



1020 W ELDORADO PKWY
LITTLE ELM, TEXAS 75068

SIZE
1,500 SF

RATE
\$3,800/MO

STRUCTURE
Modified Gross

CONDITION
2nd Gen Salon

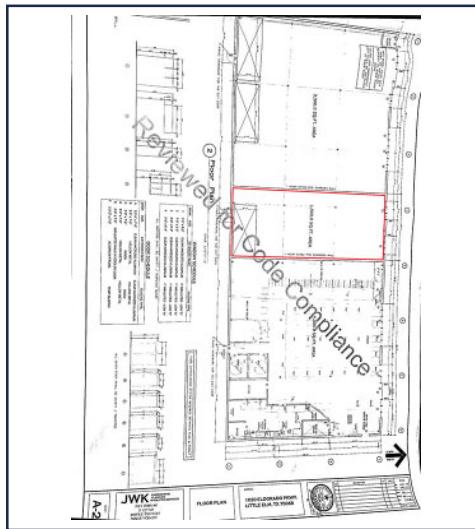
PROPERTY HIGHLIGHTS

- Approximately 1,500 SF of open-plan space, previously configured as a hair salon — expedited conversion and reduced upfront cost.
- Strong frontage on W Eldorado Pkwy with excellent visibility, steady daily traffic, and easy access from nearby neighborhoods.
- Established retail center surrounded by restaurants, fuel stations, and service businesses generating consistent customer flow.
- Ideal for salon, barbershop, med spa, nails, boutique retail, or professional services.

INTERIOR PREVIEW



Open Main Floor



Floor Plan — 1,500 SF



Restroom Access



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LISTING AGENT
Russian Speaking Realtor Irina Norcross
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ONE OF DFW'S FASTEST-GROWING COMMUNITIES**60,000+**

Residents

40%+

Growth Since 2020

~90,000

Projected Population

LAKE

Lewisville Adjacent

Little Elm is among the fastest-growing municipalities in the DFW metroplex, with population growth exceeding 40% since 2020 and continued annual expansion.

Now home to more than 60,000 residents and projected to approach 90,000 at full buildout, the area presents strong long-term demand for neighborhood retail and service uses.

The site sits along a major east-west corridor, capturing both local traffic and regional commuters. Strong household incomes, ongoing residential development, and proximity to Lake Lewisville further enhance the area's appeal for customer-facing businesses.

LEASE TERMS**SPACE****1,500 SF****RATE****\$3,800 / Month****LEASE TYPE****Modified Gross****AVAILABLE****Immediately****CONDITION****2nd Generation Salon****FRONTAGE****W Eldorado Pkwy**

Modified Gross: Tenant pays base rent plus specific operating expenses, commonly including utilities, janitorial services, and interior maintenance.

IDEAL USES: Salon • Barbershop • Med Spa • Nail Salon • Boutique Retail • Professional Services

A rare opportunity to secure a second-generation space in a rapidly expanding trade area with built-in momentum for service-oriented retail.

TRADE AREA DRIVERS**HIGH VISIBILITY**

Direct frontage on W Eldorado Pkwy — a primary east-west corridor connecting Little Elm to The Colony, Frisco, and Lake Lewisville.

CO-TENANT SYNERGY

Center anchored by everyday-need retail — restaurants, fuel, and service businesses generating consistent foot traffic and parking flow.

BUILT-IN GROWTH

Surrounded by ongoing residential development feeding new household demand for salon, wellness, and neighborhood services.

SCHEDULE A TOUR — RUSSIAN SPEAKING REALTOR IRINA NORCROSS**214-957-2860 • John.norcross50@gmail.com • www.Americandreamgroup.net**

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Main Floor — Front View



Main Floor — Rear View



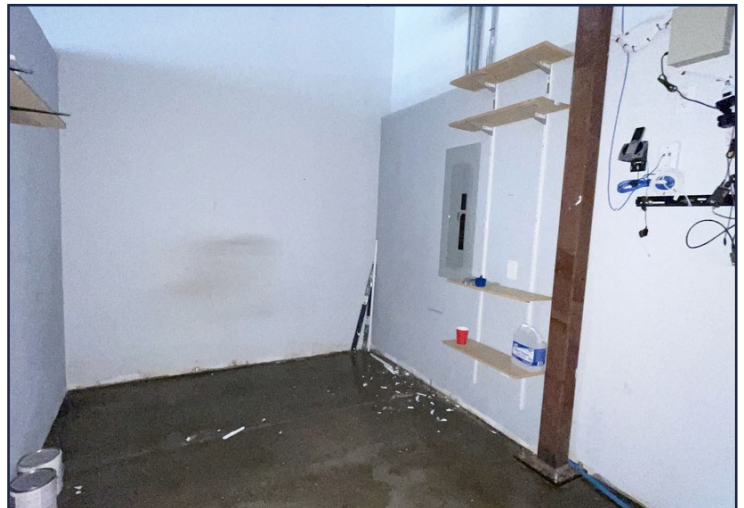
Open Layout



Ceiling & Lighting



Restroom Area



Back Office / Utility



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Approx. 1,500 SF inline space (highlighted in red) — open layout with 2nd-generation salon buildout, restroom, and rear access.



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