CAPSTONE
COMMERCIAL REAL ESTATE GROUP

FOR SALE / GROUND LEASE · LAND



±25,000 VPD FRONTAGE · UTILITIES AT THE ROAD

COMMERCIAL LAND · RETAIL · RESTAURANT

1135 E Eldorado Pkwy, Little Elm, TX.

SALE / GROUND LEASE

Call Agent

FOR PRICING & DETAILS

A ±2.84-acre commercial site on Eldorado Parkway (FM 720), surrounded by established rooftops. All utilities, including sewer, are at the road. Available for sale or ground lease.

SITE SIZE	LAND AREA	ZONING	FRONTAGE
2.84 AC	123,710 SF	PD-181 C-1	FM 720

FOR MORE INFORMATION CONTACT

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±2.84 AC · 1135 E ELDORADO PKWY · LITTLE ELM, TX

Property Details.

PROPERTY OVERVIEW

1135 E Eldorado Parkway is a ±2.84-acre (±123,710 SF) commercial tract on the north side of Eldorado Parkway (FM 720) in Little Elm, Denton County. It sits just east of the Castleridge neighborhood, with single-family homes on every side and about 25,000 cars a day passing the frontage.

The zoning allows commercial retail, restaurant and a range of other uses. All utilities, including the sewer line, are at the road, so the site is ready to develop now. A 2024 feasibility plan shows four single-story buildings of about 5,362 SF each, and the owner will fund a concept plan for a buyer's or tenant's use.

The site is three Denton CAD accounts under one owner, offered for sale or ground lease.

PROPERTY HIGHLIGHTS

- ±2.84 AC · ±123,710 SF · one owner
- Eldorado Pkwy (FM 720) frontage · ±24,964 VPD
- Mixed Use / PD-181 (C-1) · retail & restaurant uses
- All utilities, including sewer, at the road
- Owner will fund a concept plan
- For sale or ground lease

PROPERTY SPECS

PROPERTY TYPE	Commercial Land
SITE SIZE	±2.84 AC
LAND AREA	±123,710 SF
ZONING	Mixed Use / PD-181 (C-1)
FRONTAGE	Eldorado Pkwy (FM 720)
UTILITIES	At the road, incl. sewer
CAD ACCOUNTS	43999 · 114094 · 237521
SURVEY	A. Vestal A-1312
COUNTY	Denton
SUBMARKET	Frisco / The Colony
SCHOOL DISTRICT	Little Elm ISD
OFFERING	Sale / Ground Lease
PRICE	Call Agent

TRADE AREA & TRAFFIC

Radius rings centered on the subject site

24,964 VPD

Eldorado Parkway Daily Traffic

Count at Crown View Dr, ±0.34 mi from the site (2025)

Trade Area	2 Miles	5 Miles	10 Miles
Population (2025)	46,467	222,311	700,012
Households (2025)	15,602	73,768	248,089
Avg. HH Income	$137,131	$164,502	$157,362
Median HH Income	$112,259	$137,537	$127,601
Pop. Growth 2025–30	2.3% / yr	2.6% / yr	2.8% / yr

Demographics and traffic per CoStar — 2025 estimates and 2030 projections on 2-, 5- and 10-mile rings. Other Eldorado Pkwy counts: 25,124 VPD at 0.49 mi and 39,347 VPD near Little Elm Pkwy, ±1.1 mi (2026). Marketed at ±2.84 AC / ±123,710 SF; Denton CAD legal descriptions for the three accounts total 2.870 AC — final acreage to be set by survey. Zoning, permitted uses and utility capacity must be verified with the Town of Little Elm.

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Parcel Boundary.

DENTON COUNTY PARCELS

Subject outlined · north up



Parcel lines per Denton County GIS (Denton CAD), laid over satellite imagery for illustration. Boundaries are approximate.

PARCEL DETAIL

Per Denton CAD · marketed at ±2.84 AC

CAD ACCOUNT	LEGAL DESCRIPTION	LEGAL ACRES	RECORD SURVEY
43999	A. Vestal Survey A-1312, Tracts 16 & 17	0.994	1.00 AC
237521	A. Vestal Survey A-1312, Tracts 16A & 17A	1.040	1.867 AC
114094	A. Vestal Survey A-1312, Tract 18	0.836	
CAD Total	**Three accounts · one owner · Little Elm ISD**	**2.870**	**2.867 AC**

Marketed acreage of ±2.84 AC (±123,710 SF) matches the mapped parcel area in Denton County GIS. CAD legal descriptions total 2.870 AC and the two record surveys total 2.867 AC; final acreage to be set by a current survey. Easements, access and title matters to be confirmed by a title commitment. © 2026 Capstone Commercial Real Estate Group.

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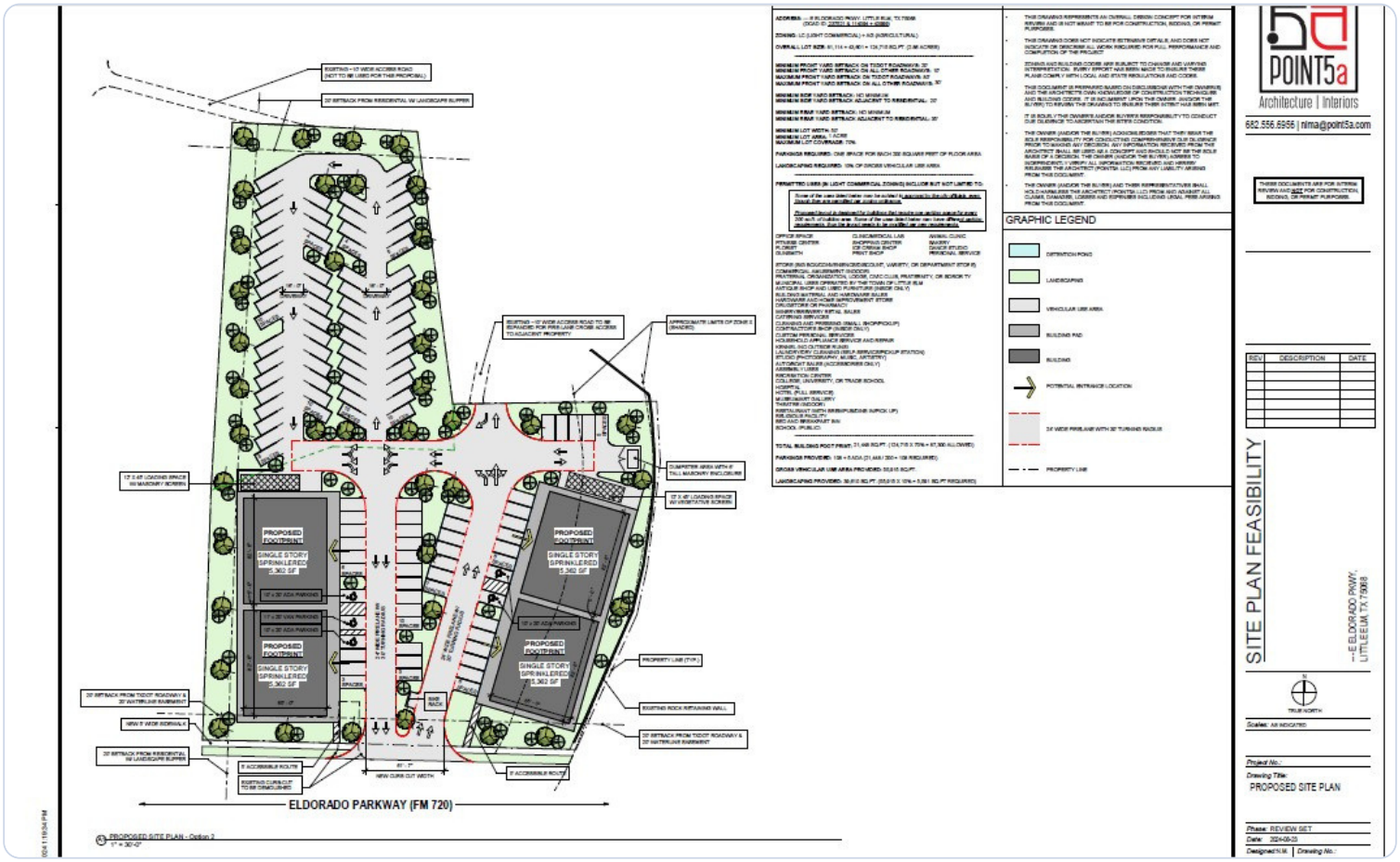
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Concept Site Plan.

SITE PLAN FEASIBILITY · OPTION 2

Point5a Architecture · 2024 · north up



Feasibility study only — not a submitted or approved site plan. Shown to illustrate one way the site can be laid out.

BUILDINGS	EACH	TOTAL FOOTPRINT	PARKING
4 SINGLE-STORY	±5,362 SF	±21,448 SF	113 SPACES

WHAT THE PLAN SHOWS

- Four sprinklered single-story pads around a central drive
- Central drive and fire lane from Eldorado Pkwy
- 108 standard + 5 ADA spaces (1 per 200 SF)
- Loading spaces and masonry dumpster enclosure

CONCEPT PLAN OFFER

The owner will fund a concept plan tailored to a buyer's or tenant's use.

Site plan by Point5a Architecture | Interiors, "Site Plan Feasibility — Proposed Site Plan, Option 2" (review set, 2024). Building sizes, parking, setbacks and access are conceptual and subject to Town of Little Elm and TxDOT review. © 2026 Capstone Commercial Real Estate Group.

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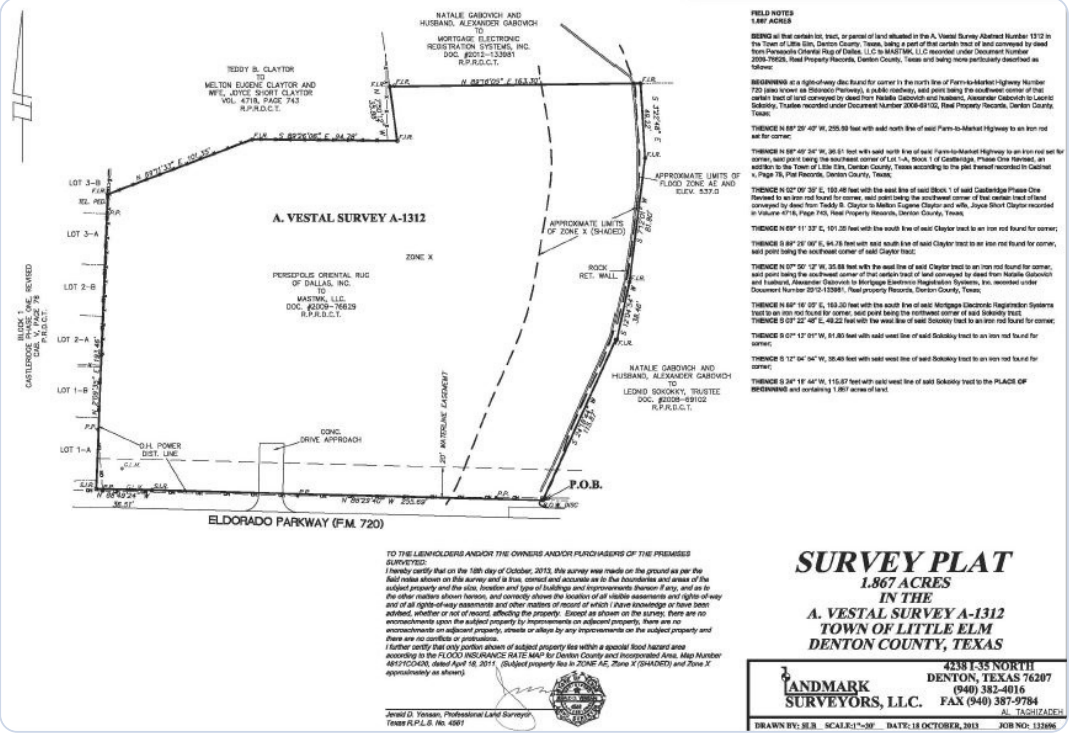
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Record Surveys.

A. VESTAL SURVEY A-1312 · DENTON COUNTY

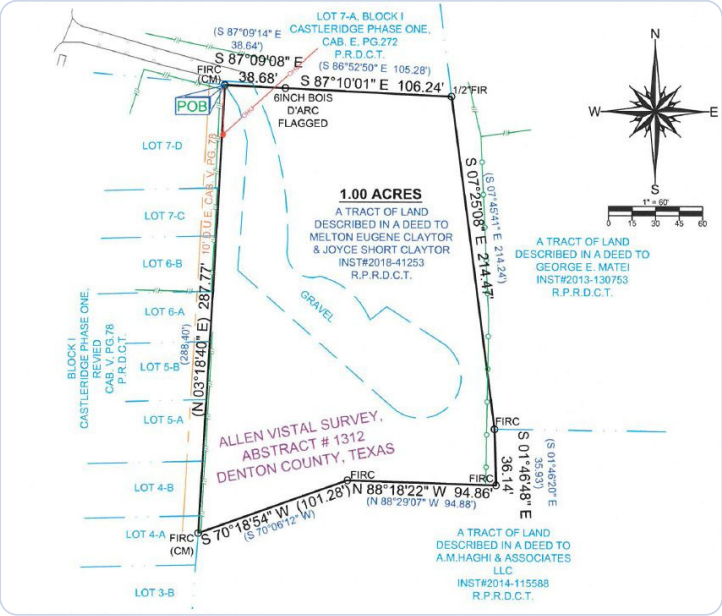
Two surveyed tracts · 2.867 AC combined



TRACT 1

1.867 AC

Survey plat · Eldorado Pkwy frontage
Landmark Surveyors, LLC
CAD accounts 237521 & 114094



TRACT 2

1.00 AC

North portion · CAD account 43999
Adjoins Castleridge Phase One to the west

The two tracts are contiguous. The 1.00-acre tract sits directly north of the 1.867-acre frontage tract, and together they make up the ±2.84-acre site.

Survey plats reproduced from seller-supplied materials for illustration. Bearings, distances, easements and acreage must be confirmed by a current survey and title commitment. © 2026 Capstone Commercial Real Estate Group.

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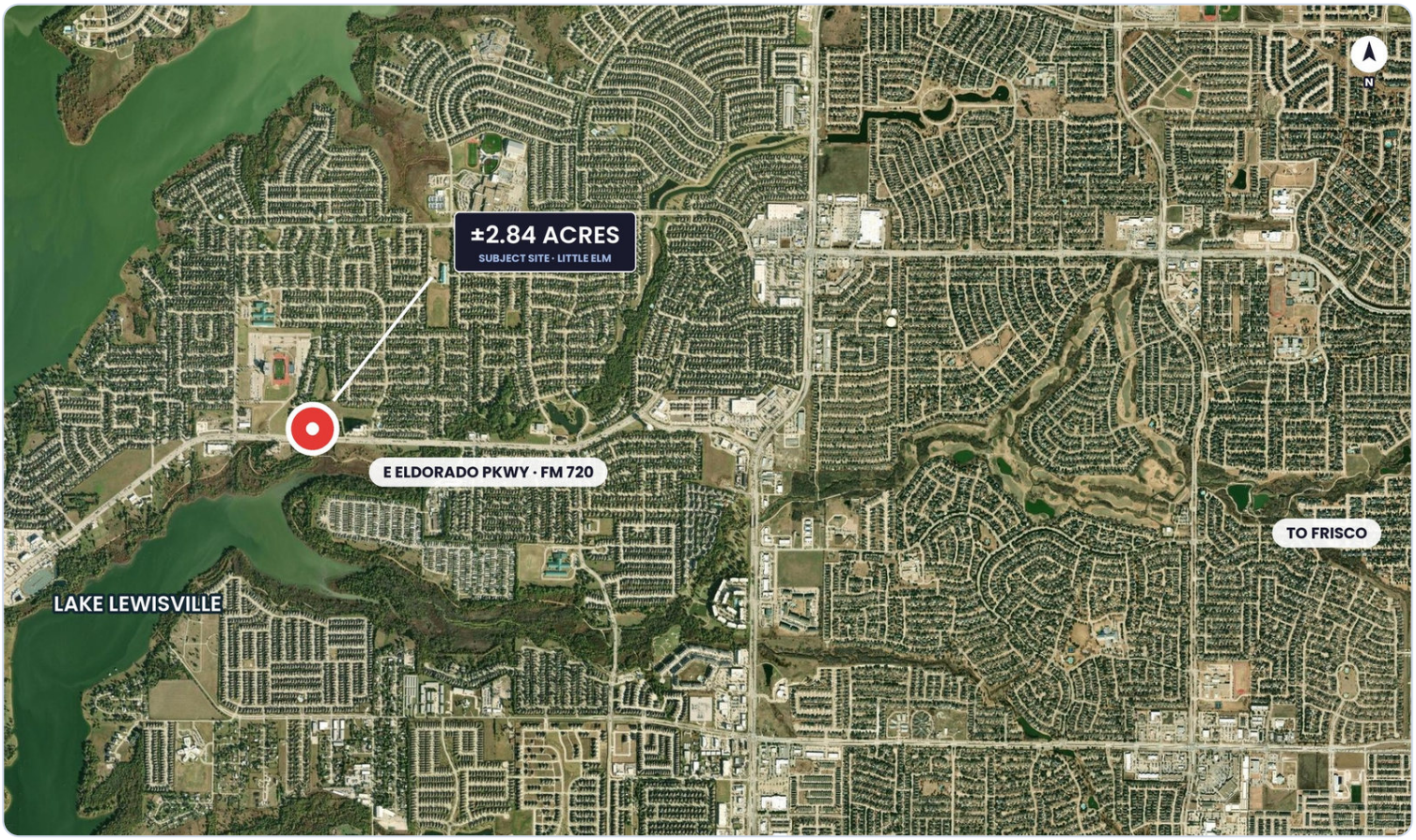
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Aerial · Location

SITE & TRADE AREA

Eldorado Pkwy (FM 720) · Little Elm to Frisco



Aerial is approximate and for marketing illustration only; distances and boundaries must be independently verified.

LOCATION & ACCESS

The site fronts Eldorado Parkway (FM 720), Little Elm's main east–west corridor between Lake Lewisville and Frisco. Counts run ±25,000 cars a day at the site and climb to ±39,000 near Little Elm Parkway, about a mile away.

More than 46,000 people live within two miles and 222,000 within five, with average household incomes of $137,000 and $164,000. The 5-mile ring is projected to grow 2.6% a year through 2030.

POTENTIAL USES

- **Neighborhood retail strip**
- **Restaurant / QSR pads**
- **Service & office users***
- **Ground lease to a developer**

*Subject to zoning; confirm permitted uses with the Town of Little Elm.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Acreage, zoning, permitted uses, utilities and distances are approximate and must be independently confirmed. Demographics and traffic per CoStar. © 2026 Capstone Commercial Real Estate Group.

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Property Photos.

THE SITE

Eldorado Pkwy (FM 720) frontage









Top: the site and Capstone sign; Eldorado Pkwy along the frontage. Bottom: existing driveway into the site; traffic passing the frontage.

Photographs are of the subject property and may not reflect current conditions. © 2026 Capstone Commercial Real Estate Group.

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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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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*	