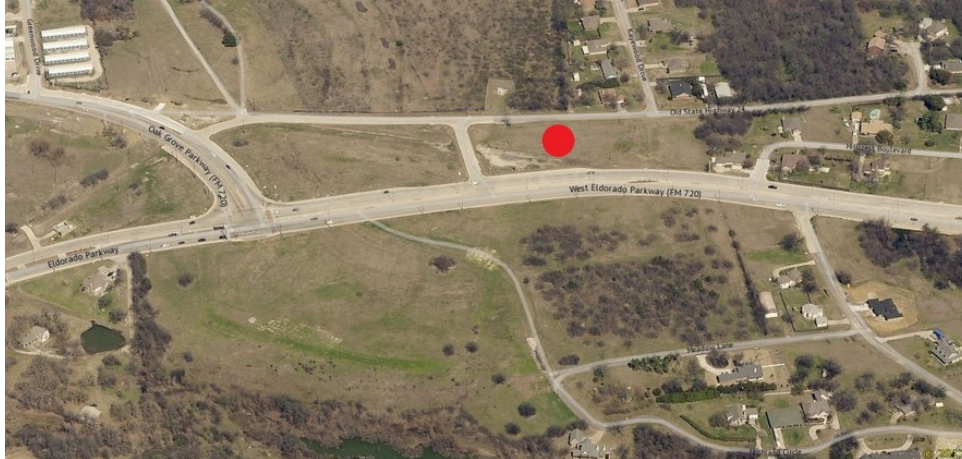


LAND FOR SALE

FM 720 LITTLE ELM

FM 720 / W Eldorado Pkwy, Little Elm, TX 75068



OFFERING SUMMARY

SALE PRICE:	\$324,900
LOT SIZE:	42,781 SF
ZONING:	Residential
MARKET:	DFW
SUBMARKET:	Lewisville
PRICE / SF:	\$7.59

PROPERTY OVERVIEW

Great Development Opportunity on the nearly 1 acre (3 parcels) with additional property available. Little Elm's lakeside community west of Frisco & North of The Colony & Lewisville is brimming with the next phase of growth and opportunity. 66 miles of Little Elm's shoreline borders Lake Lewisville. This property offers an investor or owner/user early opportunity to be poised for prime development heading this direction. City Comprehensive Plan supports Future Use: Light Commercial - Retail/Restaurant/Office

PROPERTY HIGHLIGHTS

- Great Development Opportunity
- 3 parcels - approx 1 acre
- Utilities (Water/Sewer) On Site
- City Comprehensive Plan Supports Future Use: Light Commercial - Retail/Restaurant/Office
- Conveniently located Near Major Routes - Hwy 380 & DNT

M KITTRELL PROPERTIES, INC
214.412.7303

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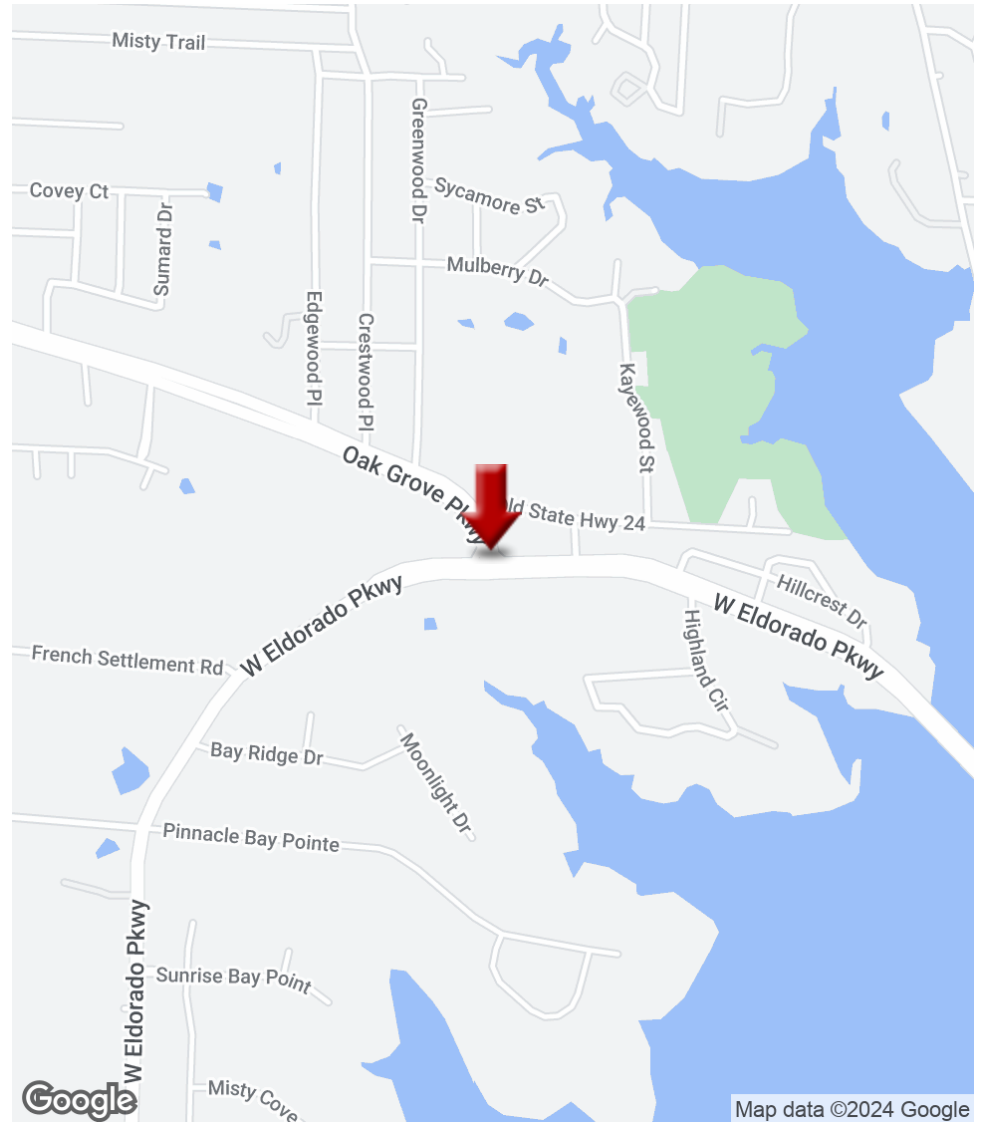
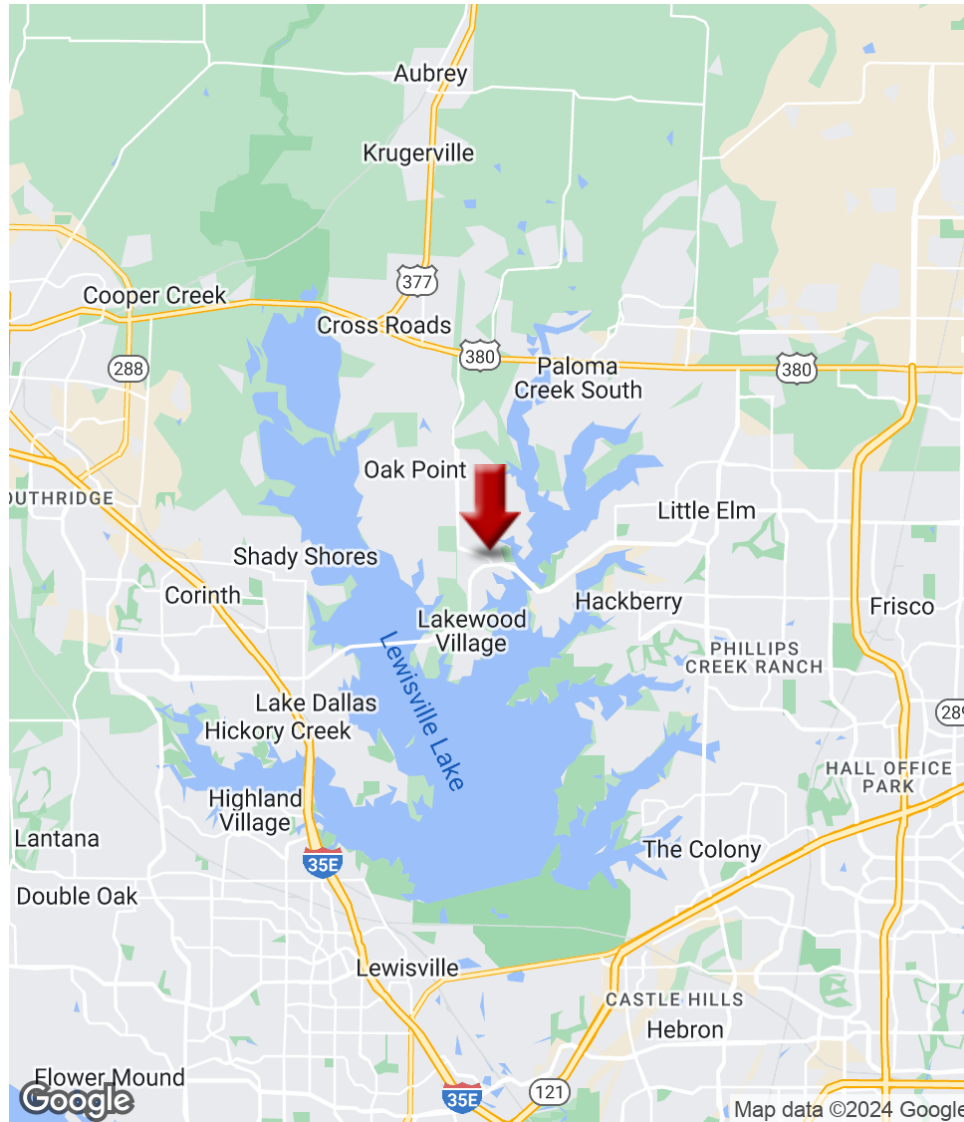
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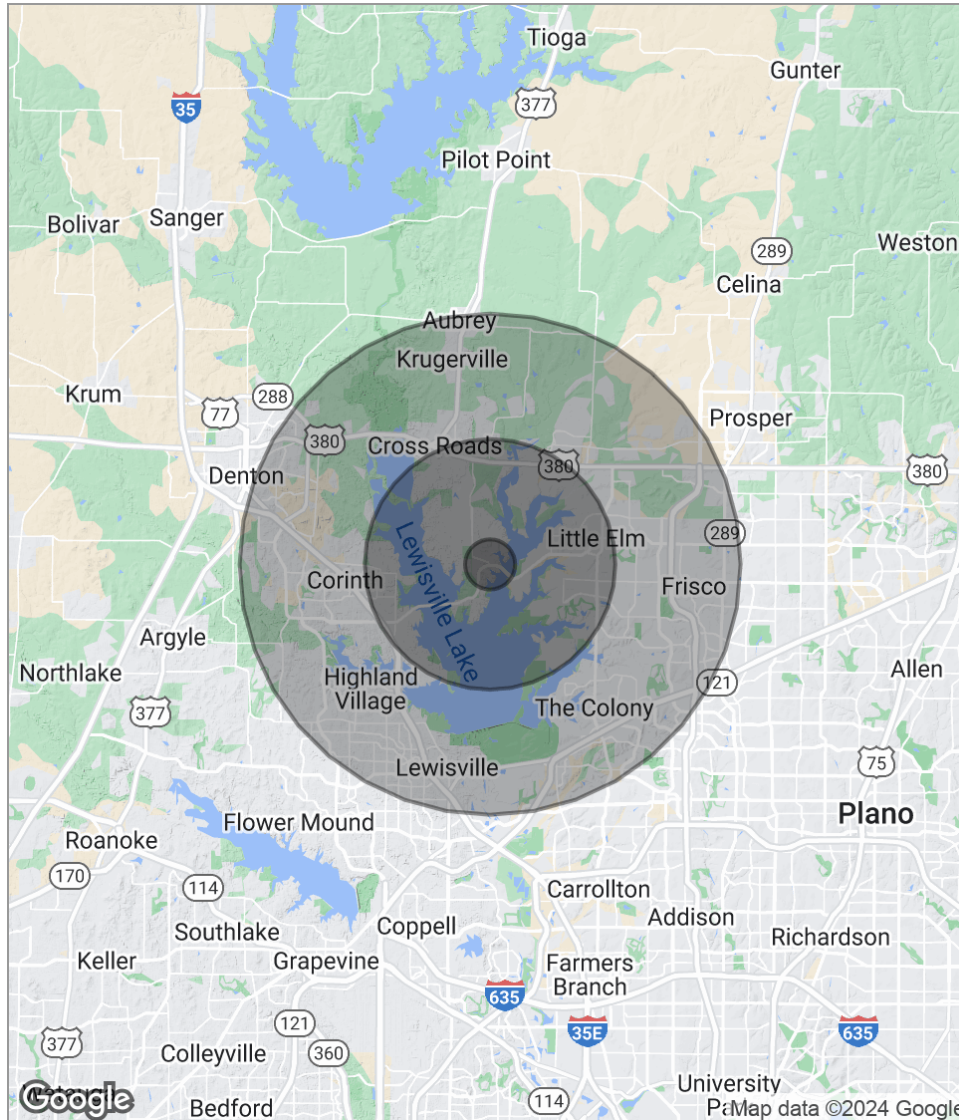
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,330	47,217	328,751
Median Age	33.4	32.1	33.1
Median Age (Male)	33.5	31.0	32.7
Median Age (Female)	33.6	32.8	33.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	422	15,321	111,042
# Of Persons Per HH	3.2	3.1	3.0
Average HH Income	\$71,786	\$82,248	\$94,733
Average House Value	\$252,616	\$188,225	\$249,428

* Demographic data derived from 2020 ACS - US Census

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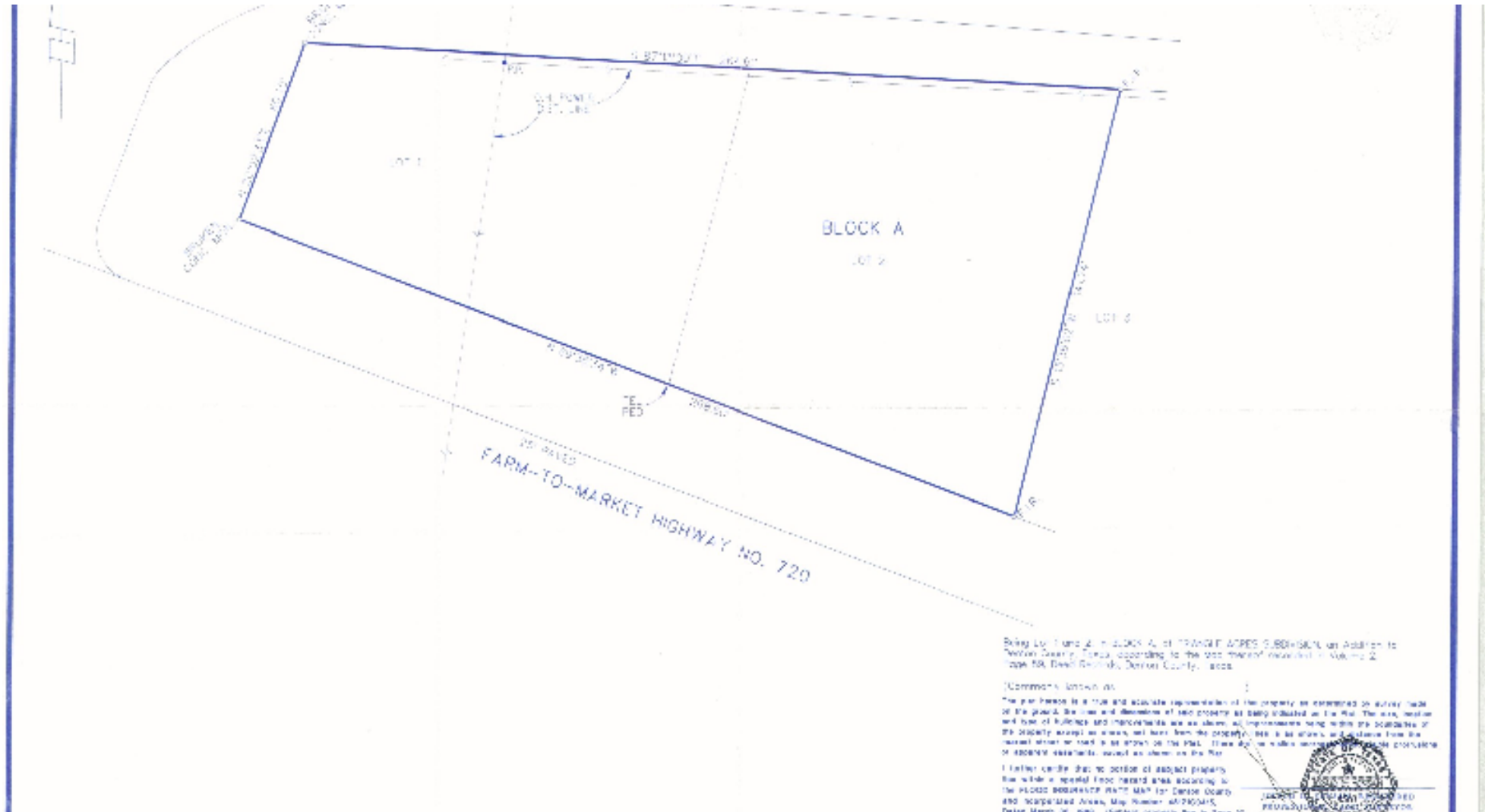
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Being Lot 1 and 2, in BLOCK A, of "TRIANGLE ACRES" SUBDIVISION, an Addition to
"Section Twenty, Texas, according to the plat thereof recorded in Volume 2,
Page 184, Deeds Records, Tarrant County, Texas.

(Commons known as)

The partition is a true and accurate representation of the property as determined by survey made
of the ground, the use and divisions of the property as fully indicated on the plat. The area, bearing
and base of buildings and improvements are as shown, and improvements being within the boundaries of
the property except as shown, and have been from the property. This is an abstract, and contains the
current street or road is as shown on the plat. There are no other surveys or other records, or
of adjacent interests, except as shown on the plat.

I further certify that no portion of adjacent property
has within a specified time period area according to
the PLAT RECORDS MAP for Deeds County
and Incorporated Areas, Map Number 147/101/147,
Tarrant County, Texas, recorded in the Public Records of Tarrant County, Texas, Book 147, Page 101.

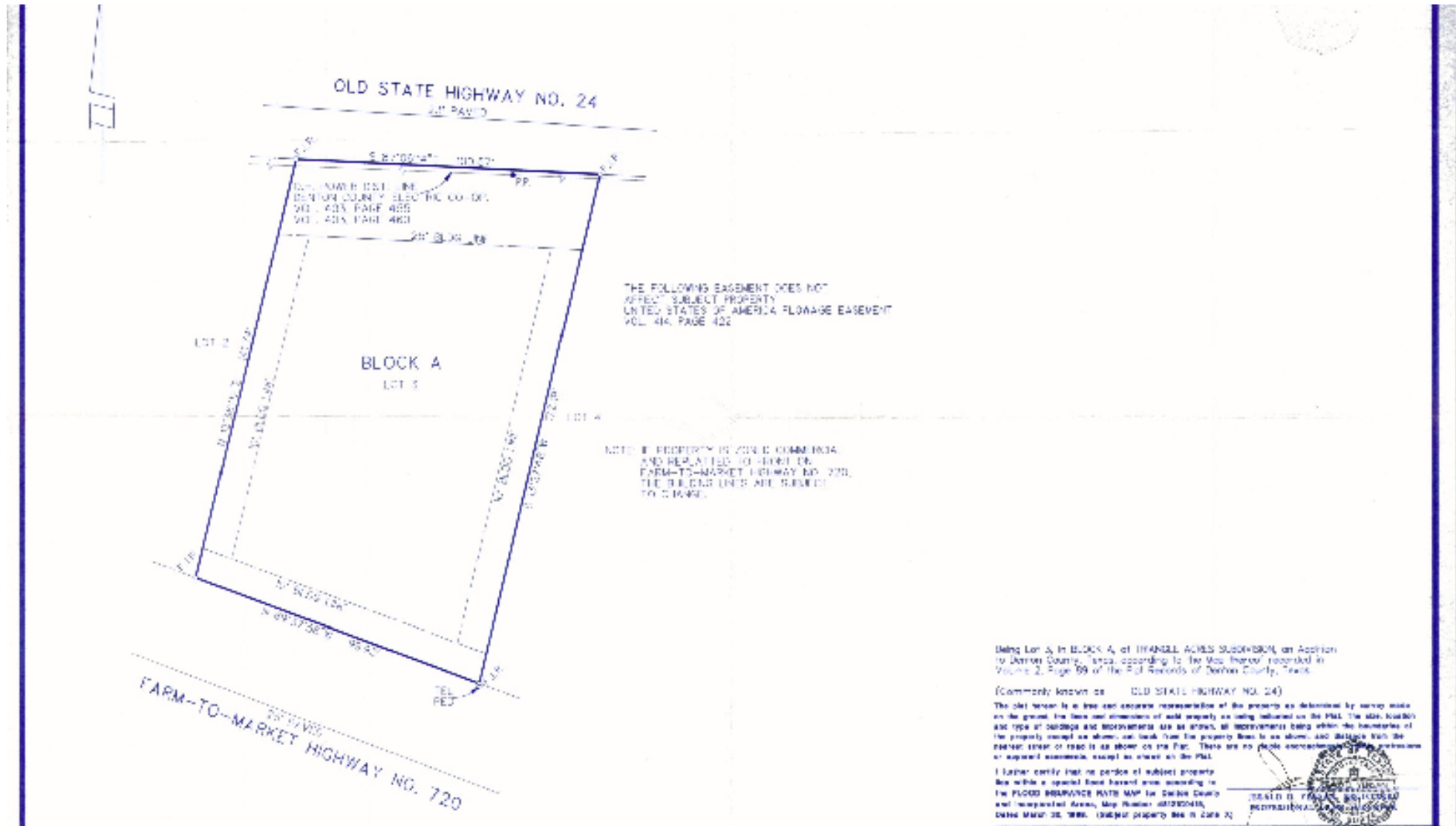


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KW
COMMERCIAL



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Information About Brokerage Services

11-2-2015

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 Realty Allen</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0490032</u> License No.	<u>klrw246@kw.com</u> Email	<u>972-747-5100</u> Phone
<u>Karen Richards</u> Designated Broker of Firm	<u>0508111</u> License No.	<u>karenrichards@kw.com</u> Email	<u>972-747-5100</u> Phone
<u>Richard Licare</u> Licensed Supervisor of Sales Agent/ Associate	<u>0618702</u> License No.	<u>licare@kw.com</u> Email	<u>972-747-5100</u> Phone
<u>Marilyn Kittrell</u> Sales Agent/Associate's Name	<u>0628419</u> License No.	<u>marilynk@kwcommercial.com</u> Email	<u>214-412-7303</u> Phone

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0