

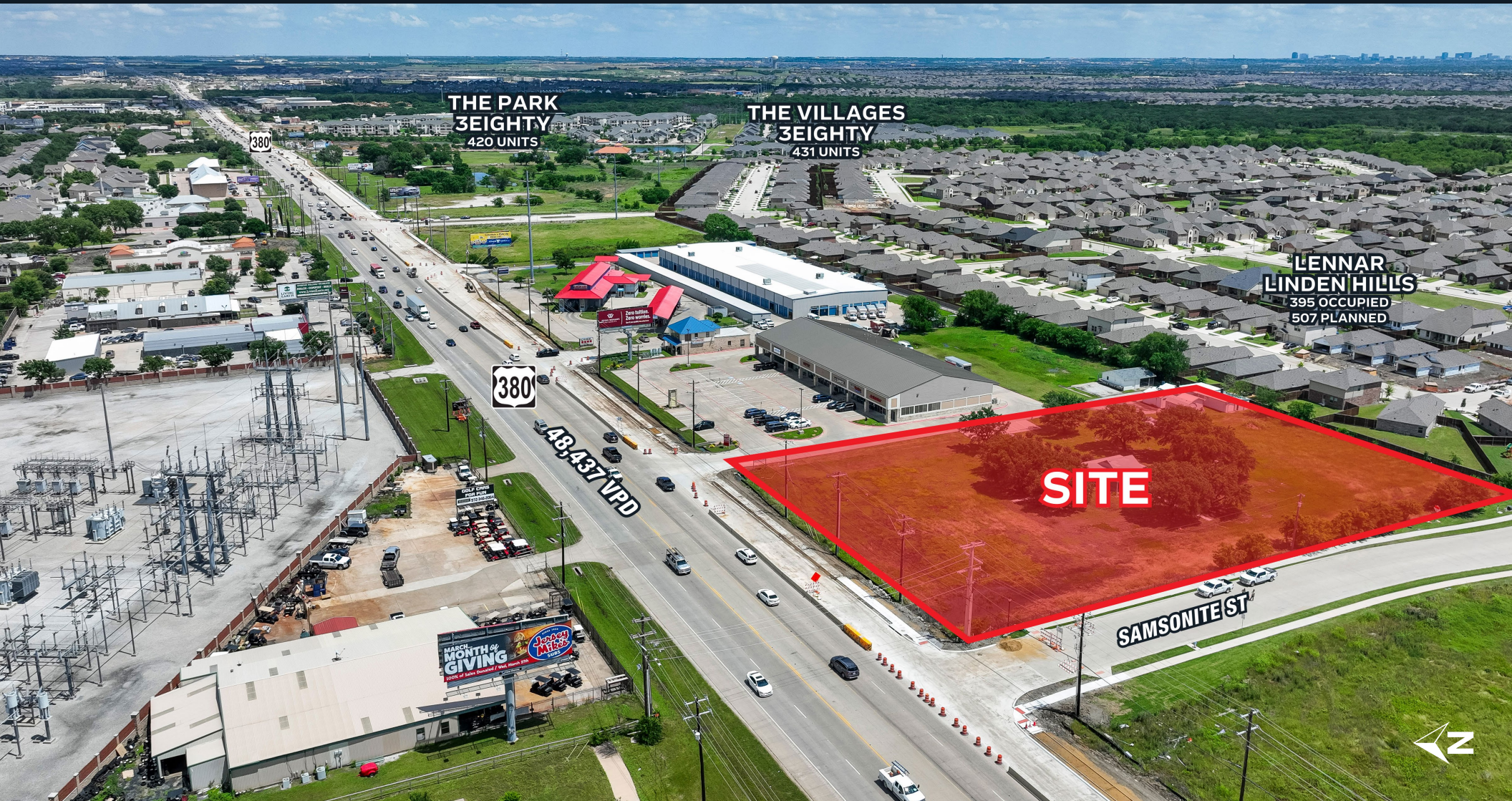
2.35 AC FOR SALE

SEC US 380 & SAMSONITE ST | LITTLE ELM, TX



PROPERTY SUMMARY

SIZE	ZONING	TOPOGRAPHY	FRONTAGE	TRAFFIC COUNTS
2.35 AC	Light Industrial	Flat	±240 Feet US Hwy 380 Frontage ±426 Feet Samsonite Street Frontage	US Hwy 380: 48,437 VPD (2022)



PROPERTY AERIAL



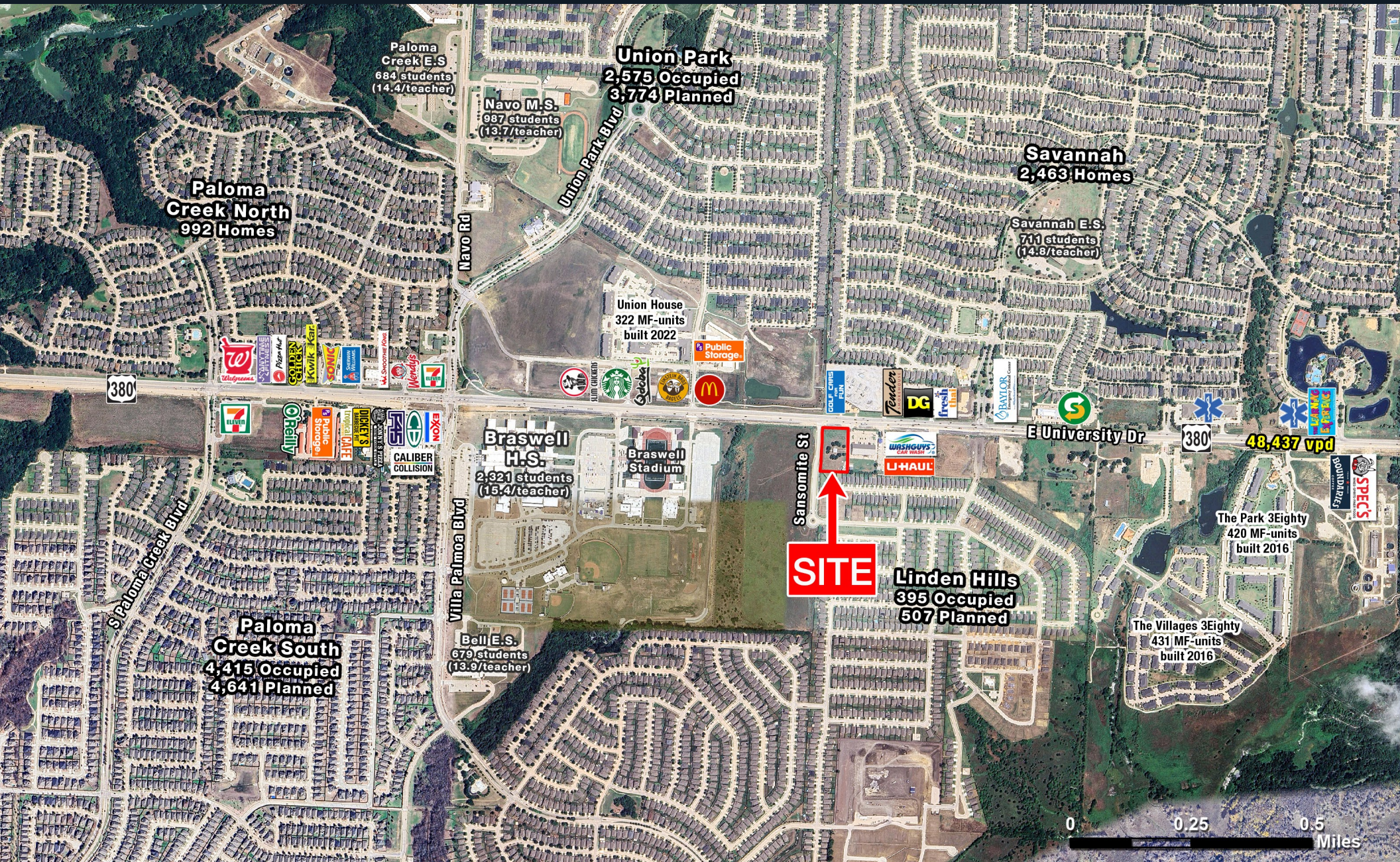
SITE



PROPERTY AERIAL

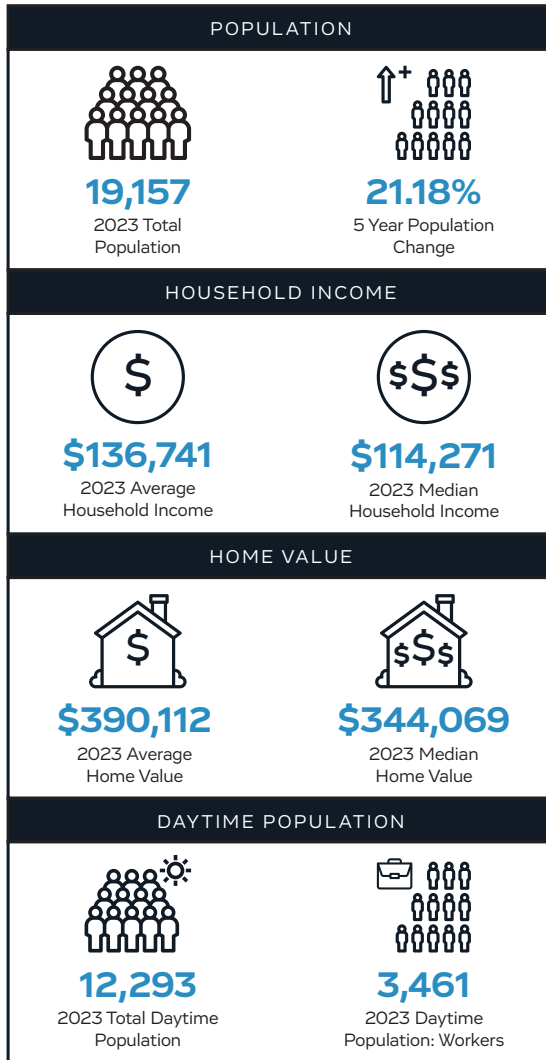


PROPERTY AERIAL

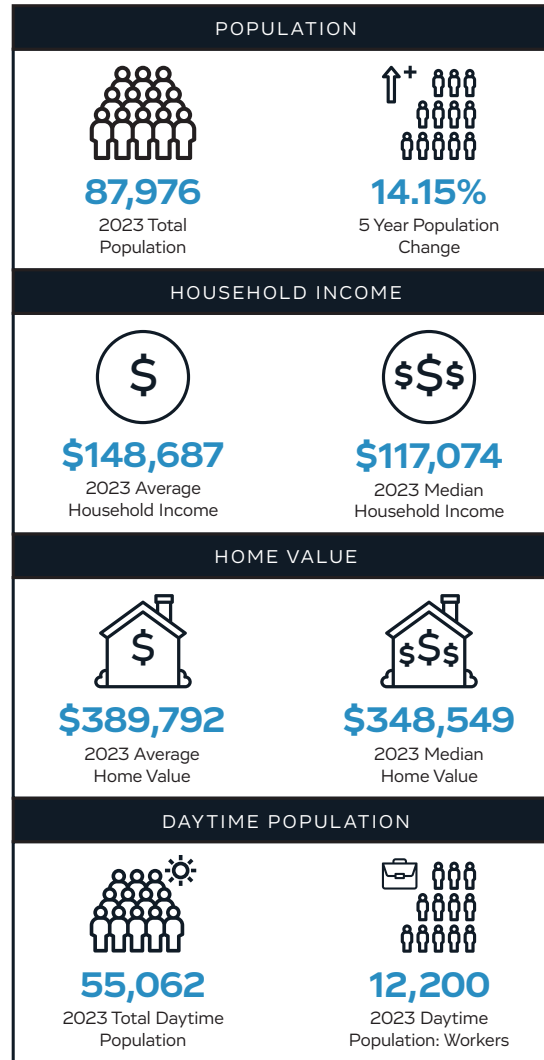


DEMOGRAPHICS

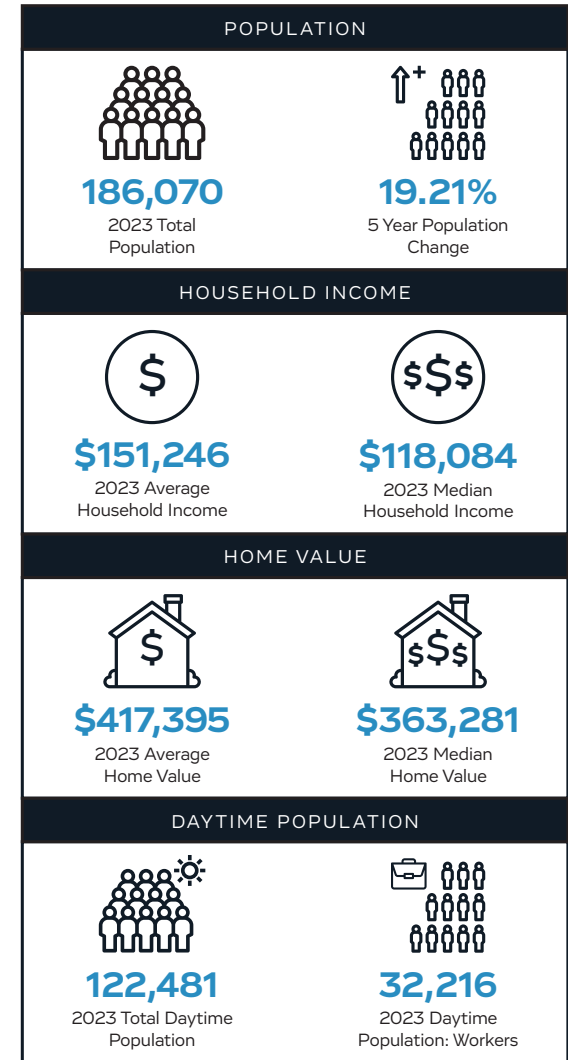
1 MILE



3 MILE



5 MILE



SURROUNDING DEVELOPMENT & GROWING MARKET

Denton County's real estate market is experiencing remarkable growth, with several master-planned communities contributing to its appeal. Among these, the 1,100-acre Union Park in Little Elm, Texas, is strategically located along the US Highway 380 corridor. While Union Park features a 30-acre park, greenbelts, natural ponds, and walking trails, it is just one of many developments driving the area's expansion.

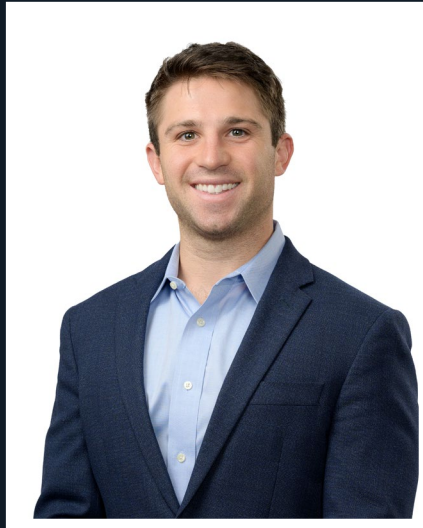
Communities such as Silverado in Aubrey and Windsong Ranch in Prosper lead the region in home sales, with Silverado recording 721 sales in 2023 and Windsong Ranch achieving 551 sales. Additionally, the Painted Tree community in McKinney saw 448 sales last year. These thriving developments highlight Denton County's dynamic and expanding market, setting a new benchmark with over 52,600 new homes sold in 2023.

The presence of nearby established communities like Union Park, along with the consistent commercial growth along 380, makes this corner an attractive opportunity. The area's strong focus on preserving natural landscapes, promoting a healthy lifestyle, and fostering a sense of community further enhances the desirability of properties in Denton County.





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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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 on 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 listening 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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