

FOR LEASE

Eldorado Crossing Little Elm, Texas

Location Northwest corner
FM 423 & Eldorado Pkwy

Project Size: 165,000 sf +

Availability: 1,085 to 2,512 sf

Pad Site: 39,606 sf - For Sale

Rental Rate: Call for details

Triple Net: \$7.08 / sf

Traffic Counts: Eldorado: 14,000 cpd
FM 423: 23,000 cpd

Comments New retail at a recently established regional intersection. While already sitting one of the major arteries into Denton County, this property boasts a market destined for heavy growth.

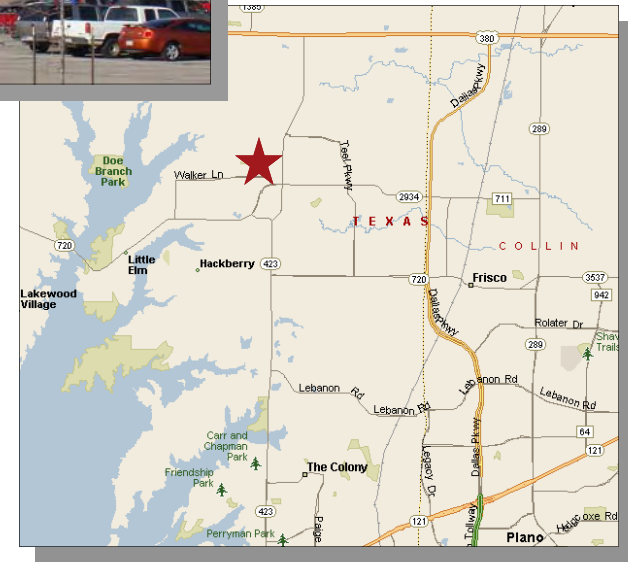
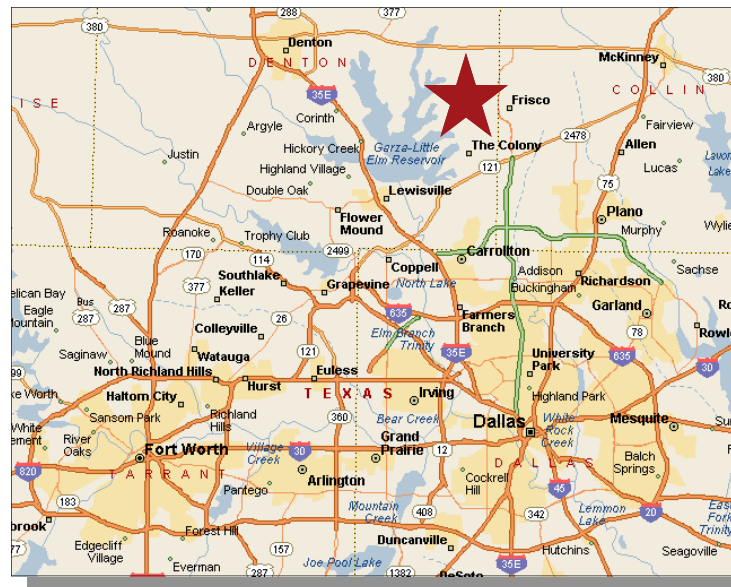
Major Retailers at the intersection include:



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,417	25,298	54,399
AVG. HH INC.	\$68,203	\$86,738	\$87,980
DAYTIME POP.	149	15,679	59,790



Owned and
Operated by



Contact:

Mark Cohen

President

mark@centerpointcp.com

The information contained herein was obtained from sources believed to be reliable; however, CenterPoint Commercial Properties, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



5330 Alpha Road
Suite 200
Dallas, Texas 75240

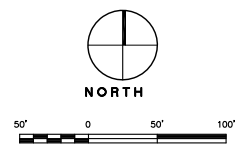
www.CenterPointCP.com

972-991-9590



F.M. 423

Eldorado Parkway

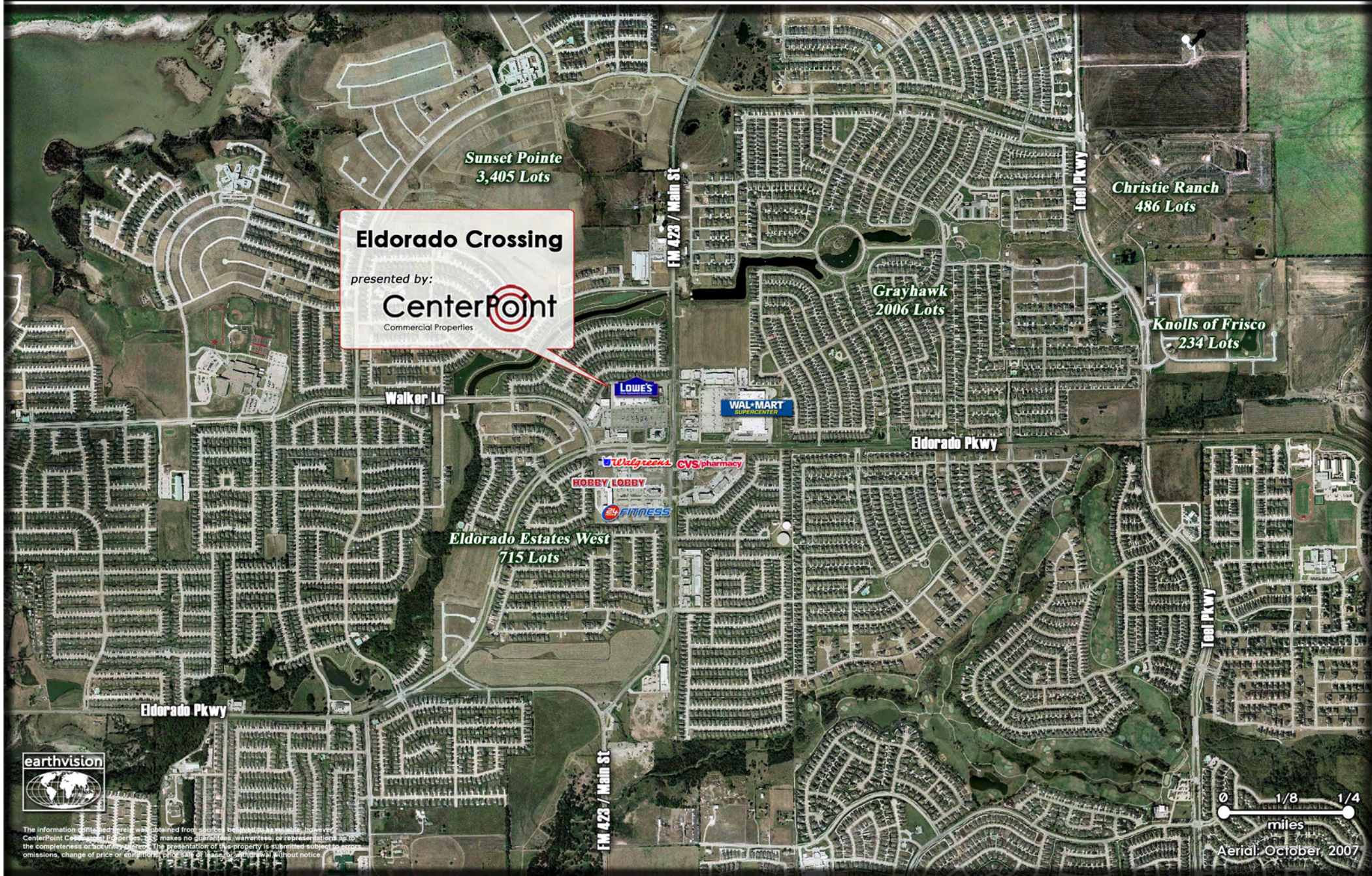


Site Plan

VISTA PROPERTY CO.
8750 N. CENTRAL EXPWY. SUITE 625
DALLAS, TEXAS 75231
214.234.2555 FAX: 214.234.2560

Eldorado Crossing

Little Elm, Texas



Eldorado Crossing
presented by:
CenterPoint
Commercial Properties

Sunset Pointe
3,405 Lots

Christie Ranch
486 Lots

Grayhawk
2,006 Lots

Knolls of Frisco
234 Lots

Eldorado Estates West
715 Lots



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Aerial, October, 2007

CenterPoint Commercial Properties

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www.centerpointcommercialproperties.com

Contact:
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972-991-9590 x 26
mark@centerpointcp.com

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any Material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;
- and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Property: Eldorado Crossing

In this transaction CenterPoint Commercial Properties is: agent for Owner/Landlord only; agent for Buyer/Tenant only; or an intermediary

This Information About Brokerage Services form is not a contract. The real estate licensee's asks that you acknowledge receipt of this form for the licensee's records.

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC).

If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.

Signature

Date