

3411
PR KING RD

3411 PR King Rd
Little Elm, TX
75036



Jeff Taylor
UC Commercial
(214) 612-6300 Office
(214) 789-2490 Mobile
Jeff@UCRETexas.com



TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Property Photos	5	Demographic Analysis	7
Location Risk Analysis	15	Aerial & Location Report	21



3411

PR King Rd

3411 PR King Rd
Little Elm, TX 75036



3411
PR KING RD

PROPERTY INFORMATION

Purchase Price
\$2,500,000

Property Address
*3411 PR King Rd
Little Elm, TX 75036*

Property Size
247,987 Sq. Ft.

Land Size
5.69 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .



PROPERTY OVERVIEW

Prime 5.69-acre Light Commercial property in Little Elm with city water and sewer.

3411

PR KING RD

3411 PR King Rd
Little Elm, TX 75036

PROPERTY DETAILS

Unlock the potential of this 5.69-acre parcel in the thriving City of Little Elm, perfectly zoned Light Commercial (LC) to accommodate a variety of business ventures. Situated in a highly desirable location, this property offers excellent access and utility infrastructure, making it a prime opportunity for developers and investors.

Key Features:

- **Zoning:** Light Commercial (LC), suitable for retail, office, or service-based businesses.
- **Utilities:** Fully equipped for development with power, city water, and city sewer recently installed. The addition of city water and sewer provides reliable, cost-efficient services and eliminates the need for private septic or well systems, ensuring streamlined development and ongoing maintenance.
- **Main Access:** Convenient entry from King Road ensures visibility and ease of transportation.
- **Second Access Point:** Newly recorded access off Bishop Hill, designed for emergency service use, meets all city requirements.
- **Stocked Pond:** A large, serene pond enhances the aesthetic and functional appeal of the property, offering potential for landscaping or recreational integration.
- **Central Location:** Ideally situated within Little Elm, providing easy connectivity to major thoroughfares and a growing community.

This versatile property combines the charm of natural features with the practicality of modern infrastructure. The recent addition of city water and sewer further increases the property's development potential, reducing costs and compliance concerns for future projects. Whether you're planning to establish a business or create a commercial development, this lot provides the space, utilities, and location to bring your vision to life.

Don't miss this opportunity to invest in a growing market with endless possibilities!

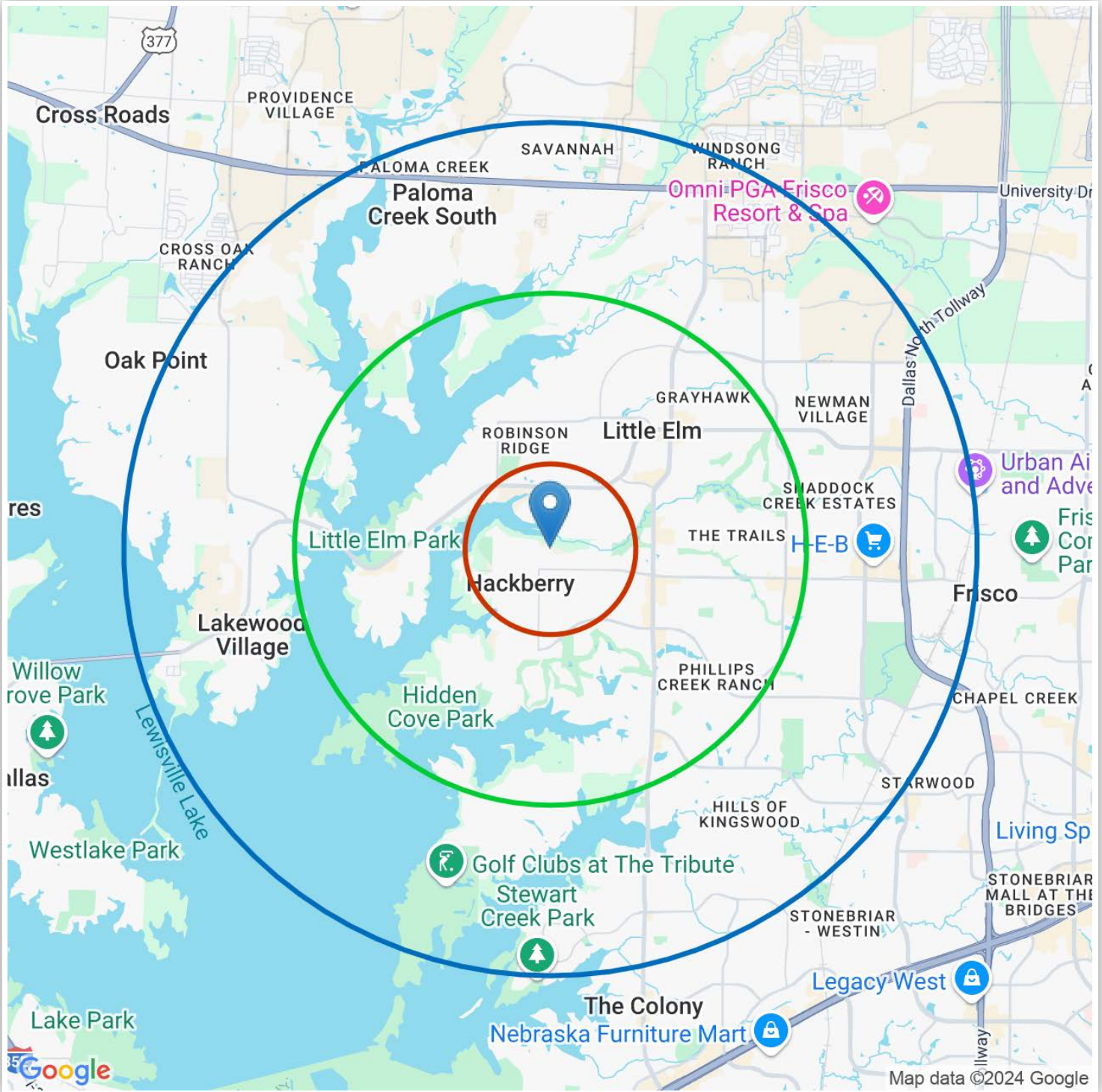
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

12,368
Population

34.9 Median Age



2.86
Average Household Size

3,861
2020 Total Households

EDUCATION



3.71%

No High School Diploma



17.17%
High School Graduate



15.29%
Some College

28.85%
Bachelor's/ Grad

BUSINESS



273

Total Businesses



1,340

Total Employees

EMPLOYMENT

253

Retail Trade Employees

71

Manufacturing Employees

150

Eating & Drinking Employees

56

Finance/Ins/Real Estate Emp

5.4%

Unemployment Rate

INCOME



\$100,917

Median Household Income



\$43,400

Per Capita Income



\$286,793

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (24.84%) ■

The smallest group : \$25,000 - \$34,999 (2.17%) ■

Indicator	Value(%)	
< \$15,000	6.52	■
\$15,000 - \$24,999	3.61	■
\$25,000 - \$34,999	2.17	■
\$35,000 - \$49,999	7.23	■
\$50,000 - \$74,999	14.81	■
\$75,000 - \$99,999	14.91	■
\$100,000 - \$149,999	24.84	■
\$150,000 - \$199,999	13.45	■
\$200,000+	12.48	■

3411 PR KING RD

3411 PR KING RD, LITTLE ELM, TX, 75036

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

92,746
Population

37.4 Median Age



2.98
Average Household Size

29,355
2020 Total Households

EDUCATION



3.5%

No High School Diploma



21.29%

High School Graduate



14.14%

Some College



34.94%

Bachelor's/ Grad

BUSINESS



1,944

Total Businesses



12,750

Total Employees

EMPLOYMENT

4,178

Retail Trade Employees

218

Manufacturing Employees

2,202

Eating & Drinking Employees

845

Finance/Ins/Real Estate Emp

3.9%

Unemployment Rate

INCOME



\$133,414

Median Household Income



\$57,631

Per Capita Income



\$589,264

Median Net Worth

Households by Income

The largest group : \$200,000+ (28.47%) ■

The smallest group : \$15,000 - \$24,999 (1.86%) ■

Indicator	Value(%)	
< \$15,000	2.96	■
\$15,000 - \$24,999	1.86	■
\$25,000 - \$34,999	2.49	■
\$35,000 - \$49,999	4.48	■
\$50,000 - \$74,999	10.94	■
\$75,000 - \$99,999	10.47	■
\$100,000 - \$149,999	22.35	■
\$150,000 - \$199,999	15.98	■
\$200,000+	28.47	■

3411 PR KING RD

3411 PR KING RD, LITTLE ELM, TX, 75036

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

225,099
Population

36.7 Median Age



2.95
Average Household Size

64,416
2020 Total Households

EDUCATION



2.61%
No High School Diploma



20.29%
High School Graduate



15.4%
Some College



36.23%
Bachelor's/ Grad

BUSINESS



4,590
Total Businesses



32,238
Total Employees

EMPLOYMENT

8,556

Retail Trade Employees

479

Manufacturing Employees

4,510

Eating & Drinking Employees

1,835

Finance/Ins/Real Estate Emp

3.3%

Unemployment Rate

INCOME



\$135,071
Median Household Income



\$58,482
Per Capita Income



\$552,094
Median Net Worth

Households by Income

The largest group : \$200,000+ (28.37%) ■

The smallest group : \$15,000 - \$24,999 (1.98%) ■

Indicator	Value(%)	
< \$15,000	3.26	■
\$15,000 - \$24,999	1.98	■
\$25,000 - \$34,999	2.2	■
\$35,000 - \$49,999	4.57	■
\$50,000 - \$74,999	9.96	■
\$75,000 - \$99,999	9.98	■
\$100,000 - \$149,999	23.15	■
\$150,000 - \$199,999	16.53	■
\$200,000+	28.37	■

3411 PR KING RD

3411 PR KING RD, LITTLE ELM, TX, 75036

INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

12,368
Population

4,327
Households

34.9
Median Age

2.86
Avg Size Household

\$100,917
Median Household
Income

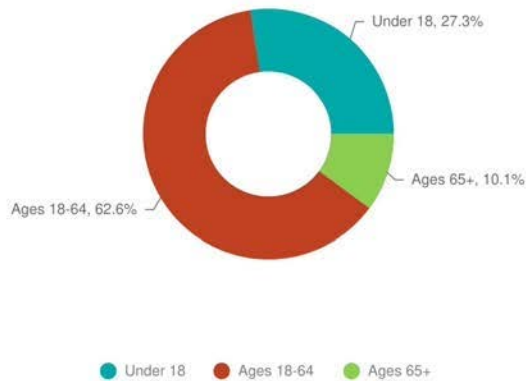
\$391,349
Median Home Value

93
Wealth Index

91
Housing Affordability

85.9
Diversity Index

POPULATION BY AGE



HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

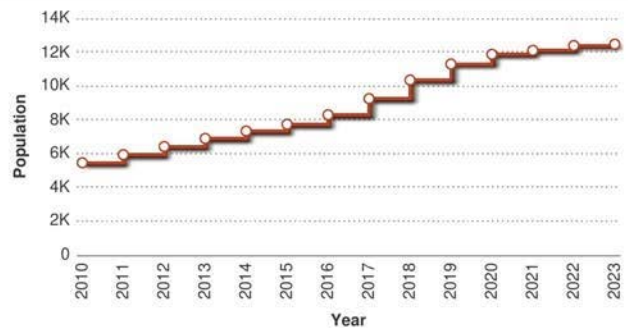
1.52%

2024-2029
Forecasted
Growth Rate

-0.46%


Household
Population
12,184


Population
Density
3,881



DAYTIME POPULATION


8,687
2024 Total Daytime Population


5,942
2024 Daytime Pop: Residents


2,745
2024 Daytime Pop: Workers


2,767
2024 Daytime Pop Density

POPULATION BY GENERATION


1.74%
Greatest Gen: Born
1945/Earlier


12.91%
Baby Boomer: Born
1946 to 1964

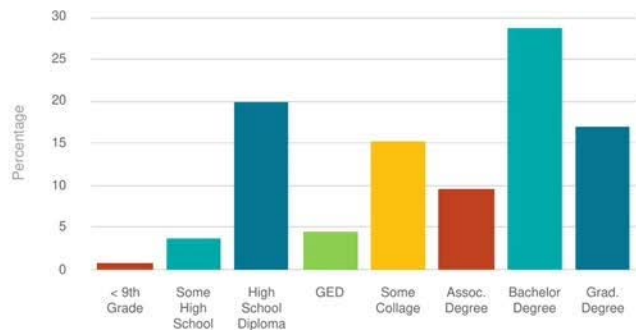

18.69%
Generation X: Born
1965 to 1980


29.79%
Millennial: Born 1981
to 1998


24.22%
Generation Z: Born
1999 to 2016


12.65%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



3411 PR KING RD

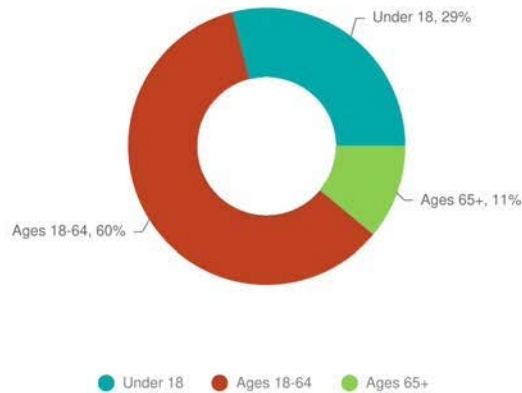
3411 PR KING RD, LITTLE ELM, TX, 75036

INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

92,746 Population	31,072 Households	37.4 Median Age
2.98 Avg Size Household	\$133,414 Median Household Income	\$467,172 Median Home Value
148 Wealth Index	101 Housing Affordability	78.2 Diversity Index

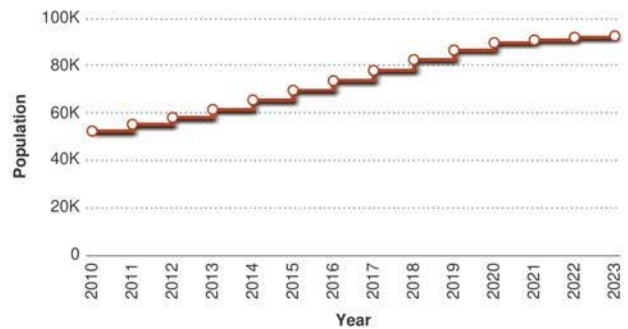
POPULATION BY AGE



POPULATION BY GENERATION

2.31% Greatest Gen: Born 1945/Earlier	12.72% Baby Boomer: Born 1946 to 1964	22.98% Generation X: Born 1965 to 1980
24.37% Millennial: Born 1981 to 1998	26.72% Generation Z: Born 1999 to 2016	10.9% Alpha: Born 2017 to Present

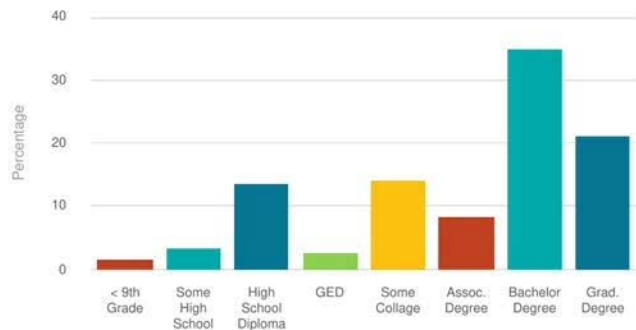
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION

71,893 2024 Total Daytime Population	45,966 2024 Daytime Pop: Residents
25,927 2024 Daytime Pop: Workers	2,543 2024 Daytime Pop Density

POPULATION BY EDUCATION



3411 PR KING RD

3411 PR KING RD, LITTLE ELM, TX, 75036

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

225,099

Population

76,151

Households

36.7

Median Age

2.95

Avg Size Household

\$135,071

Median Household
Income

\$481,297

Median Home Value

147

Wealth Index

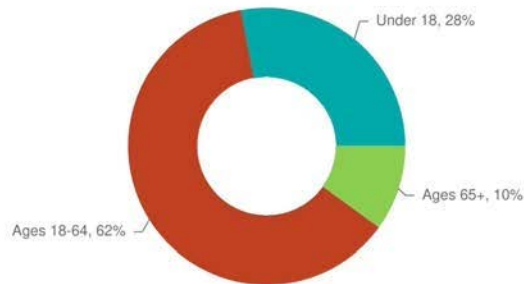
99

Housing Affordability

77.8

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



2.04%

Greatest Gen: Born
1945/Earlier



11.85%

Baby Boomer: Born
1946 to 1964



22.84%

Generation X: Born
1965 to 1980



25.7%

Millennial: Born 1981
to 1998



26.28%

Generation Z: Born
1999 to 2016



11.29%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

3.56%



2024-2029
Forecasted
Growth Rate

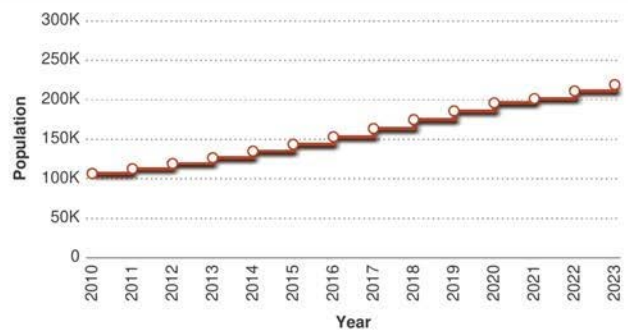
2.38%



Household
Population
253,491



Population
Density
3,233



DAYTIME POPULATION



177,042

2024 Total Daytime Population



107,489

2024 Daytime Pop: Residents



69,553

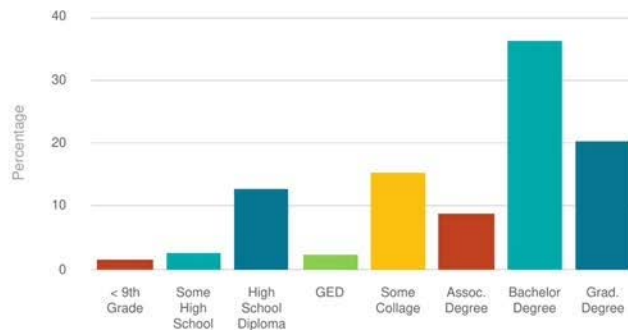
2024 Daytime Pop: Workers



2,255

2024 Daytime Pop Density

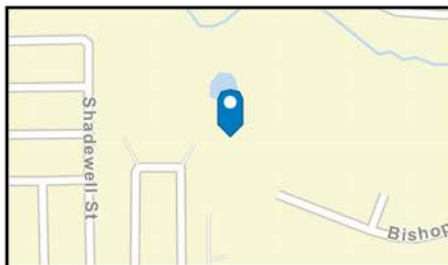
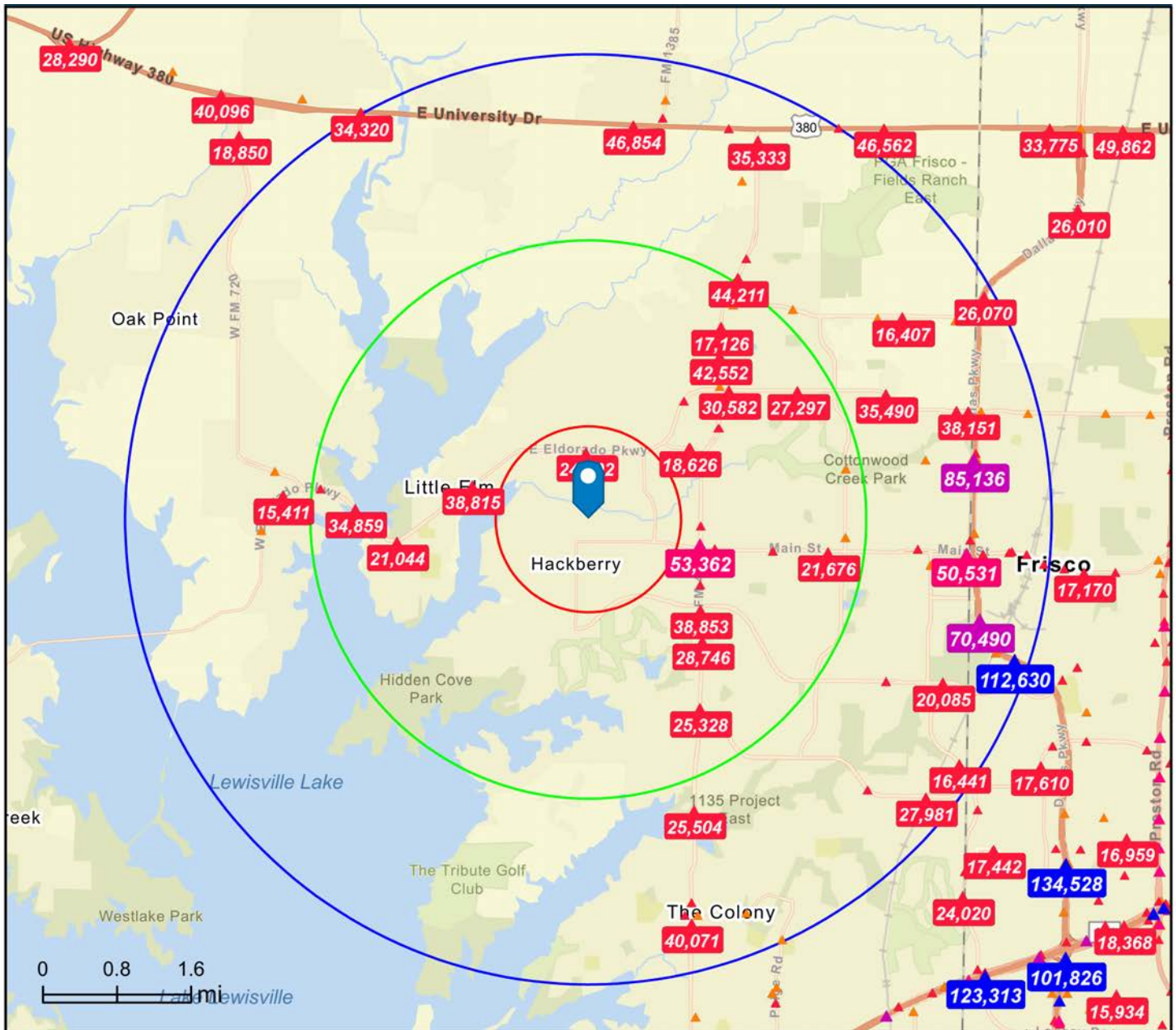
POPULATION BY EDUCATION



3411 PR KING RD

3411 PR KING RD, LITTLE ELM, TX, 75036

TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

LOCATION RISK ANALYSIS

Flood Risk Analysis
FEMA Map Last Updated:1969-12-31



LOCATION RISK ANALYSIS

Flood Hazard Designations

FEMA Map Last Updated: 1969-12-31

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

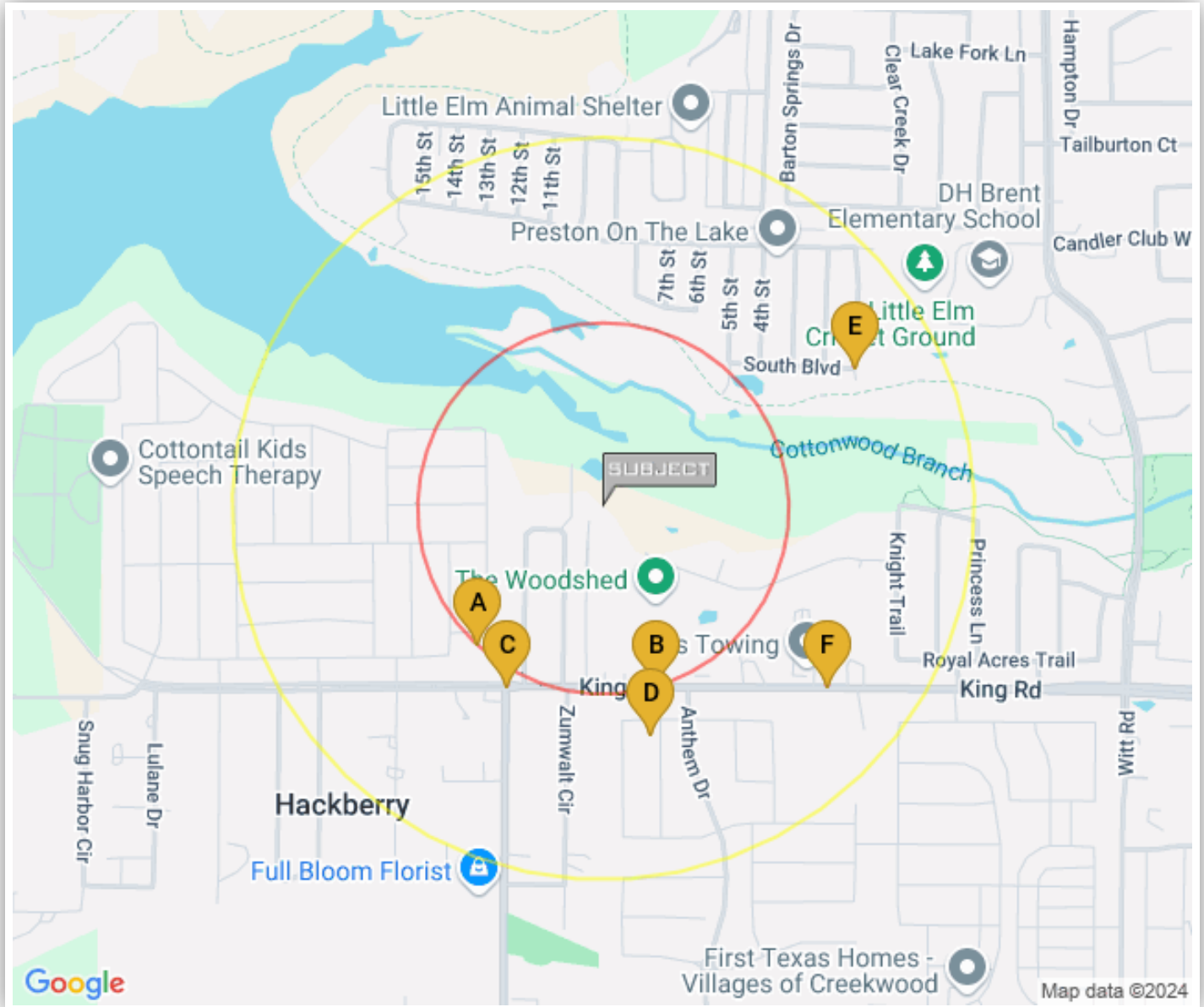
Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

There are no environmental hazards in our database within this area.

Locations within 0.50 mile of Subject

A RIVENDALE BY THE LAKE

Latest Update:

Site Type: STATIONARY **Address:** FROM DALLAS NORTH TOLLWAY
County: DALLAS PKWY, W ON MAIN
Country: **Facility Detail Report:** [110070357696](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES			
ICIS-NPDES NON-MAJOR	NPDES			

B GS MOTORWORKS

Latest Update: 05-Mar-2013

Site Type: STATIONARY **Address:** 15222 KING RD
County: DENTON **Facility Detail Report:** [110022870124](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
ENFORCEMENT COMPLIANCE ACTIVITY	ICIS			

C WATTS GROCERY

Latest Update:

Site Type: STATIONARY **Address:** 201 KING RD
County: DENTON **Facility Detail Report:** [110035029607](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

LOCATION RISK ANALYSIS

FRISCO LAKES VILLAGE PHS. 35

Latest Update:

Site Type: STATIONARY **Address:** NORTH OF W. STONEBROOK
County: PKWY & ANTHEM DR.
Country: USA **Facility Detail Report:** [110070080420](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	operation manager	GARY ROBERTS	
STORM WATER CONSTRUCTION	NPDES	operation manager	GARY ROBERTS	

SBC

Latest Update: 29-Dec-2014

Site Type: STATIONARY **Address:** 206 S FIFTH STREET
County: COLLIN
Country: UNITED STATES **Facility Detail Report:** [110005078441](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	environmental manager	LARRY HARRELL	

CHAPARRAL AUTO PARTS

Latest Update:

Site Type: STATIONARY **Address:** 15000 KING RD
County: DENTON
Country: UNITED STATES **Facility Detail Report:** [110034356872](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER INDUSTRIAL	NPDES			
STATE MASTER	TX-TCEQ ACR			
ICIS-NPDES NON-MAJOR	NPDES			

LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

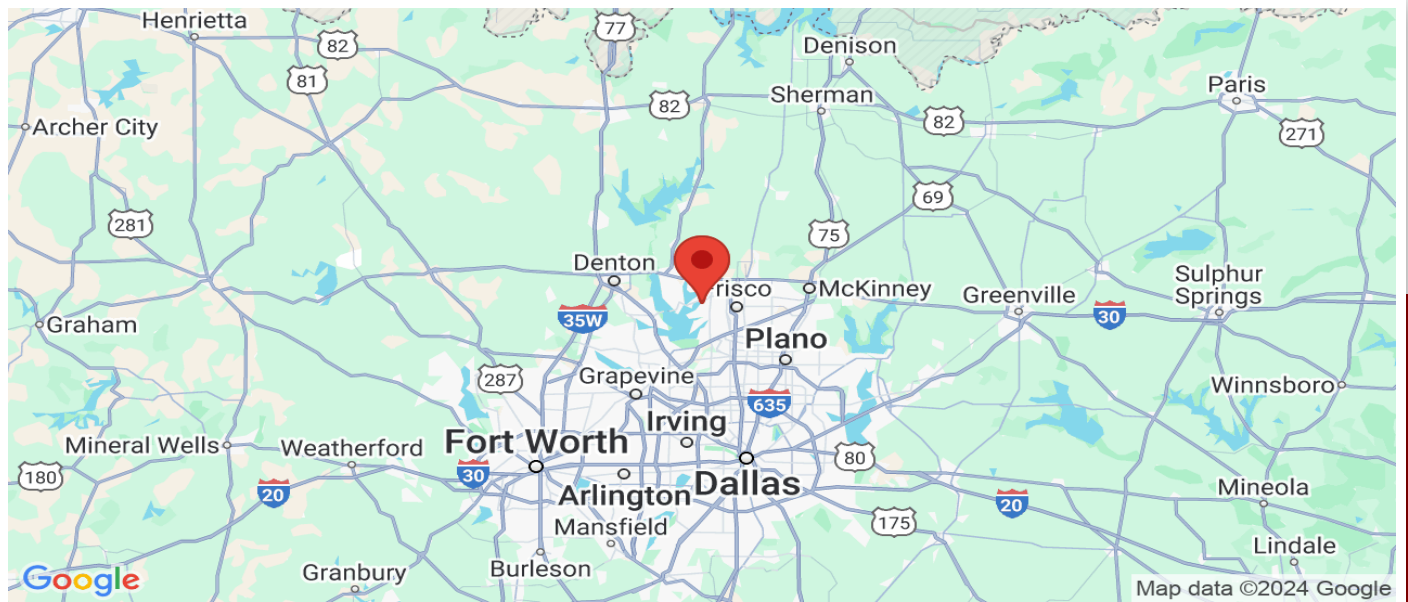
Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way. Alliance Real Estate makes no express or implied representations or warranties regarding this report or the information in it. Without limiting the foregoing, CRE Tech, Inc. and Alliance Real Estate does not warrant that the report or information in it will be error-free or will meet any particular criteria of performance or quality. CRE Tech, Inc. and Alliance Real Estate expressly disclaims all implied warranties, including, without limitation, warranties of merchantability, title, fitness for a particular purpose, non-infringement, compatibility, security and accuracy.

Your use of this report and information in it is at your own risk. You assume full responsibility and risk of loss resulting from the use of this report or information in it. None of CRE Tech, Inc., Alliance Real Estate, or their affiliates, or any partners, principals, stockholders or employees of any thereof will be liable for any special, indirect, incidental, consequential or punitive damages or any other damages whatsoever, whether in an action of contract, statute, tort (including, without limitation, negligence) or otherwise, relating to the use of this report or information contained in it.

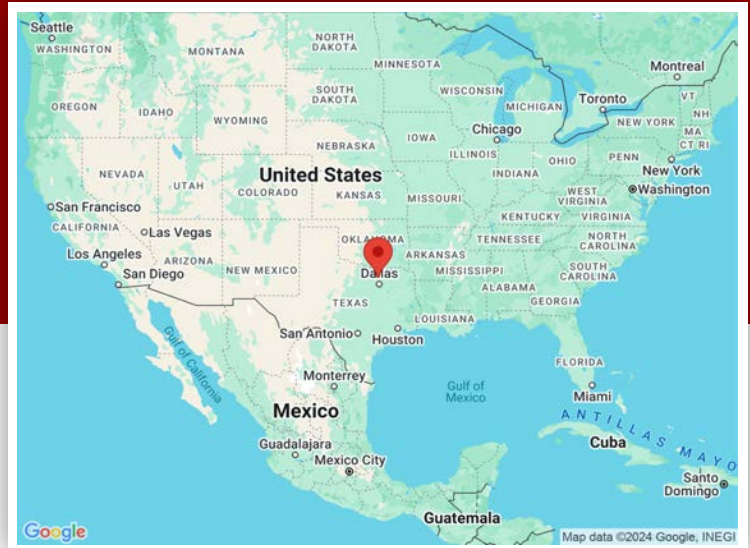
AREA LOCATION MAP



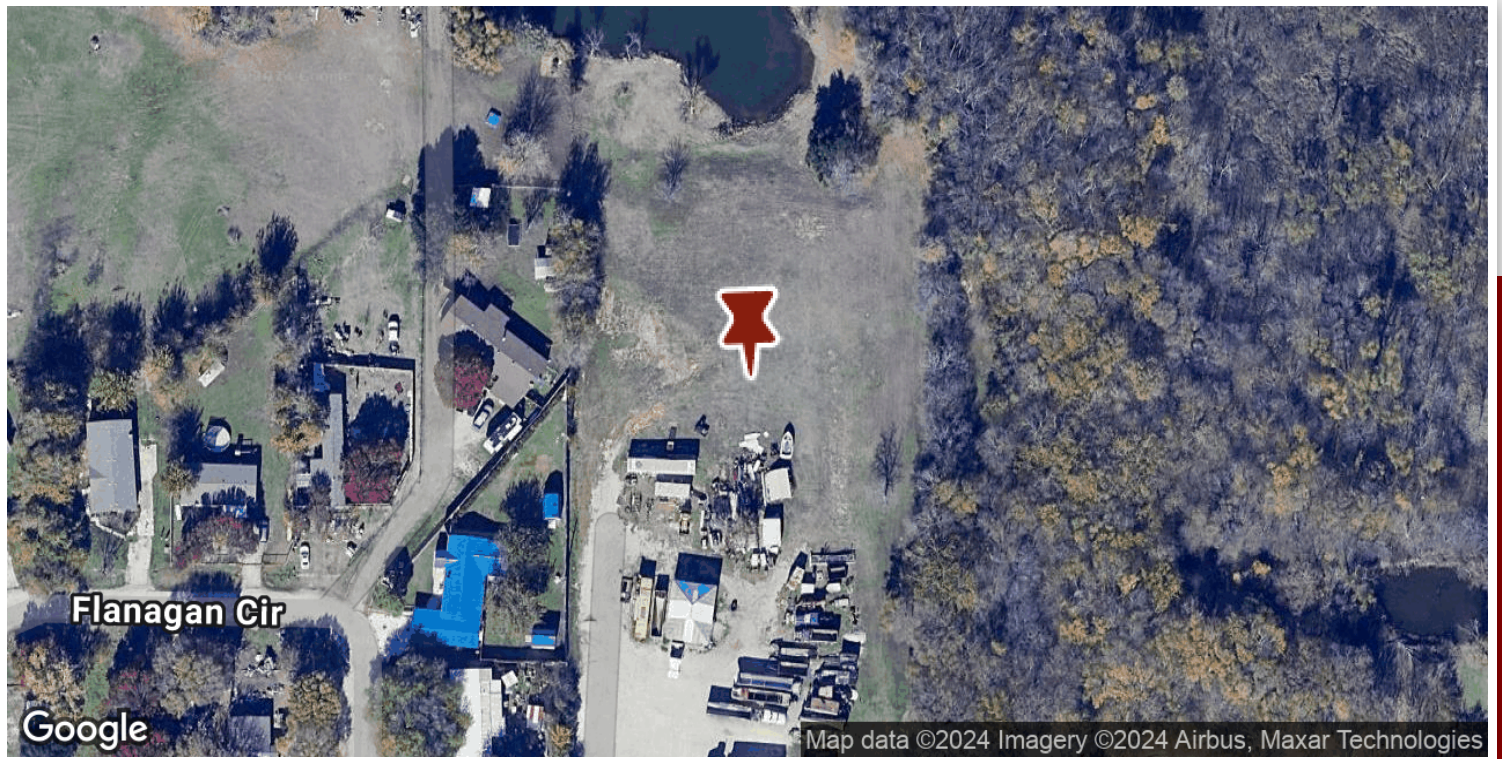
3411

PR KING RD

**3411 PR King Rd
Little Elm, TX,
75036**



AERIAL ANNOTATION MAP



3411

PR KING RD

3411 PR King Rd
Little Elm, TX,
75036



CONTACT



(214) 612-6300



Jeff@UCRETexas.com

