



RETAIL SPACE AVAILABLE FOR LEASE
LAKE SHORE CROSSING

850 W. ELDORADO PARKWAY, LITTLE ELM, TEXAS 75068

Location:

- The Town of Little Elm is a distinct and desirable lakeside destination for all people to live and play while enjoying a safe, vibrant, and welcoming community.
- As one of the fastest-growing cities in North Texas, Little Elm works to balance its growth with small-town charm to give both residents and visitors alike an exceptional experience.
- Scenic Setting with View of Lake Lewisville

Availability:

- Suite 500: 4,000 SF (Former Gym)
- Suite 1000: 1,790 SF Endcap (Former Mattress Store)
 - Potential Drive-Thru / Pickup Window

Property Features:

- Excellent 2nd Generation Retail Spaces Available
- High Growth Area and Strong Demographics
- Surrounded by Numerous New Developments & Attractions
- Direct Frontage to Eldorado Pkwy (31,678 VPD)
- Ideal Location for Restaurant and Retail Tenants

Area Traffic Generators:



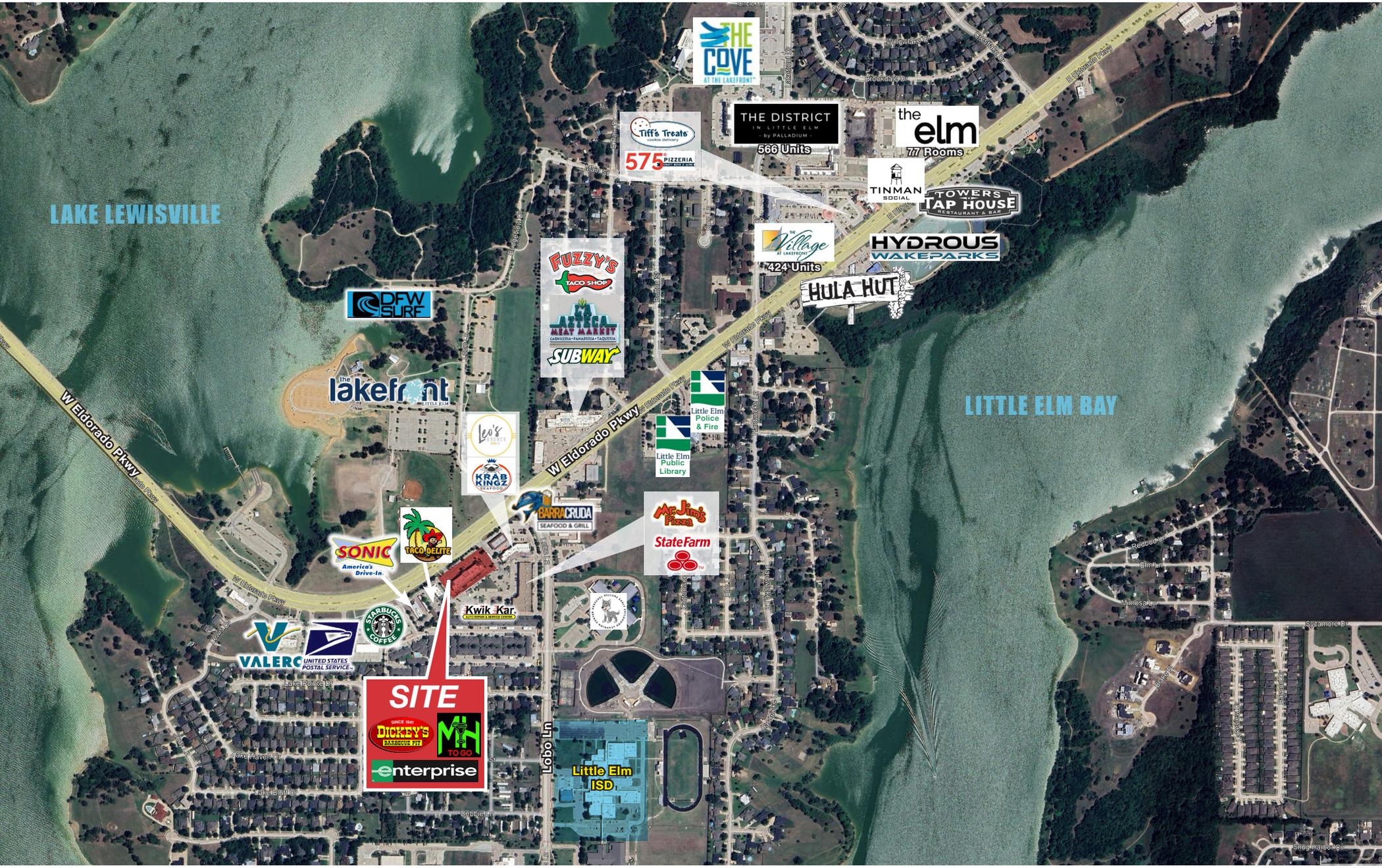
2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,505	48,903	172,079
TOTAL HOUSEHOLDS	1,332	17,389	56,668
DAYTIME EMPLOYMENT	1,053	3,799	16,980
AVERAGE HOUSEHOLD INCOME	\$97,008	\$117,273	\$148,857



AERIAL



AERIAL



LAKE LEWISVILLE

LITTLE ELM BAY

SITE
DICKY'S
MH TO GO
Enterprise

Tiff's Treats
575 PIZZERIA

THE DISTRICT
IN LITTLE ELM
By PALLADIUM
566 Units

the elm
77 Rooms

FUZZY'S
TACO SHOP
AZTECA
MEAT MARKET
SUBWAY

Village
AT LAKEFRONT
424 Units

TOWERS
TAP HOUSE
RESTAURANT & BAR
HYDRUS
WAKEPARKS

DFW SURF

the lakefront

HULA HUT

Leo's

KRAB KINGZ

BARRACUDA
SEAFOOD & GRILL

State Farm

Little Elm
Police & Fire
Little Elm
Public Library

SONIC
America's Drive-In
TACO DELITE

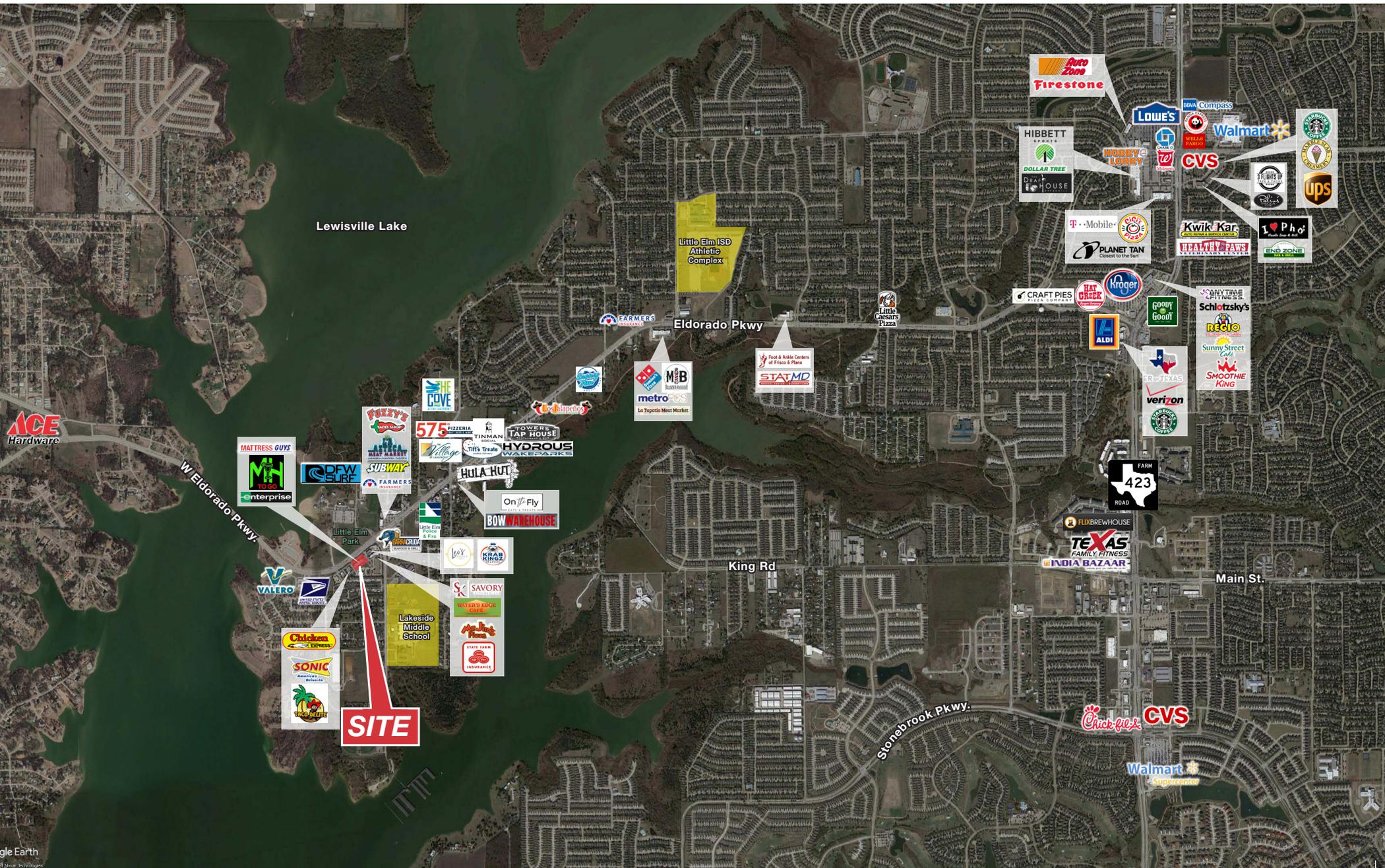
VALERC
UNITED STATES
POSTAL SERVICE

STARBUCKS
COFFEE

Kwik-Kar

Little Elm
ISD

AERIAL



Lewisville Lake

Little Elm ISD Athletic Complex

Eldorado Pkwy

King Rd

Stonebrook Pkwy.

Main St.

W Eldorado Pkwy

SITE

Lakeside Middle School

Le Topogio Meest Market

STATMD

FARM 423 ROAD

Auto Zone
Firestone

HIBBETT
DOLLAR TREE
DEAR HOUSE

LOWE'S

Walmart

CVS

UPS

F-Mobile
PLANET TAN

Kwik-Kar
VITALITY PAWS

CRAFT PIES
HAT CREEK

Kroger

Schlotzsky's
REGIO
Sunny Street
SMOOTHIE KING

ALDI

GOODY GOODY
Starbucks

FARMERS

metro

STATMD

Little Caesars Pizza

MATTRESS GUYS
MIA TO GO
enterprise

CDPW CARE

SUBWAY

575

Village

HYDROUS WAKEPARK

HULA HUT

On the Fly
BOW WAREHOUSE

VALERO

USPS

Little Elm Police & Fire

SAVORY

SAVORY

Chick-fil-A

SONIC

SONIC

SONIC

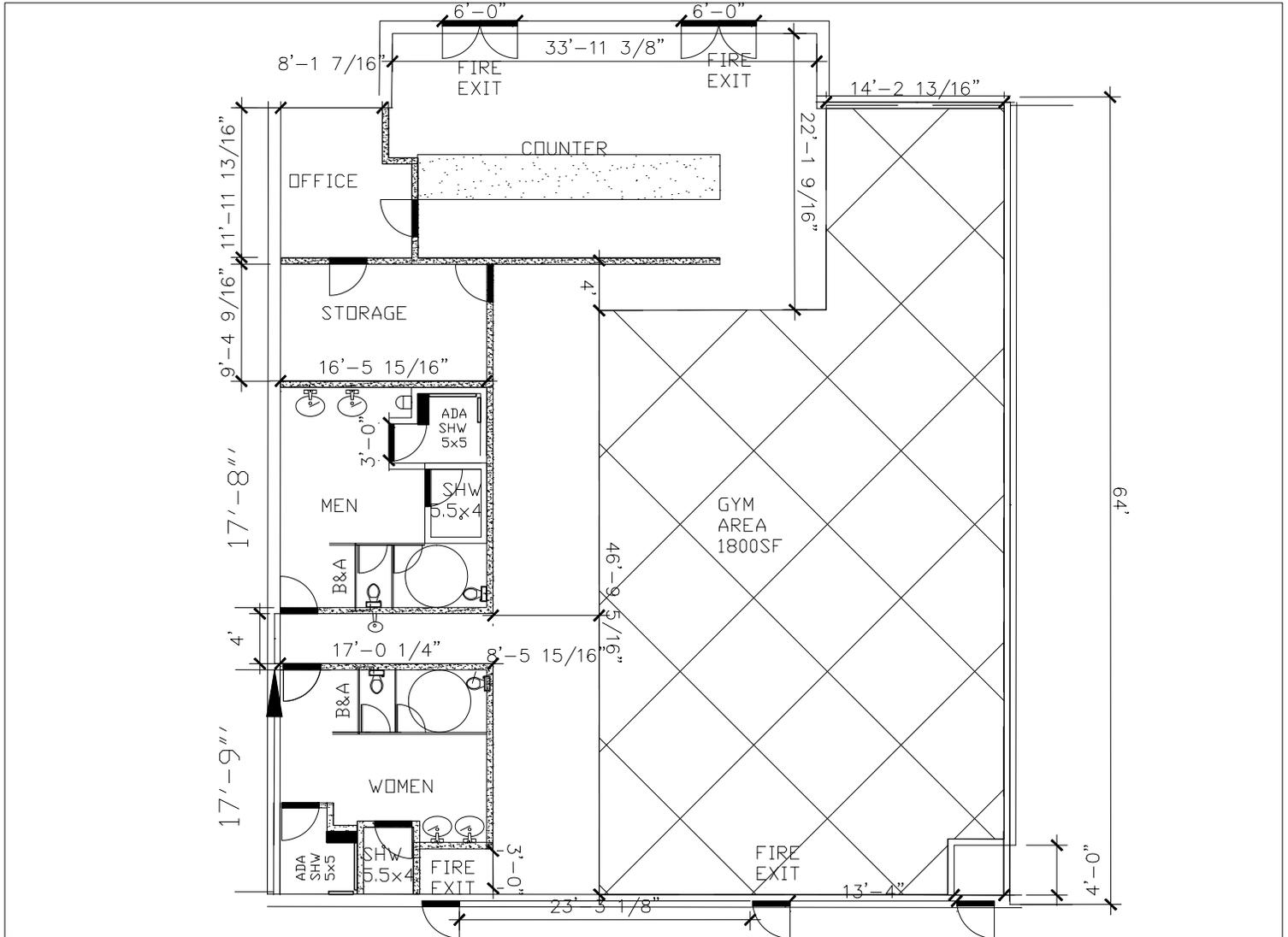
SONIC

FLUX BREW HOUSE
TEXAS FAMILY FITNESS
INDIA BAZAAR

Chick-fil-A

CVS

Walmart Supercenter



SUITE 500
4,000 SF

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date