



Wildridge
Pulte Homes - \$452,990-\$568,845
Highland Homes - \$583,590-\$699,890
American Legend - \$489,990-\$629,990

Frisco Hills
Grand Homes - \$715,900-\$1,034,236
Valencia on the Lake - Beazer Homes - Coming Soon

The Enclave at Oak Grove
Meritage Homes
\$491,511-\$544,940

Ladera Little Elm
Active Adult Community
Coming Soon

Jerry R Walker
Middle School

10.34+/- Acres
*12.21+/- Acres
same Ownership also
available for sale

South Oak
Taylor Morrison
\$484,000-\$727,806

DEVELOPMENT SITE IN STRATEGIC LOCATION
10.34+/- Acres | Little Elm, Texas (within the Oak Point ETJ)

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer qualified investors and developers the opportunity to purchase 10.34 +/- acres (the "Site") located in Little Elm, Texas (Oak Point ETJ). The Town of Little Elm has an estimated population of 51,000 residents and is the fifth fastest growing city in the nation according to recent US census reports. The Site benefits from its excellent location between the rapidly growing cities of Frisco, Lewisville, and Denton. Located less than a quarter mile west of Eldorado Parkway, a prominent thoroughfare in Little Elm, the Site lends itself to a variety of potential uses. Ownership also has 12.21 +/- acres adjacent to the west that they would potentially consider selling in conjunction with the 10.34 +/- acre tract; call for details on this larger tract. *A 2% co-broker fee is available to a Broker that sources a principal that VREA has not previously contacted in any format or sent information to regarding this opportunity.*

INVESTMENT OVERVIEW**	
Property	10.34 +/- Acres ⁽¹⁾
Location	4446 West Dickson Lane, Little Elm, TX 75068 (Oak Point ETJ)
Legal Description	A0338A J.O. DICKSON, TR 1-R, 5.0 ACRES A0338A J.O. DICKSON, TR 1-Q, 4.0 ACRES A0338A J.O. DICKSON, TR 1-Q(2), 1.0 ACRES
Access	Available via West Dickson Lane
Utilities	12" Water Line (Little Elm CCN) and 12" Sewer Line (Mustang Special Utility District) at intersection of Hill Lane and East Dickson Lane. 3" Water Line (Terra Southwest CCN) along West Dickson Lane.
Zoning	Not currently zoned; within the Oak Point ETJ
Appraisal District Property ID	168219, 179708, 168218 (Denton County)
School District	Little Elm ISD

⁽¹⁾ Acreage per the Survey on Page 3 of the Marketing Flyer

⁽²⁾ Purchaser to confirm all information during due diligence.

TAX INFORMATION	
Taxing Entity	Tax Rate
Denton County	0.217543
Little Elm	1.412900
Total Tax Rate	1.630443



PRICING	
Asking Price	\$2,230,000
Asking Price per Square Foot	\$4.95

DEMOGRAPHICS

ESTIMATED POPULATION (2021)



1-MILE | 2,093
3-MILE | 20,053
5-MILE | 112,877

MEDIAN HOUSEHOLD INCOME



1-MILE | \$118,588
3-MILE | \$107,969
5-MILE | \$106,993

MEDIAN HOME VALUE

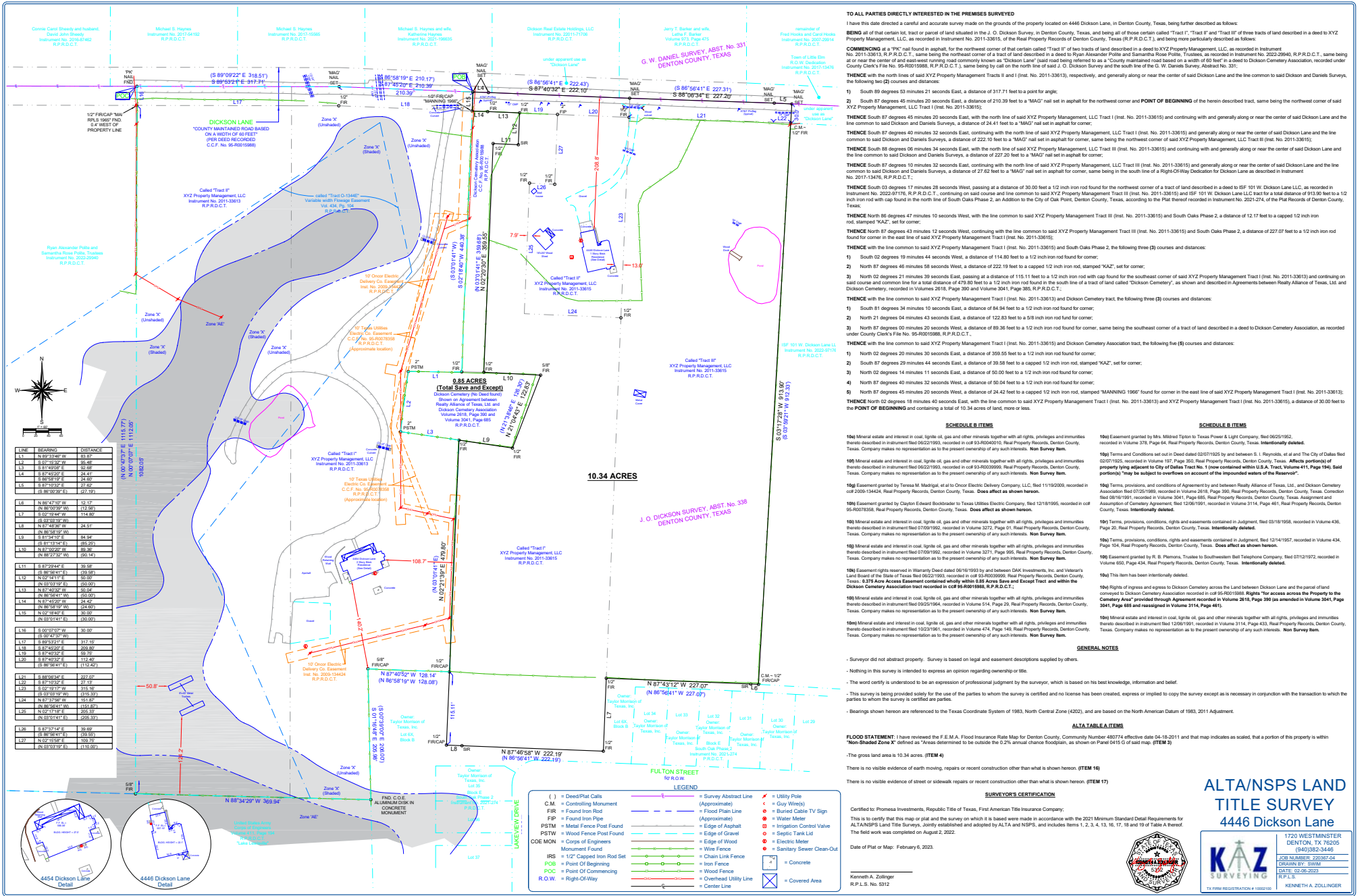


1-MILE | \$525,109
3-MILE | \$376,195
5-MILE | \$353,879

SITE SURVEY

Purchasers and their consultants are instructed to do their own due diligence as it relates to verifying the future zoning. The survey below was provided by Ownership.

10.34+/- ACRES LITTLE ELM, TEXAS

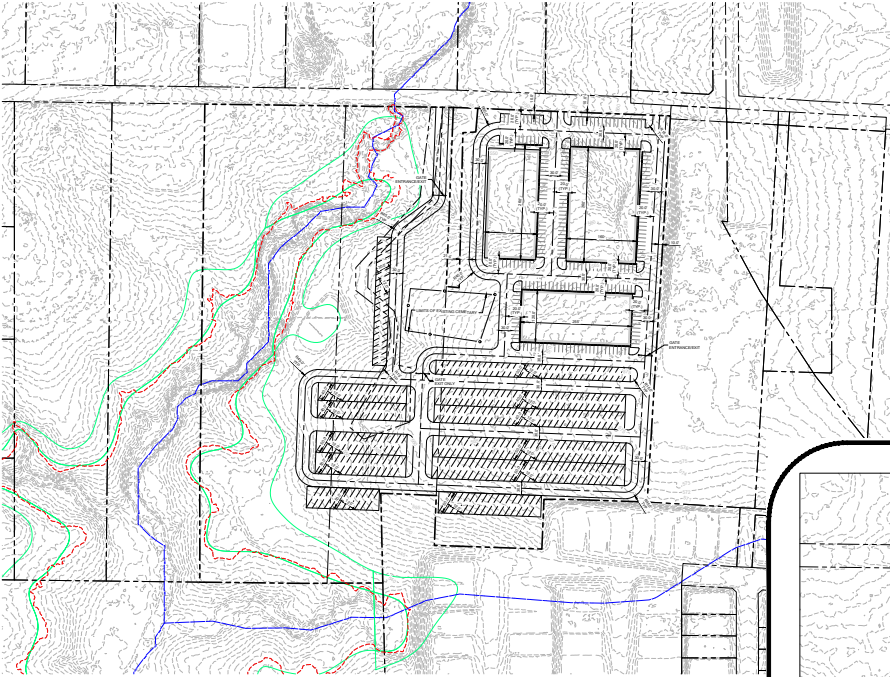


SAMPLE CONCEPT PLANS

Purchasers and their consultants are instructed to do their own due diligence related to the viability of these plans and permitted uses.

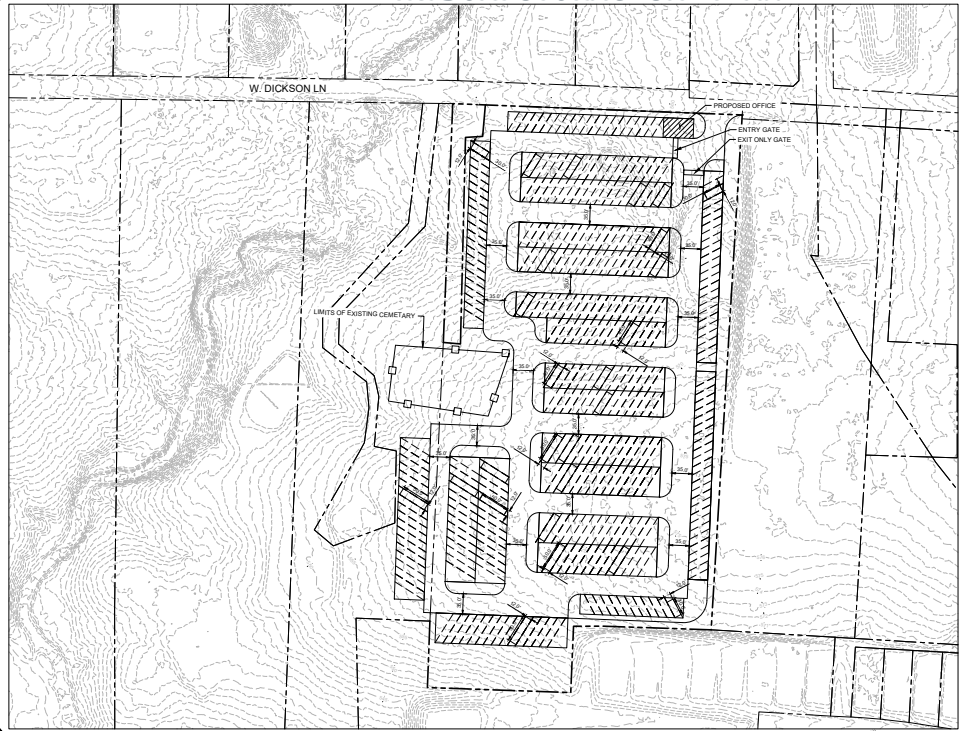
10.34 +/- ACRES
LITTLE ELM, TEXAS

HYBRID SITE PLAN



UNIT COUNT	
12 X 30	51 UNITS
12 X 40	68 UNITS
12 X 50	111 UNITS

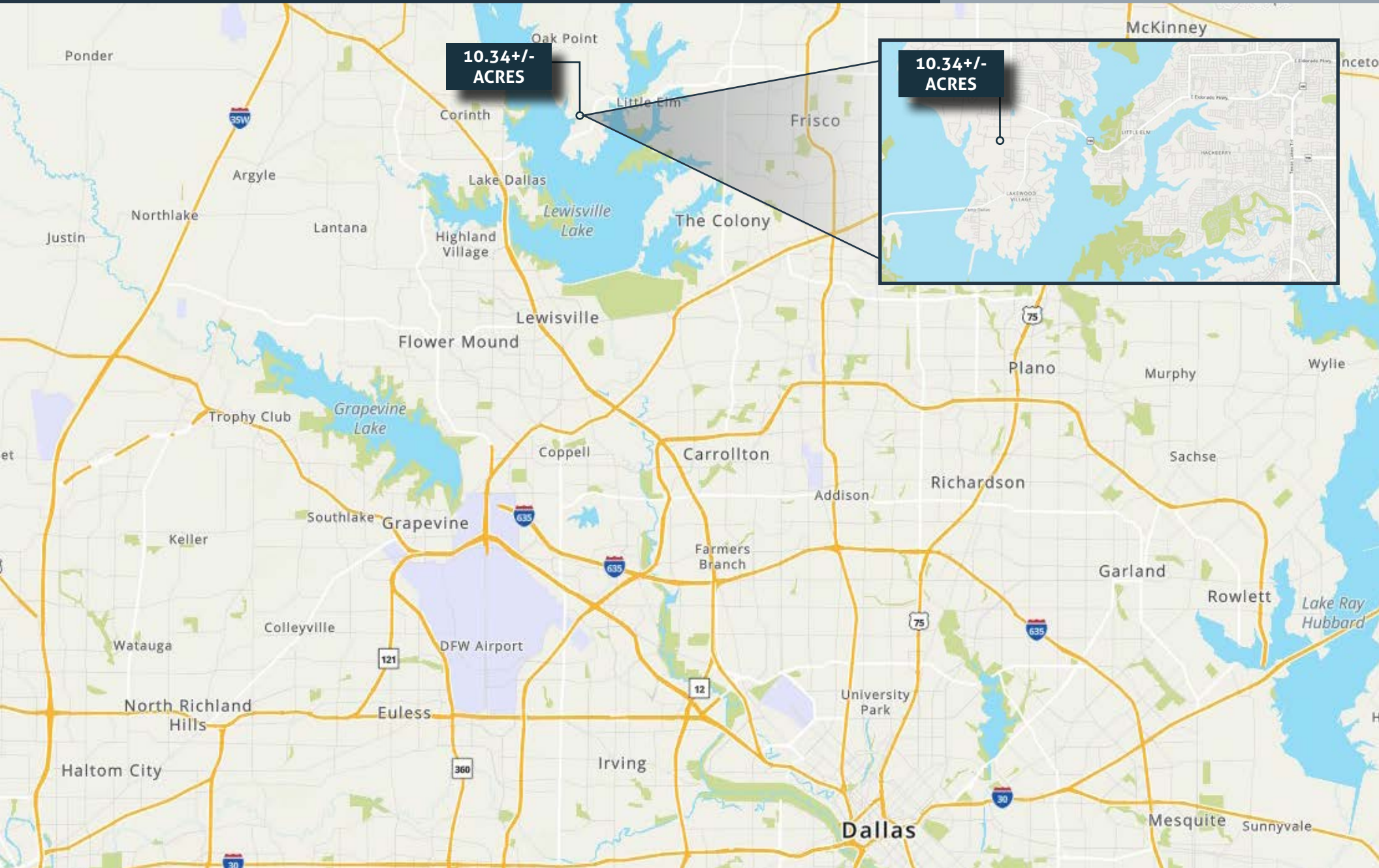
RV/BOAT STORAGE SITE PLAN



UNIT COUNT	
12 X 30	98 UNITS
12 X 40	124 UNITS
12 X 50	108 UNITS



10.34+/- ACRES
LITTLE ELM, TEXAS



10.34 +/- ACRES
LITTLE ELM, TEXAS



FRISCO

PLANO

Dallas N Tollway

Little Elm Park

Fuzzy's TACO SHOP SUBWAY DOLLAR GENERAL SONIC Starbucks

Lewisville Lake

FM 720

Jerry R Walker Middle School

W Eldorado Pkwy

East Dickson Ln

Hill Ln

South Oak Taylor Morrison Home prices \$484,000-\$727,806

10.34 +/- Acres

*12.21 +/- Acres same Ownership also available for sale

West Dickson Ln



*Ownership will potentially consider selling the adjacent 12.21 +/- acres in conjunction with the 10.34 +/- acres.

10.34 +/- ACRES
LITTLE ELM, TEXAS

Jerry R Walker
Middle School

East Dickson Ln

Hill Ln

South Oak
Taylor Morrison
Home prices
\$484,000-\$727,806

10.34 +/- Acres

West Dickson Ln

*12.21 +/- Acres
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*Ownership will potentially consider selling the adjacent 12.21 +/- acres in conjunction with the 10.34 +/- acres.

10.34 +/- ACRES
LITTLE ELM, TEXAS



INVESTMENT HIGHLIGHTS



Strategic Location

- The 10.34 +/- acre Site is ideally located less than half a mile west of West Eldorado Parkway and less than a mile south of FM720, allowing for easy access to major regional throughfares such as US Highway 380, Interstate 35, and the Dallas North Tollway
- Located within 10 miles of Denton, Lewisville, and Frisco, the Site is well positioned between established Cities in DFW that are economically thriving
- Per the North Texas Department of Transportation, FM720 sees approximately 29,402 vehicles per day, providing convenient access to the Site via a highly trafficked roadway



Zoning

- The Site is located in Denton County within the Oak Point extraterritorial jurisdiction (ETJ) allowing for various uses
- Potential uses include warehouse, storage, RV/Boat Parking, and industrial oriented uses as well as single-family residential and higher density residential such as build-to-rent
- *Purchaser to verify zoning and uses allowed on the Site*



Population and Demographics

- Per ESRI, population within a 5-mile radius of the Site is 112,877, depicting a well established market with space to continually grow
- Per Texas Realtors, the median home price in Little Elm was \$515,110 in July of 2023, a 2.2 percent increase year-over-year
- Per Costar, the Northwest Dallas Outlying Industrial submarket has experienced an 8.58 percent increase in market rent per square foot over the last year, displaying continued growth in the market



Little Elm, TX



Little Elm Park on Lake Lewisville

DFW HIGHLIGHTS

- The DFW area has a well-diversified economy that ranks fifth in the nation in terms of growth with a 2022 Gross Metropolitan Product (GMP) of \$682 billion and was ranked the top market in the U.S. for real estate investment in 2023 according to recent surveys by CBRE.
- According to recent reports from Truist, the DFW Metro recorded the highest year-over-year job growth rate from April 2022-2023 and the second highest overall job growth among the largest U.S. Metros.
- The DFW metro has an estimated population of 8.1 million which ranks fourth in the nation among metro areas and is projected to grow to nearly 10 million by 2030 and surpass Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include: #2 in the nation for Most Commercial Projects Underway, #5 Fastest-Growing Economy (2022), and #6 Most Innovative City in the World.
- The population of Denton County saw a population increase of over 31 percent from 2010 to 2020 with an estimated population of 977,281 people as of July 2022 according to the US Census.

The Site is located within Denton County which is part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas and has a population of 8.1 million, making it the largest population center in Texas, fourth-largest in the U.S., and seventh-largest in the Americas.



**GROSS METROPOLITAN
PRODUCT**

\$682 Billion



**DFW MSA ANNUAL
POPULATION GROWTH**

5.3% (2023)

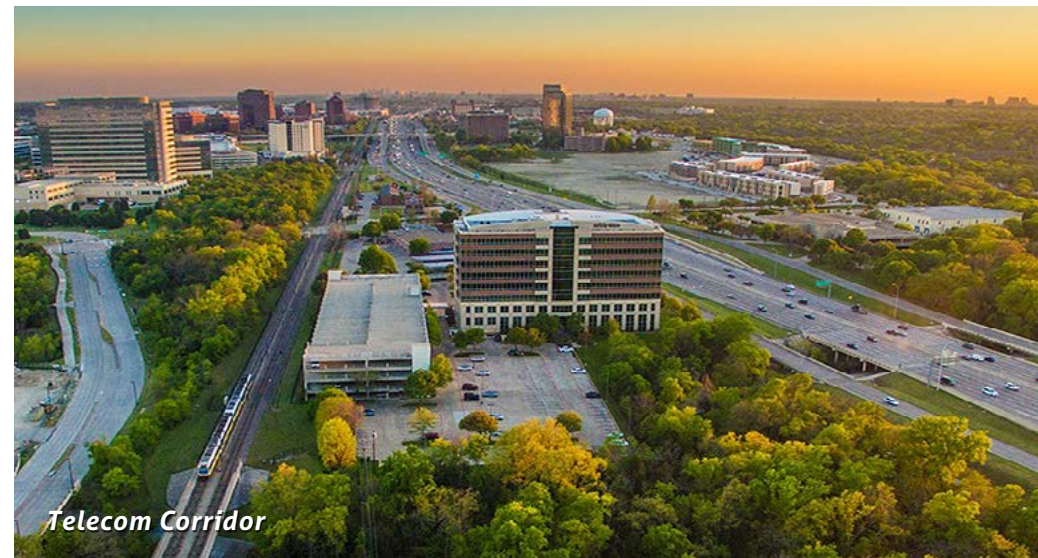


**DFW
MSA POPULATION**

**8,100,000
(2023)**



Downtown Dallas



Telecom Corridor

ECONOMIC OVERVIEW

DFW has the fifth largest economy in the nation among MSAs and has one of the highest concentrations of corporate headquarters in the United States including 24 Fortune 500 companies. DFW also contains a large Information Technology industry base (often referred to as the Silicon Prairie or the Telecom Corridor), owing to the large number of corporate IT projects and the presence of numerous electronics, computing, and telecommunication firms such as Texas Instruments, HP Enterprise Services, Dell Services, Nokia, AT&T, Alcatel-Lucent, Ericsson, and Verizon in and around Dallas. In addition, several major defense manufacturers, including Lockheed Martin, Bell Helicopter, Textron, and Raytheon, maintain significant operations in DFW.

According to the Federal Reserve Bank of Dallas, the Dallas-Fort Worth metro experienced continued job growth in seeing 13,400 new jobs from April to June 2023 with an unemployment rate of only 3.7 percent. The region's business-friendly environment has made DFW extremely attractive to both employers and employees and helped fuel massive population and job growth over the past several years with the trend expected to continue.



NORTH TEXAS MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texas Health Resources	27,000
Lockheed Martin Corp	22,000
University of Texas Southwestern Medical Group	21,539
Medical City Healthcare	17,000
Bank of America	13,850
University of North Texas System	13,275
Parkland Health and Hospital System	12,966
General Motors	10,512
State Farm	9,950
Frisco ISD	8,088

Source: Dallas Business Journal




AREA OVERVIEW


The Town of Little Elm is located on the shores of Lewisville Lake approximately 35 miles north of Dallas. Conveniently located adjacent to Frisco, Little Elm has seen significant growth since 2000 when the town registered just 3,600 residents. The current population is estimated to be just over 51,000 and According to the U.S. Census Bureau's latest findings, Little Elm was the fifth fastest-growing "large" U.S. city last year - large defined as a population of 50,000 or more. Additionally, within a 5-mile radius of the Site, population estimates exceed 112,877. Little Elm residents benefit from convenient access to major employment hubs including, Watters Creek, CityLine, Legacy West, and The Star. Top sporting facilities such as Dr. Pepper Ballpark, home of the Frisco Rough Riders Double A baseball team, Dr. Pepper Star Center, training facility for the Dallas Stars hockey team, and Pizza Hut Park, home of FC Dallas, a Major League Soccer team, are all located in close proximity. According to MLS Data, the median home sales price over the past year was \$515,110 and home sales were up 2.2% from the previous year.



DFW International Airport

TRANSPORTATION

 **Air:** DFW International Airport, located approximately 16 miles southwest of the Site, is the largest and primary international airport serving the DFW Metro and the Greater North Texas area. DFW International is the 3rd largest airport in the world in terms of operations, and the 2nd largest in terms of passenger volume with an economic impact of \$37B annually. Additionally, commercial flights are also available via Dallas Love Field Airport located 22 miles south of the Site.

 **Highway:** The Site is located along West Dickson Lane approximately a quarter mile west of Eldorado Parkway, the main thoroughfare in Little Elm running east-west from Lake Dallas to McKinney. The Site is also less than a mile southwest of Oak Grove Parkway (FM 720) which connects to US-380, providing convenient access around Greater North Texas. Additionally, Interstate 35E is less than 4 miles southwest and is one of the primary thoroughfares serving the DFW metro.



Dallas Love Field

JULY 2023 HOUSING STATISTICS | LITTLE ELM

MEDIAN PRICE

\$515,110

▲ 2.2% YoY

CLOSED SALES

33

▼ 3.1% YoY

ACTIVE LISTINGS

124

▲ 111.0% YoY

MONTHS INVENTORY

2.6

▲ 0.1 YoY

TRANSACTION TIME STATS



DAYS ON MARKET

44

33 days more than July 2022

DAYS TO CLOSE

35

7 days more than July 2022

TOTAL DAYS

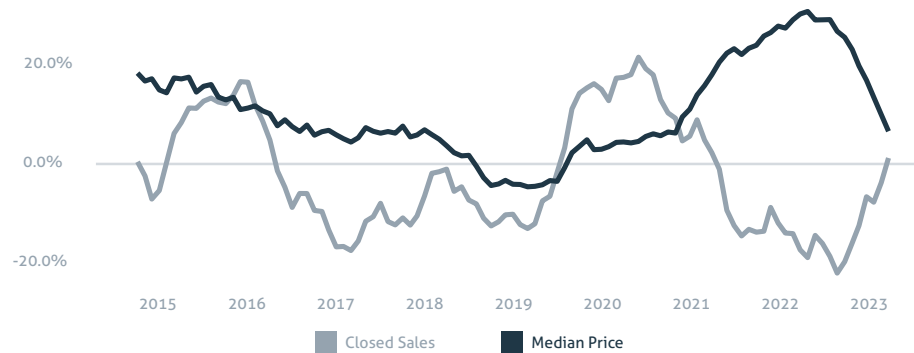
79

40 days more than July 2022



2022 Texas REALTORS® – Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M University.

GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



HOME VALUATION STATS



MEDIAN PRICE/SF

\$205.89

▼ -0.2 YoY

MEDIAN HOME SIZE

2,333 sqft

CLOSE/ORIGINAL LIST

98.5%

CLOSED SALES AND ACTIVE LISTINGS

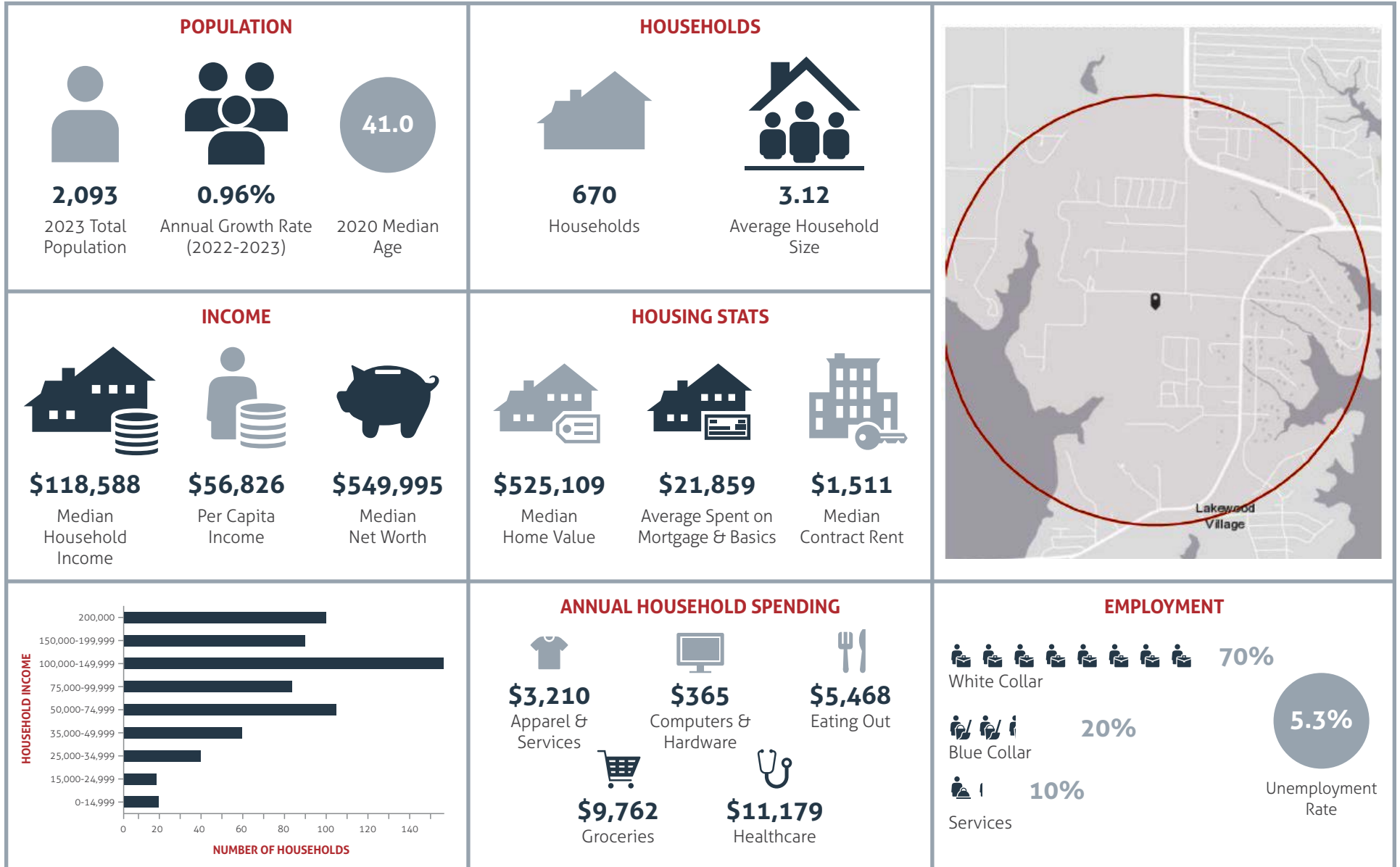


PRICE DISTRIBUTION

<\$100K	0.0%
\$100-199K	0.0%
\$200-299K	0.0%
\$300-399K	18.8%
\$400-499K	25.0%
\$500-749K	53.1%
\$750-999K	3.1%
<\$1M+	0.0%

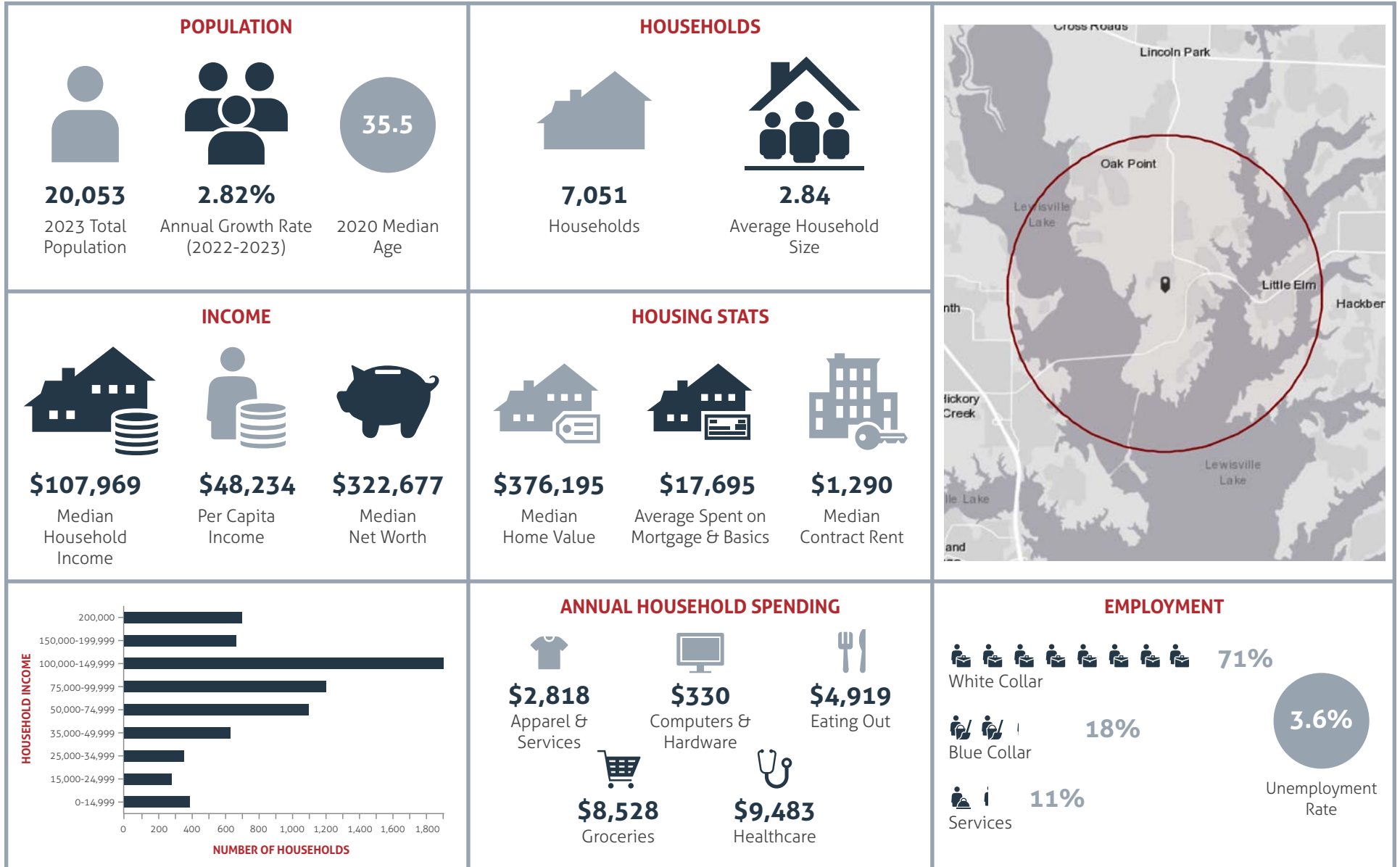
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS

Source: ESRI



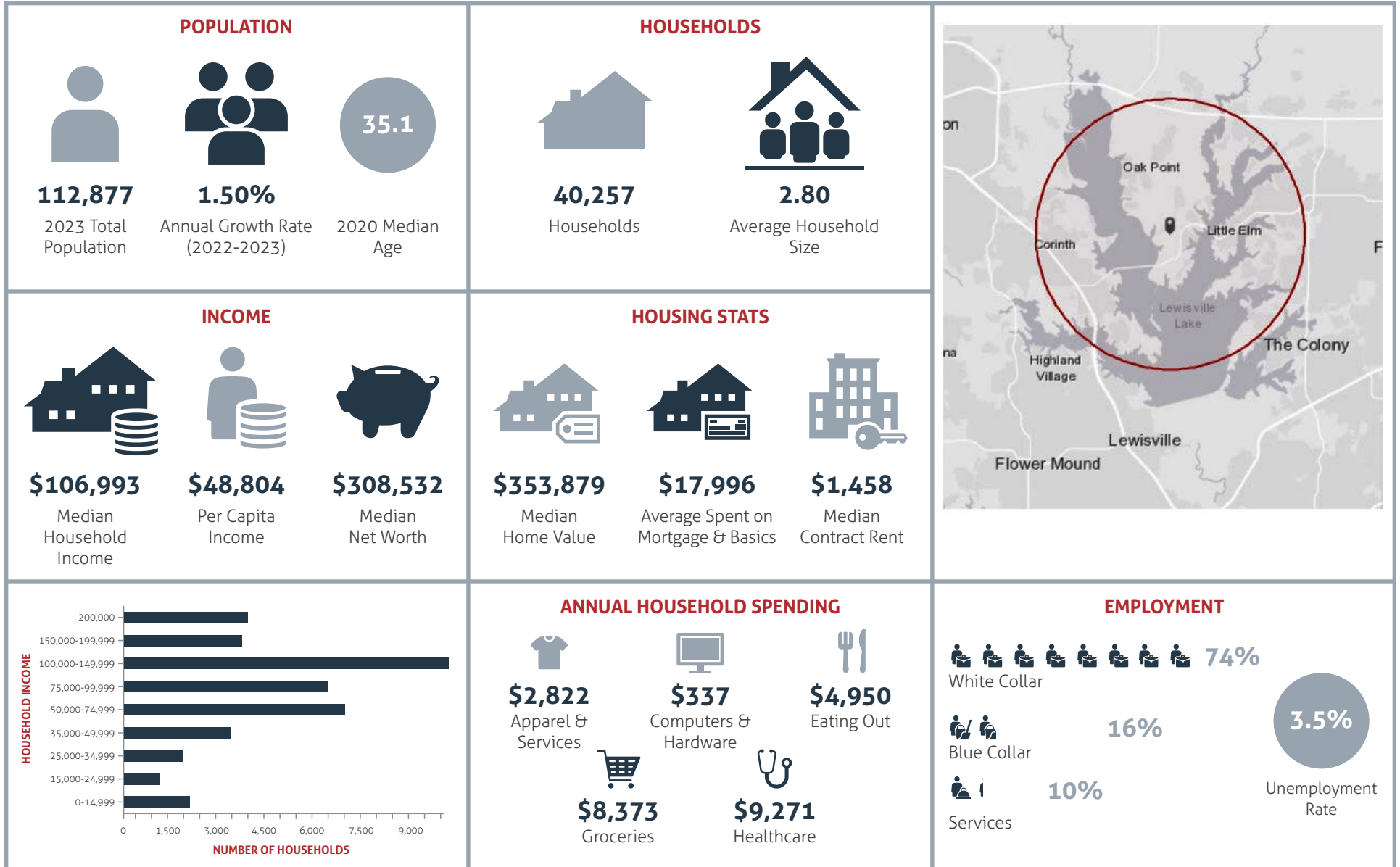
DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS

Source: ESRI



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS

Source: ESRI



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.



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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954



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