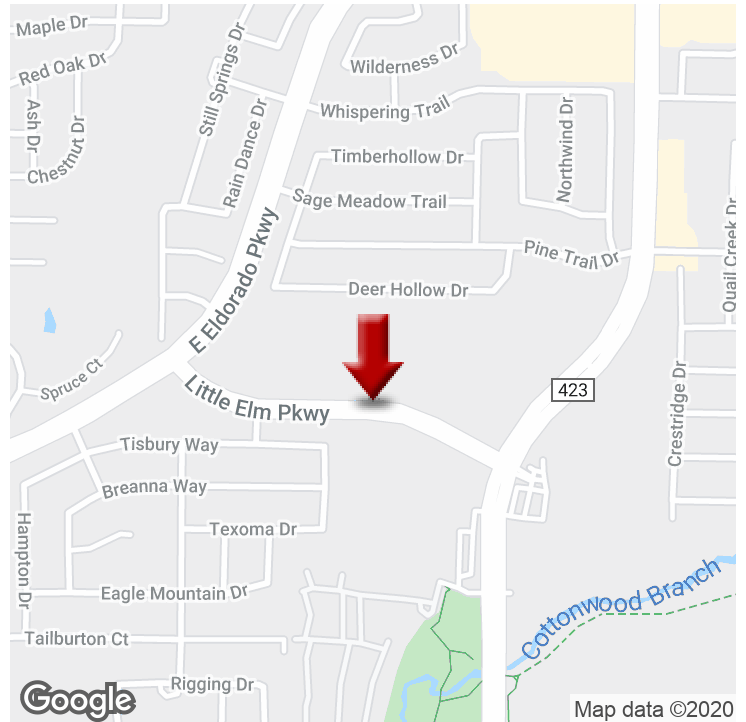


OFFICE FOR LEASE

ELM RIDGE OFFICE PARK

2601 Little Elm Pky - 10, Little Elm, TX 75068



OFFERING SUMMARY

NUMBER OF UNITS:	2
AVAILABLE SF:	1,225 SF
LEASE RATE:	\$2,350-\$2,650 + E
LOT SIZE:	9.7 Acres
BUILDING SIZE:	2,450 SF
USE:	Professional Office Medical

PROPERTY OVERVIEW

Brand new fully finished high-end condos centrally located at the busy intersection of Little Elm Pkwy & FM423 across from Kroger with great visibility and easy access.

Surrounded by retail and established residential neighborhoods.

PROPERTY HIGHLIGHTS

- Monument signage available
- Efficient layout
- Ample parking
- Many upgrades
- Private entrance
- Conference room or waiting area w/ french double doors.
- Prewired for phone, computer and security
- Double-paned low-E windows with blinds
- Average income within 5-mile radius \$143,627
- Population within 5 mile radius 183,748
- Can be combined with adjacent suite to create 2,450sf

KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

REBECCA KUHL
Associate
O: 469.667.9832
rkuhl@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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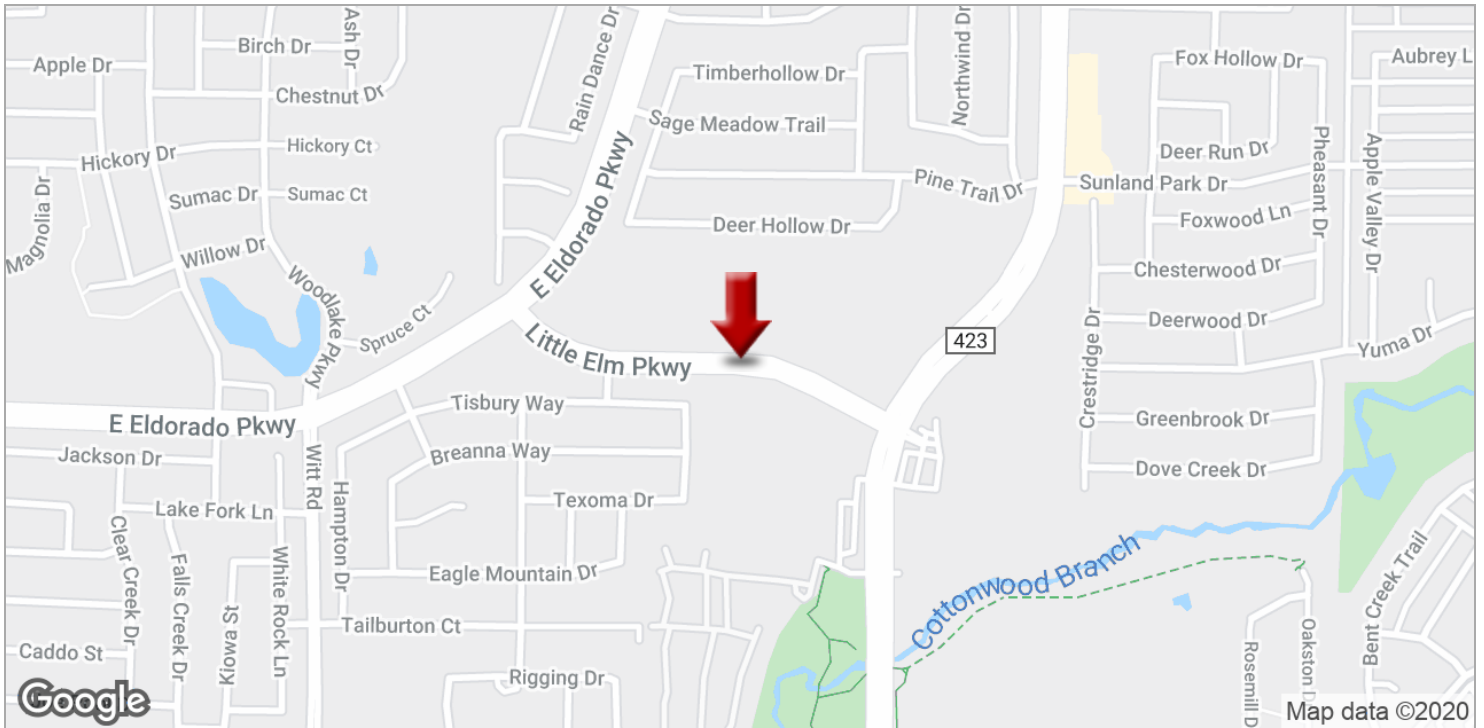
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Traffic Count Report

10

2601 Little Elm Pky, Little Elm, TX 75068

Building Type: **Class B Office**

Class: **B**

RBA: **4,900 SF**

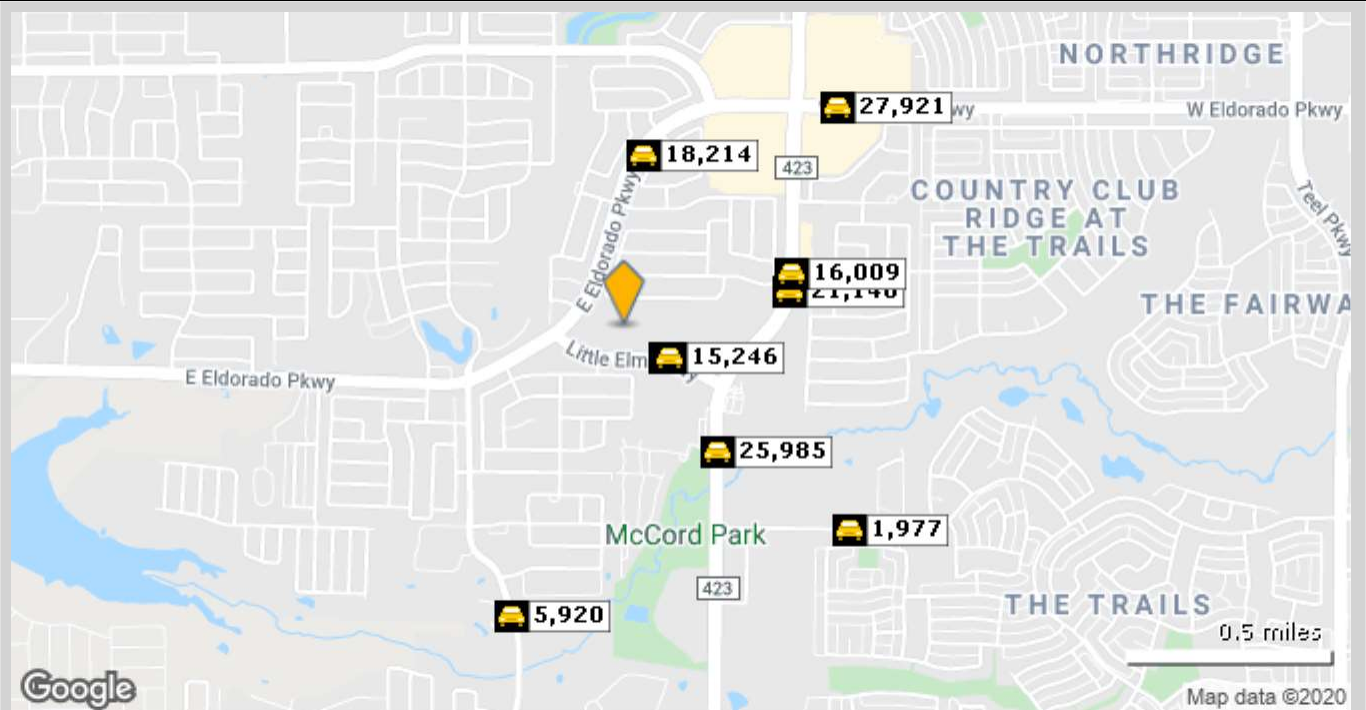
Typical Floor: **4,900 SF**

Total Available: **4,900 SF**

% Leased: **0%**

Rent/SF/Yr: **\$24.00**

4-Unit Floor Plan



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	FM 720	FM 423	0.14 SE	2018	16,201	MPSI	.13
2	FM 720	FM 423	0.13 SE	2018	15,246	MPSI	.14
3	FM 423	FM 720	0.16 N	2013	25,985	ADT	.39
4	FM 423	Pine Trail Dr	0.04 N	2018	21,140	MPSI	.43
5	Eldorado Pkwy	FM 423	0.40 E	2017	23,558	MPSI	.44
6	Eldorado Pkwy	Heatherdale Dr	0.07 NE	2018	18,214	MPSI	.44
7	FM 423	Pine Trail Dr	0.01 S	2018	16,009	MPSI	.44
8	Smotherman Rd	Taos Trl	0.05 E	2018	1,977	MPSI	.75
9	Witt Rd	Charlies Way	0.01 N	2018	5,920	MPSI	.76
10	Eldorado Pkwy	FM 423	0.10 W	2018	27,921	MPSI	.77

Demographic Summary Report

10

2601 Little Elm Pky, Little Elm, TX 75068

Building Type: **Class B Office**

Class: **B**

RBA: **4,900 SF**

Typical Floor: **4,900 SF**

Total Available: **4,900 SF**

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Rent/SF/Yr: **\$24.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	30,238		128,513		213,939	
2020 Estimate	25,927		109,884		183,748	
2010 Census	14,204		57,643		102,464	
Growth 2020 - 2025	16.63%		16.95%		16.43%	
Growth 2010 - 2020	82.53%		90.63%		79.33%	
2020 Population by Hispanic Origin	5,994		20,115		33,823	
2020 Population	25,927		109,884		183,748	
White	19,439	74.98%	80,536	73.29%	136,803	74.45%
Black	4,041	15.59%	14,962	13.62%	22,498	12.24%
Am. Indian & Alaskan	223	0.86%	778	0.71%	1,321	0.72%
Asian	1,472	5.68%	10,272	9.35%	17,345	9.44%
Hawaiian & Pacific Island	21	0.08%	98	0.09%	187	0.10%
Other	731	2.82%	3,236	2.94%	5,593	3.04%
U.S. Armed Forces	37		74		99	
Households						
2025 Projection	9,872		42,746		71,934	
2020 Estimate	8,431		36,421		61,629	
2010 Census	4,320		17,930		32,827	
Growth 2020 - 2025	17.09%		17.37%		16.72%	
Growth 2010 - 2020	95.16%		103.13%		87.74%	
Owner Occupied	7,322	86.85%	32,285	88.64%	51,807	84.06%
Renter Occupied	1,109	13.15%	4,136	11.36%	9,822	15.94%
2020 Households by HH Income	8,433		36,422		61,629	
Income: <\$25,000	393	4.66%	1,454	3.99%	3,105	5.04%
Income: \$25,000 - \$50,000	916	10.86%	3,152	8.65%	5,922	9.61%
Income: \$50,000 - \$75,000	983	11.66%	3,721	10.22%	7,064	11.46%
Income: \$75,000 - \$100,000	1,397	16.57%	4,725	12.97%	8,044	13.05%
Income: \$100,000 - \$125,000	1,189	14.10%	4,832	13.27%	8,072	13.10%
Income: \$125,000 - \$150,000	898	10.65%	4,035	11.08%	6,353	10.31%
Income: \$150,000 - \$200,000	1,584	18.78%	7,102	19.50%	11,021	17.88%
Income: \$200,000+	1,073	12.72%	7,401	20.32%	12,048	19.55%
2020 Avg Household Income	\$129,293		\$148,800		\$143,627	
2020 Med Household Income	\$111,091		\$127,026		\$120,686	



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.

<u>Keller Williams Central</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>0567902</u> License No.	<u>k1rw746@kw.com</u> Email	<u>469-467-7755</u> Phone
<u>James Tan</u> Designated Broker of Firm	<u>0432986</u> License No.	<u>james1tan@yahoo.com</u> Email	<u>469-467-7755</u> Phone
<u>James Tan</u> Licensed Supervisor of Sales Agent/ Associate	<u>0432986</u> License No.	<u>james1tan@yahoo.com</u> Email	<u>469-467-7755</u> Phone
<u>Rebecca Kuhl</u> Sales Agent/Associate's Name	<u>0636848</u> License No.	<u>rkuhl@kwcommercial.com</u> Email	<u>469-667-9832</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date