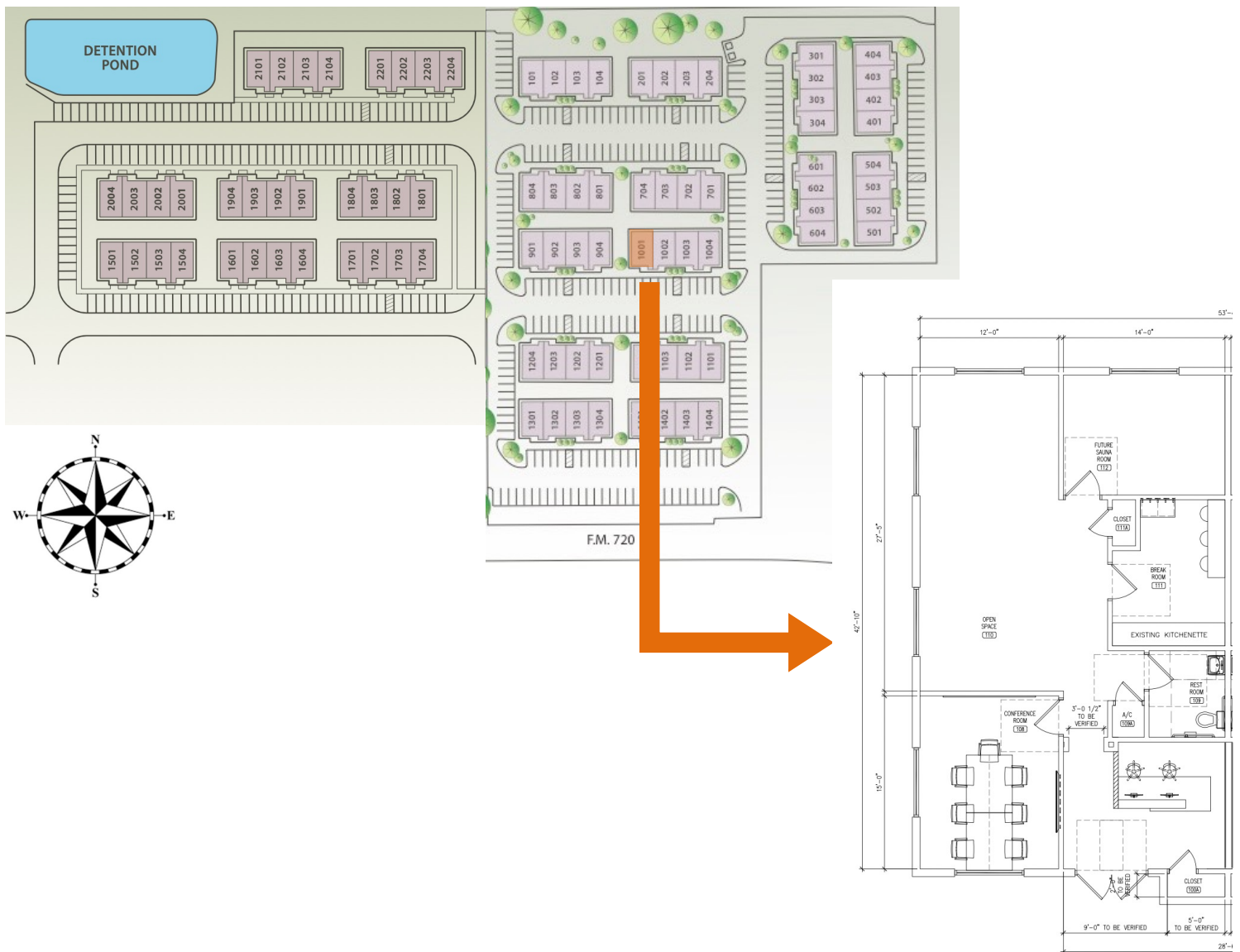
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Site / Floor Plan



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Professional Office for Lease



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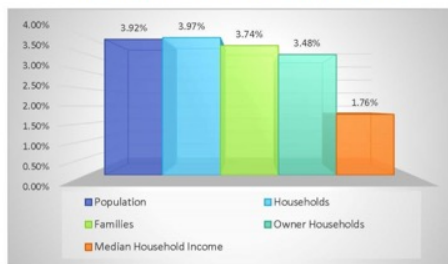
Little Elm Demographics

Population:

- Town population (December 2019): 47,464
- Estimated 2019 Retail Trade Area population: 203,560
- Projected 2024 Retail Trade Area population: 246,662
- Town build out population: 90,000

Demographics:

- Median age: 33.6
- Median Household Income: \$109,195
- 2019 Median Single-Family New Home: \$326,567

Area Trends: 2019-2024 Annual Rate**Population By Race:**

- White Alone: 69.4%
 - Black Alone: 12.3%
 - Asian Alone: 8.4%
 - Other Races: 9.9%
 - Hispanic Origin (Any Race) : 18.5%
- Defined by self-identification, Hispanic origin refers to ethnicity, not race. Persons of Hispanic origin may be of any race.

Town Area:

- 21.43 square miles with lake
- 15.37 square miles with out lake
- Elevation: 522 to 596 feet above sea level
- 66 miles of shoreline on Lewisville Lake
- Zip Code: 75068, Denton County, Texas

Transportation:**MAJOR AIRPORTS**

- DFW International / Dallas Love Field — 26.7mi/33 mins.

HIGHWAYS

- N/S: Interstate 35E, Dallas North Tollway, FM 423
- E/W: Eldorado Parkway (FM 720), SH 121,
- U.S. Hwy 380

Town Financials:

- Little Elm tax rate: \$0.6499/hundred
- Combined tax rate of Town, school, county:
 - Little Elm ISD: \$2.515474
 - Frisco ISD: \$2.315474
 - Denton ISD: \$2.415474
- Denton County: \$0.225574/hundred
- Town and state sales tax: 8.25%
- Tax rate: Little Elm ISD: \$1.64/hundred
 - Frisco ISD: \$1.44/hundred
 - Denton ISD: \$1.54/hundred

Education:**LITTLE ELM INDEPENDENT SCHOOL DISTRICT**

- 1 High School
- 2 Middle Schools
- 1 Sixth Grade Center
- 5 Elementary Schools
- 1 STEM Academy

FRISCO INDEPENDENT SCHOOL DISTRICT IN LITTLE ELM

- 2 Elementary Schools

DENTON INDEPENDENT SCHOOL DISTRICT IN LITTLE ELM

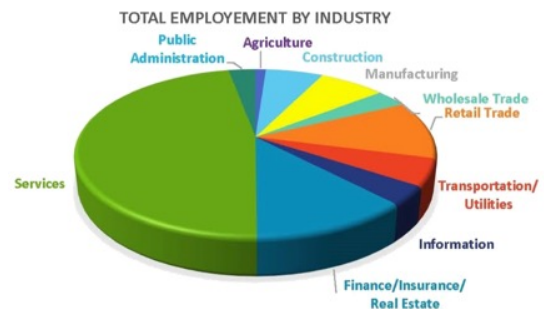
- 3 Elementary Schools
- 1 Middle School
- 1 High School

NORTH CENTRAL TEXAS COLLEGE

- 18 public and private colleges in the DFW area

Major Employers/No. of Employees:

- | | |
|-----------------------------|-----|
| • Little Elm ISD: | 853 |
| • Kroger: | 191 |
| • Town of Little Elm: | 311 |
| • Retractable Technologies: | 146 |
| • Lowe's Home Center: | 178 |
| • Hula Hut: | 80 |
| • Holt Cat: | 78 |
| • Applebee's: | 48 |



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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.

License No.

Email

Phone

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Legacy Commercial Realty, LLC

588681

(972)292-1220

Designated Broker of Firm

Joe Martinez

455942

martinez@LCRTEXAS.COM

(214)535-1876

Sales Agent/Associate's Name

Tonya LaBarbera

678307

tonya@LCRTEXAS.COM

(469)323-2615

Buyer/Tenant/Seller/Landlord Initials

Date

