

FOR SALE RESTAURANT BUILDING ON 2.99 ACRES OF LAND

Real Estate Brokerage • Business Brokerage • Tenant / landlord Representation • Property Management



420 FM 720 (ELDORADO PKWY E) | LITTLE ELM | TX, 75068



HIGHLIGHTS

- Fully equipped free standing restaurant.
- Extra land will allow a 7,500 SF retail building to be built adjacent to the restaurant.
- Current zoning: Light Commercial
- Suitable for retails, restaurant, bank, medical services, office, church, gas stations, or multi family homes.
- Asking price is below bank appraisal value.
- Owner financing available.

PROPERTY INFORMATION

Building size: 2,400 square feet
Land size: 2.992 acres
Year built: 2002
Parking spaces: 22

TRAFFIC COUNTS

FM 720: 21,000 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2012 Population	5,120	37,516	96,665
2012 Avg. HH Income	\$57,486	\$70,975	\$85,106

ASKING PRICE: please call for pricing

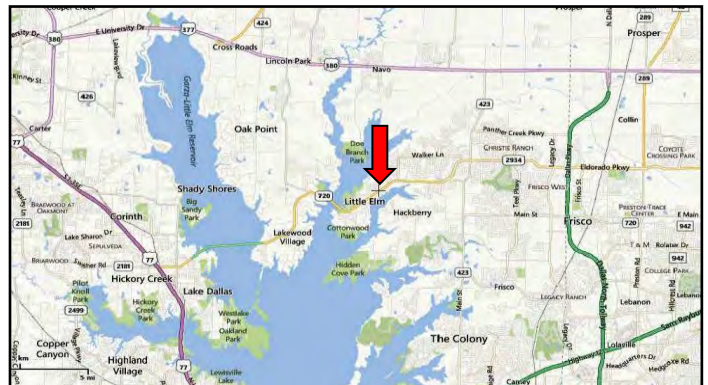
AREA TRAFFIC GENERATORS



Little Elm
Municipal Court



Breezeway
Veterinary Service Inc.



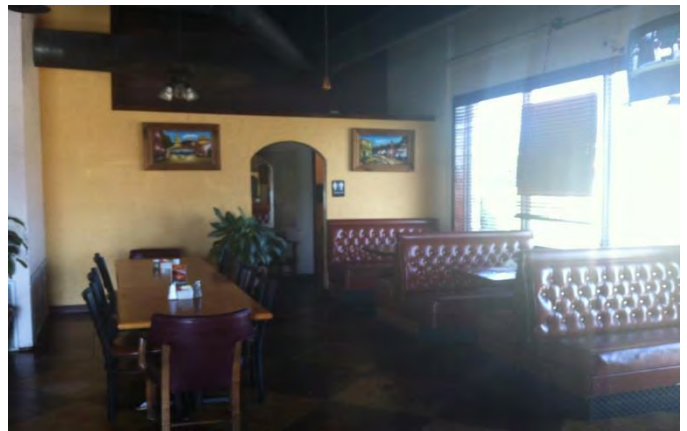
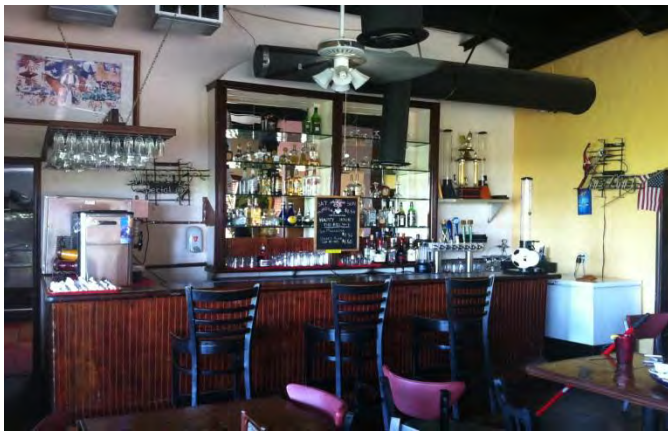
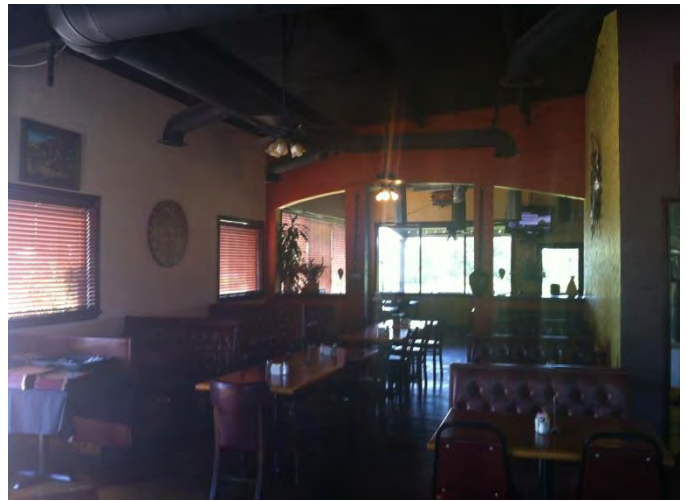
ALFRED GOH
972.489.3880
alfredpcr@yahoo.com

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**PACIFIC
CENTURY**

REALTY



For Information

ALFRED GOH

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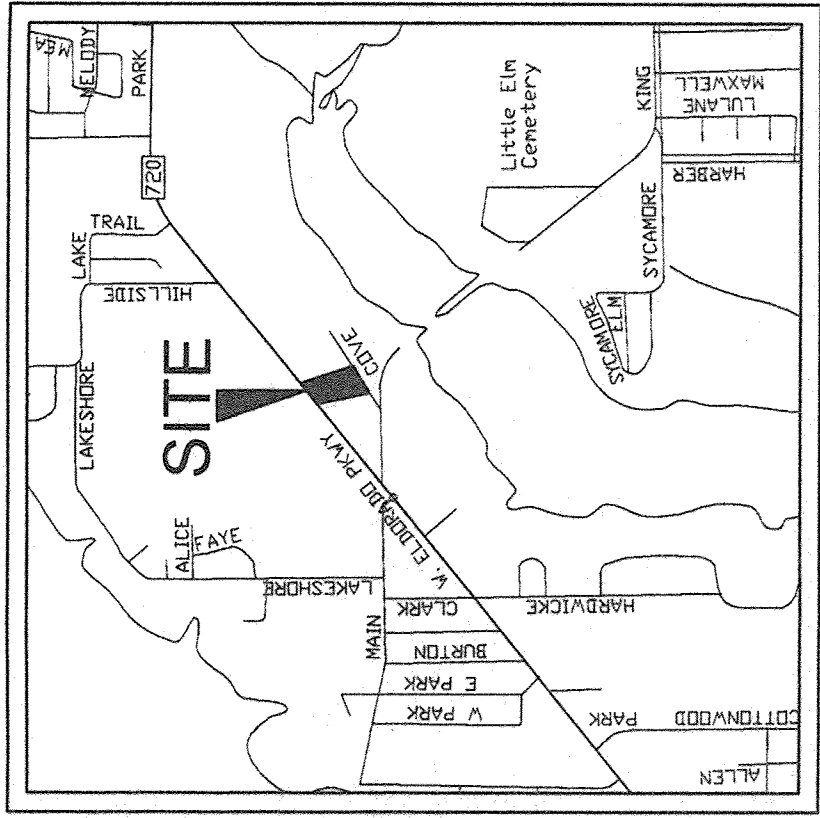
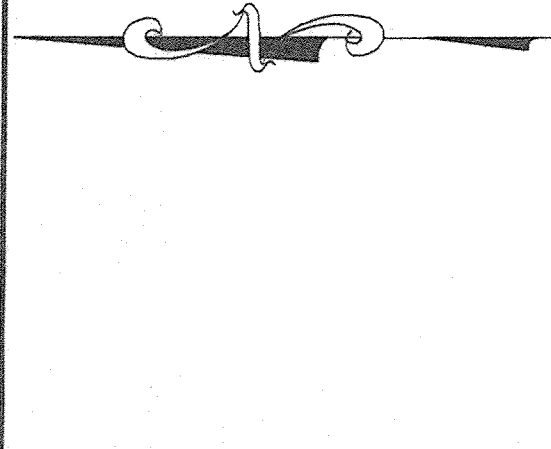


Location:

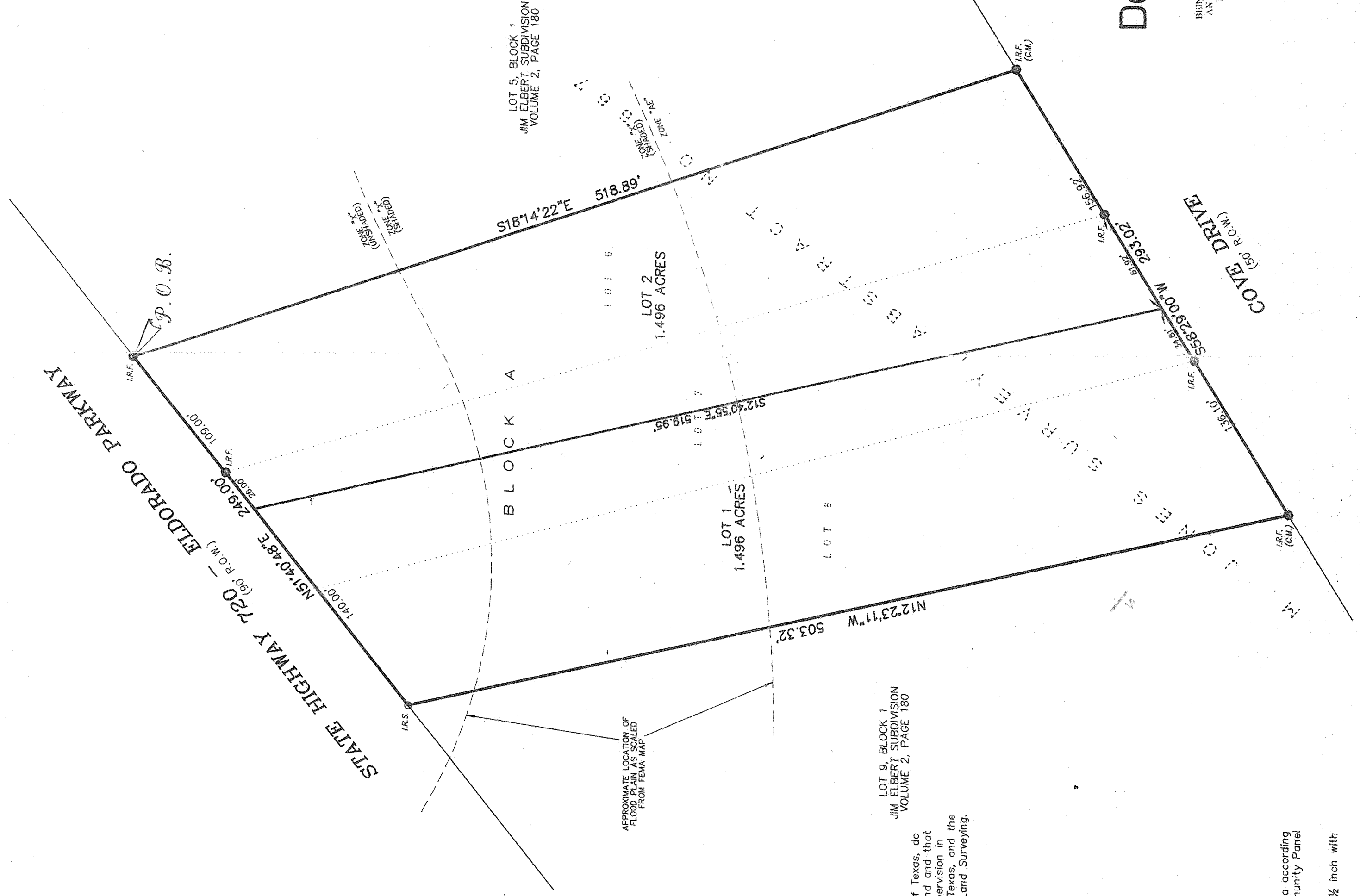
The subject property is located at the south side of Eldorado Pkwy (FM 720), just east of its intersection with Main St., in the incorporated city of Little Elm in southeast Denton county. Little Elm is a Dallas suburb about 27 miles north of the down town central business district via the Dallas North Tollway, Preston Rd. (US Hwy 289), US 121 and US HWY 380.

Site Dimensions:

The subject site originally consisted of three lots, lots 6, 7, and 8, but was replatted in 2007 into two lots. These two separately platted sites, both of which near rectangular shape contain 1.496 acres each. The dimensions for Lot 1 is 140' x 519.95' x 136.10' x 503.32' with gross area of 1.496 acres. Lot 2's dimensions are 109' x 518.89' x 156.92' x 519.95' with a gross area of 1.496 acres.



VICINITY MAP
1" = 2000'



State of Texas
County of Denton
Owner's Certificate and Dedication

BEING all that certain lot, tract or parcel of land situated in the M. Jones Survey, Abstract Number 667, in the Town of Little Elm, Denton County, Texas and being all of Lots 6, 7 and 8 in Block 1 of Jim Elbert Subdivision, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Volume 2, Page 180 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/4 inch iron rod found at the north corner of said Lot 6 and the west corner of Lot 5 of said Block 1, said point also being in the southeast line of State Highway 720 also known as Eldorado Parkway;

THENCE South 18 degrees 14 minutes 22 seconds East, along the southwest line of said Lot 5, a distance of 518.89 feet to a 1/2 inch iron rod found at the south corner thereof and being in the northwest line of Cove Drive;

THENCE South 58 degrees 29 minutes 00 seconds West, along the northwest line of said Cove Drive, a distance of 293.02 feet to a 1/2 inch iron rod found at the east corner of Lot 9 of said Block 1;

THENCE North 12 degrees 23 minutes 11 seconds West, along the northeast line of said Lot 9, a distance of 503.32 feet to a 1/2 inch iron rod set with cap stamped "ARTHUR SURVEYING COMPANY" at the north corner thereof and being in the southeast line of said Eldorado Parkway;

THENCE North 51 degrees 40 minutes 48 seconds East, along the southeast line of said Eldorado Parkway, a distance of 249.00 feet to the **POINT OF BEGINNING**, and containing 2.992 acres of land, more or less.

THIS plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Little Elm, Texas.

WITNESS, my hand at _____, Texas, this the _____ day of _____, 2007.

Jose DeLa Torre
 Owner

Elvia DeLa Torre
 Owner

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared Jose DeLa Torre, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2007.

Notary Public in and for the State of Texas
 My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared Elvia DeLa Torre, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2007.

Notary Public in and for the State of Texas
 My Commission Expires: _____

APPROVED by the Town of Little Elm, Texas:

P&Z Chairman _____ Date _____

City Secretary _____ Date _____

DelLa Torre Addition
Lots 1 & 2, Block A

BEING A REPLAT OF LOTS 6, 7 & 8, BLOCK 1, JIM ELBERT SUBDIVISION, AN ADDITION TO THE TOWN OF LITTLE ELM, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 180, PLAT RECORDS, DENTON COUNTY, TEXAS.

BRING 2.992 ACRES OUT OF THE
M. JONES SURVEY ABSTRACT NO. 667
 DENTON COUNTY, TEXAS

--- APRIL 2007 ---

Arthur Surveying Co., Inc.
 Professional Land Surveyors
 972-221-9439 -- Fax 972-221-4675
 220 Elm Street, Suite 200 -- P.O. Box 54
 Lewisville, Texas 75067

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

OWNER / DEVELOPER
 JOSE & ELVIA DELA TORRE
 9290 Burbank
 Frisco, Texas 75034
 Phone: 972.292.9118
 Contact: Jose DeLa Torre

LEGEND:

IRF - IRON ROD FOUND
 IRS - IRON ROD SET
 ROW - RIGHT-OF-WAY
 CM - CONTROL MONUMENT
 POB - POINT OF BEGINNING
 ASC - ARTHUR SURVEYING COMPANY

NOTES:

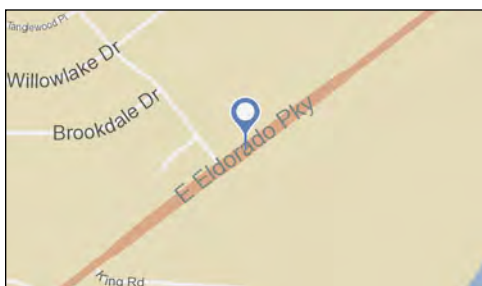
1. A portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 481152 0420 E, present effective date of map April 2, 1997, as shown.
2. All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
3. Bearings shown are based on the south line of the Jim Elbert Subdivision recorded in Volume 2, Page 180.
4. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.



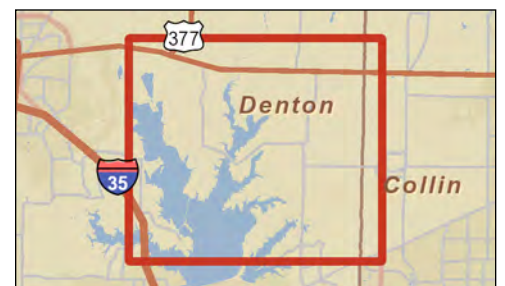
Traffic Count Map

420 FM 720
 420 FM-720, Little Elm, TX, 75068
 Ring: 1, 3, 5 Miles

Prepared by Alfred Goh
 Latitude: 33.164419
 Longitude: -96.931729



- 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: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



Demographic and Income Profile

420 FM 720
 420 FM-720, Little Elm, TX, 75068,
 Ring: 1 mile radius

Prepared by Alfred Goh
 Latitude: 33.164418649
 Longitude: -96.93172935

Summary	Census 2010	2012	2017
Population	4,739	5,120	6,092
Households	1,523	1,641	1,928
Families	1,187	1,265	1,504
Average Household Size	3.11	3.12	3.16
Owner Occupied Housing Units	1,207	1,282	1,538
Renter Occupied Housing Units	316	359	390
Median Age	31.1	31.3	31.5
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	3.54%	1.49%	0.68%
Households	3.28%	1.51%	0.74%
Families	3.52%	1.73%	0.72%
Owner HHs	3.71%	1.82%	0.91%
Median Household Income	2.83%	3.07%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	158	9.6%	164	8.5%
\$15,000 - \$24,999	161	9.8%	126	6.5%
\$25,000 - \$34,999	129	7.9%	99	5.1%
\$35,000 - \$49,999	393	23.9%	368	19.1%
\$50,000 - \$74,999	392	23.9%	575	29.8%
\$75,000 - \$99,999	274	16.7%	418	21.7%
\$100,000 - \$149,999	100	6.1%	133	6.9%
\$150,000 - \$199,999	15	0.9%	21	1.1%
\$200,000+	19	1.2%	25	1.3%
Median Household Income	\$48,883		\$56,213	
Average Household Income	\$57,486		\$64,602	
Per Capita Income	\$18,756		\$20,830	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	478	10.1%	517	10.1%	614	10.1%
5 - 9	487	10.3%	524	10.2%	621	10.2%
10 - 14	395	8.3%	422	8.2%	509	8.4%
15 - 19	342	7.2%	354	6.9%	405	6.7%
20 - 24	196	4.1%	216	4.2%	234	3.8%
25 - 34	846	17.8%	931	18.2%	1,110	18.2%
35 - 44	944	19.9%	996	19.5%	1,167	19.2%
45 - 54	471	9.9%	494	9.7%	548	9.0%
55 - 64	326	6.9%	371	7.2%	469	7.7%
65 - 74	163	3.4%	190	3.7%	278	4.6%
75 - 84	76	1.6%	82	1.6%	106	1.7%
85+	17	0.4%	22	0.4%	29	0.5%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,300	69.6%	3,486	68.1%	3,919	64.3%
Black Alone	689	14.5%	795	15.5%	1,082	17.8%
American Indian Alone	45	0.9%	48	0.9%	57	0.9%
Asian Alone	114	2.4%	123	2.4%	155	2.5%
Pacific Islander Alone	5	0.1%	7	0.1%	11	0.2%
Some Other Race Alone	431	9.1%	488	9.5%	646	10.6%
Two or More Races	155	3.3%	174	3.4%	221	3.6%
Hispanic Origin (Any Race)	1,284	27.1%	1,440	28.1%	1,914	31.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Demographic and Income Profile

420 FM 720
 420 FM-720, Little Elm, TX, 75068,
 Ring: 3 mile radius

Prepared by Alfred Goh
 Latitude: 33.164418649
 Longitude: -96.93172935

Summary	Census 2010	2012	2017
Population	34,016	37,516	44,919
Households	11,132	12,335	14,675
Families	8,856	9,698	11,635
Average Household Size	3.05	3.04	3.06
Owner Occupied Housing Units	9,340	10,263	12,457
Renter Occupied Housing Units	1,792	2,073	2,218
Median Age	32.0	32.2	32.5
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	3.67%	1.49%	0.68%
Households	3.54%	1.51%	0.74%
Families	3.71%	1.73%	0.72%
Owner HHs	3.95%	1.82%	0.91%
Median Household Income	2.74%	3.07%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	1,131	9.2%	1,156	7.9%
\$15,000 - \$24,999	1,137	9.2%	885	6.0%
\$25,000 - \$34,999	1,051	8.5%	819	5.6%
\$35,000 - \$49,999	2,192	17.8%	2,093	14.3%
\$50,000 - \$74,999	2,720	22.1%	3,994	27.2%
\$75,000 - \$99,999	1,919	15.6%	2,768	18.9%
\$100,000 - \$149,999	1,292	10.5%	1,808	12.3%
\$150,000 - \$199,999	402	3.3%	530	3.6%
\$200,000+	491	4.0%	622	4.2%
Median Household Income	\$54,200		\$62,035	
Average Household Income	\$70,975		\$80,807	
Per Capita Income	\$23,391		\$26,447	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,496	10.3%	3,832	10.2%	4,569	10.2%
5 - 9	3,339	9.8%	3,637	9.7%	4,322	9.6%
10 - 14	2,903	8.5%	3,134	8.4%	3,773	8.4%
15 - 19	2,156	6.3%	2,273	6.1%	2,612	5.8%
20 - 24	1,332	3.9%	1,500	4.0%	1,636	3.6%
25 - 34	5,901	17.3%	6,643	17.7%	7,968	17.7%
35 - 44	6,584	19.4%	7,027	18.7%	8,275	18.4%
45 - 54	3,570	10.5%	3,826	10.2%	4,261	9.5%
55 - 64	2,460	7.2%	2,902	7.7%	3,670	8.2%
65 - 74	1,591	4.7%	1,950	5.2%	2,829	6.3%
75 - 84	542	1.6%	621	1.7%	792	1.8%
85+	142	0.4%	171	0.5%	213	0.5%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	24,369	71.6%	26,327	70.2%	29,899	66.6%
Black Alone	4,053	11.9%	4,775	12.7%	6,628	14.8%
American Indian Alone	256	0.8%	275	0.7%	328	0.7%
Asian Alone	1,185	3.5%	1,323	3.5%	1,710	3.8%
Pacific Islander Alone	21	0.1%	27	0.1%	45	0.1%
Some Other Race Alone	2,987	8.8%	3,468	9.2%	4,609	10.3%
Two or More Races	1,144	3.4%	1,321	3.5%	1,699	3.8%
Hispanic Origin (Any Race)	8,354	24.6%	9,605	25.6%	12,876	28.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Demographic and Income Profile

420 FM 720
 420 FM-720, Little Elm, TX, 75068,
 Ring: 5 mile radius

Prepared by Alfred Goh
 Latitude: 33.164418649
 Longitude: -96.93172935

Summary	Census 2010	2012	2017
Population	89,691	96,665	112,846
Households	28,624	30,876	35,733
Families	23,812	25,423	29,604
Average Household Size	3.13	3.13	3.15
Owner Occupied Housing Units	24,877	26,620	31,252
Renter Occupied Housing Units	3,747	4,256	4,481
Median Age	32.1	32.2	32.3
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	3.14%	1.49%	0.68%
Households	2.97%	1.51%	0.74%
Families	3.09%	1.73%	0.72%
Owner HHs	3.26%	1.82%	0.91%
Median Household Income	2.30%	3.07%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	2,190	7.1%	2,160	6.0%
\$15,000 - \$24,999	2,147	7.0%	1,626	4.6%
\$25,000 - \$34,999	2,588	8.4%	1,943	5.4%
\$35,000 - \$49,999	4,177	13.5%	3,852	10.8%
\$50,000 - \$74,999	6,086	19.7%	8,614	24.1%
\$75,000 - \$99,999	5,055	16.4%	6,903	19.3%
\$100,000 - \$149,999	4,925	16.0%	5,968	16.7%
\$150,000 - \$199,999	1,972	6.4%	2,555	7.2%
\$200,000+	1,737	5.6%	2,113	5.9%
Median Household Income	\$65,688		\$73,603	
Average Household Income	\$85,106		\$95,313	
Per Capita Income	\$27,241		\$30,237	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,643	10.8%	10,379	10.7%	12,114	10.7%
5 - 9	10,034	11.2%	10,736	11.1%	12,448	11.0%
10 - 14	7,998	8.9%	8,492	8.8%	10,006	8.9%
15 - 19	5,094	5.7%	5,270	5.5%	5,914	5.2%
20 - 24	2,787	3.1%	3,088	3.2%	3,307	2.9%
25 - 34	14,502	16.2%	16,071	16.6%	18,937	16.8%
35 - 44	19,125	21.3%	20,033	20.7%	23,025	20.4%
45 - 54	10,110	11.3%	10,579	10.9%	11,488	10.2%
55 - 64	5,894	6.6%	6,763	7.0%	8,369	7.4%
65 - 74	3,186	3.6%	3,783	3.9%	5,405	4.8%
75 - 84	1,021	1.1%	1,128	1.2%	1,420	1.3%
85+	297	0.3%	341	0.4%	414	0.4%

Race and Ethnicity	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
White Alone	67,957	75.8%	71,823	74.3%	79,696	70.6%
Black Alone	8,837	9.9%	10,370	10.7%	14,474	12.8%
American Indian Alone	577	0.6%	611	0.6%	719	0.6%
Asian Alone	4,840	5.4%	5,287	5.5%	6,725	6.0%
Pacific Islander Alone	61	0.1%	76	0.1%	125	0.1%
Some Other Race Alone	4,508	5.0%	5,187	5.4%	6,879	6.1%
Two or More Races	2,911	3.2%	3,311	3.4%	4,227	3.7%
Hispanic Origin (Any Race)	15,285	17.0%	17,395	18.0%	23,315	20.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Pacific Century Realty

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512.465.3960.