

ELDORADO RETAIL
13,800 SF, Retail / Restaurant / Office Building
FOR SALE / LEASE



1000 W Eldorado Pkwy, Little Elm, TX 75068



Srinivas (Sri) Chaluvadi

Perfect Realty Partners LLC (TREC # 9003888)

4433 Punjab Way # 301; Frisco, TX 75033

T: (469) 252 1261 | C: (469) 536 8695

E: sri@PerfectRealtyPartners.com

Property Overview

- + 13,800 SF ,Zoned “PD-LC”
- + Retail / Restaurant / Office
- + Drive thru
- + 73 parking spots
- + New Construction
- + Captured market of 2000 homes within a mile
- + For sale – From \$330 per SF, shell condition
- + For sale – \$415 per SF, white box finish
- + For lease – From \$26 per SF plus NNN

Location Highlights

- + Frontage on Eldorado Pkwy
- + Very high traffic
 - 50,000 VPD
- + Densely developed neighborhood
 - The Lakes of Little Elm
 - Cottonwood Point
 - Lakewood Estates
 - Rivendale by the Lake
- + Very near lake
 - High traffic even on weekends

PRICE CHART AND AVAILABILITY

Suite	Size, sf	Sale Terms		Lease Terms				
		Rate, \$/sf	Amount, \$	Base, \$/SF	NNN, \$/SF	Rent/month	TIA, \$/sf	TIA
100	2147	350	\$751,450	30	11	\$7,336	35	\$75,145
200	1961	350	\$686,350	30	11	\$6,700	35	\$68,635
300	1403	330	\$462,990	26	11	\$4,326	35	\$49,105
400	2186	320	\$699,520	26	11	\$6,740	35	\$76,510
500	1546	360	\$556,560	30	11	\$5,282	35	\$54,110
600	1500	330	\$495,000	26	11	\$4,625	35	\$52,500
700	1500	425	\$637,500	33	11	\$5,500	0	
800	1500	SOLD						

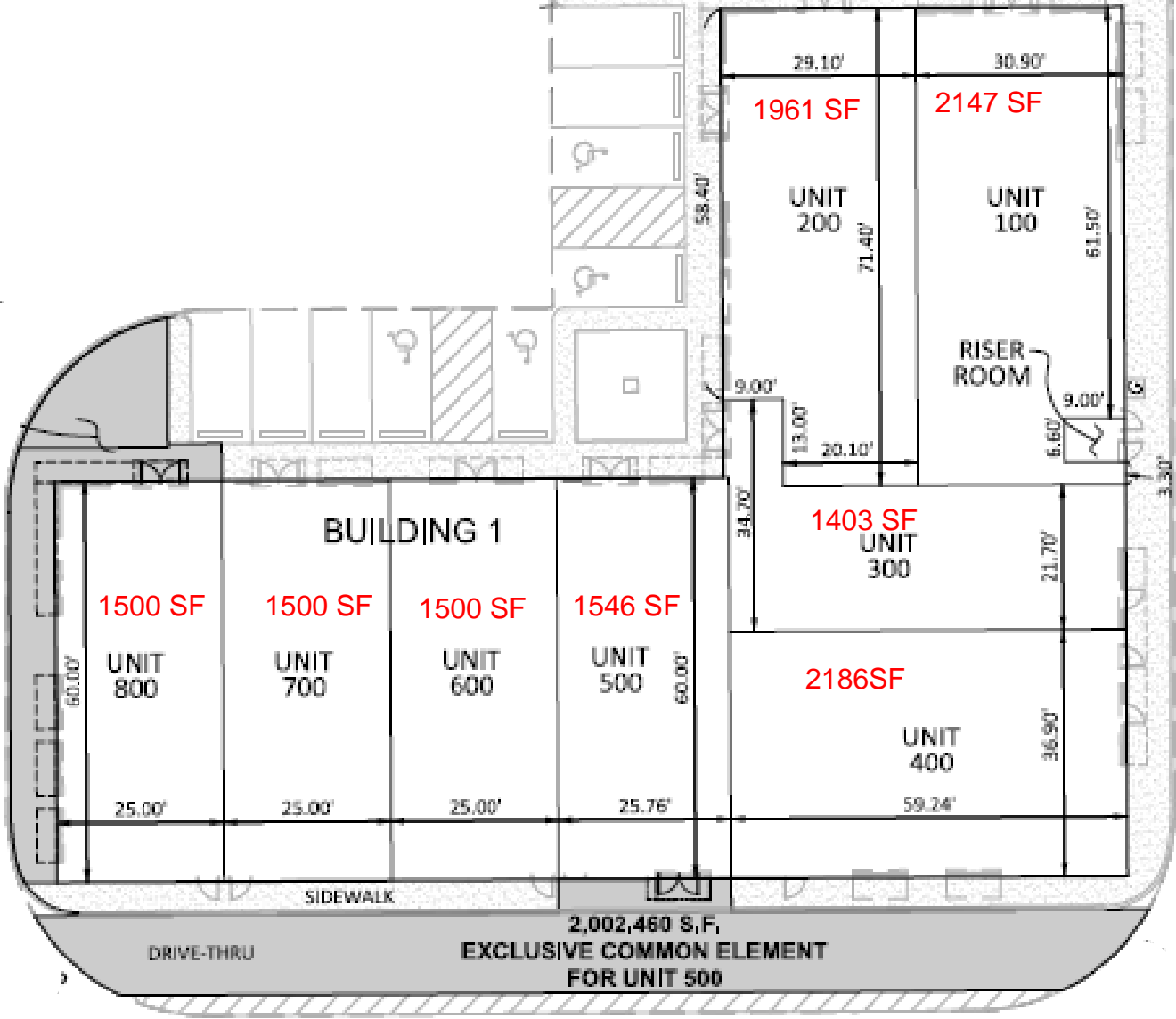
All suites except 700 are cold, dark shell spaces.

Suite 700 is white box finished – HVAC, electrical, rest room, paint, porcelain tile flooring, ceiling tiles, hence NO TIA will be given.

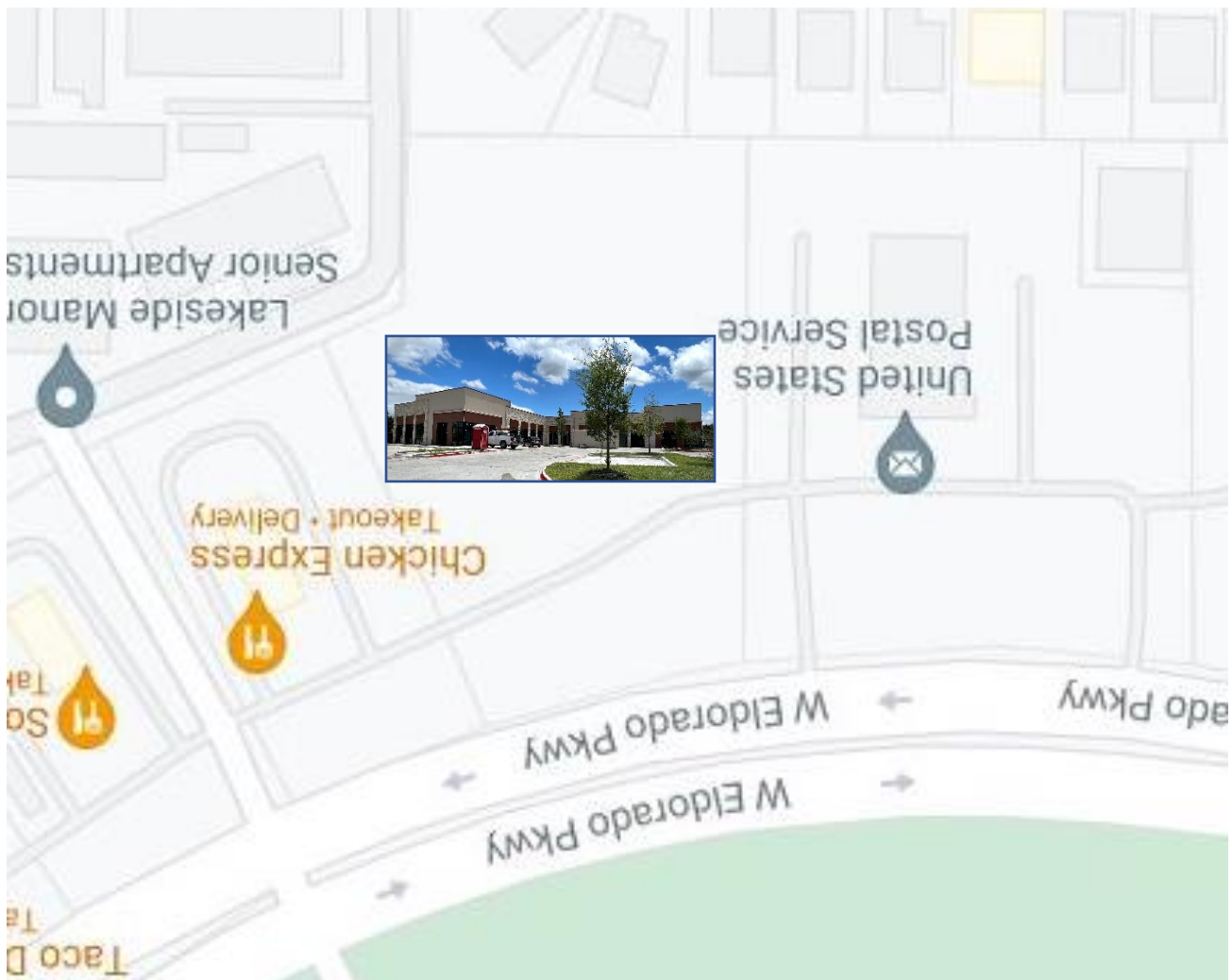
Suite 500 is a Drive Thru space.

Suite 800 is under contract for a Restaurant.

LOT 1R, BLOCK A,
ESIDE CROSSING, PHASE ONE ADDITION
DOC. 2022-284 PRDCT

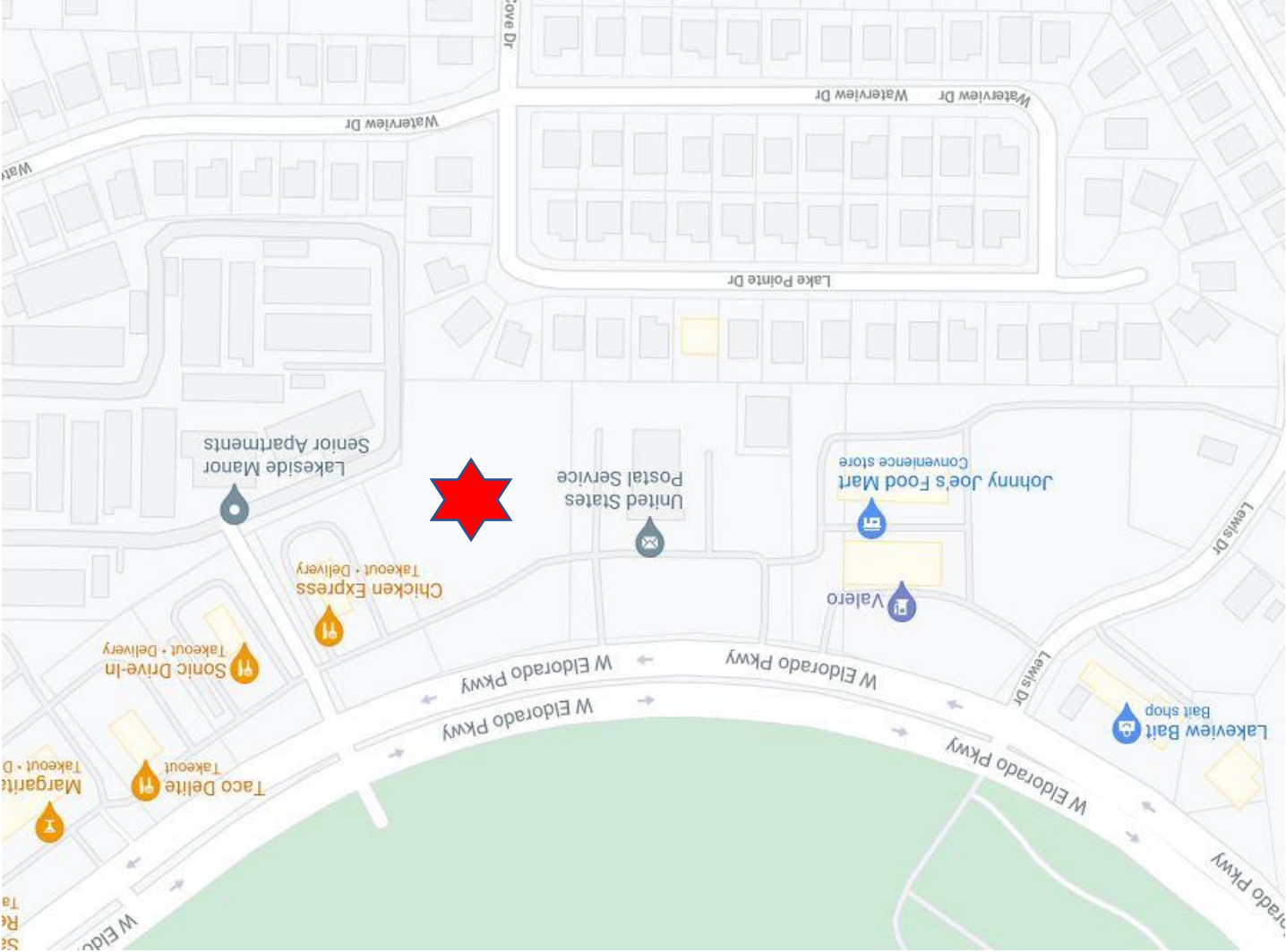


EXTRAORDINARY PROJECT @ AN UNBEATABLE LOCATION



13,800 SF RETAIL / RESTAURANT SPACE! CONVENIENTLY SIZED STORE FRONTS! GORGEOUS ELEVATION!

Unbeatable Location! Traffic, Roof Tops, Businesses, and Everything Else!!



EXTRAORDINARY VISIBILITY! HIGH TRAFFIC STREET, DENSELY DEVELOPED NEIGHBORHOOD



ON ELDORADO PKWY, A BUSY CORRIDOR WITH HUGE VEHICULAR TRAFFIC

THOUSANDS OF HOMES WITHIN ONE MILE

Site Plan

