

**OFFICE/MEDICAL SPACE FOR SALE**

**Call for Pricing 1,228 SF**


**2601 Little Elm Pkwy Suite 1904**

**Little Elm, Texas 75068**




**APPIAN**  
COMMERCIAL REALTY

**Preston Taylor**


 (972)562-9988 Opt. 3

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**Ray Eckenrode, CCIM, SIOR**

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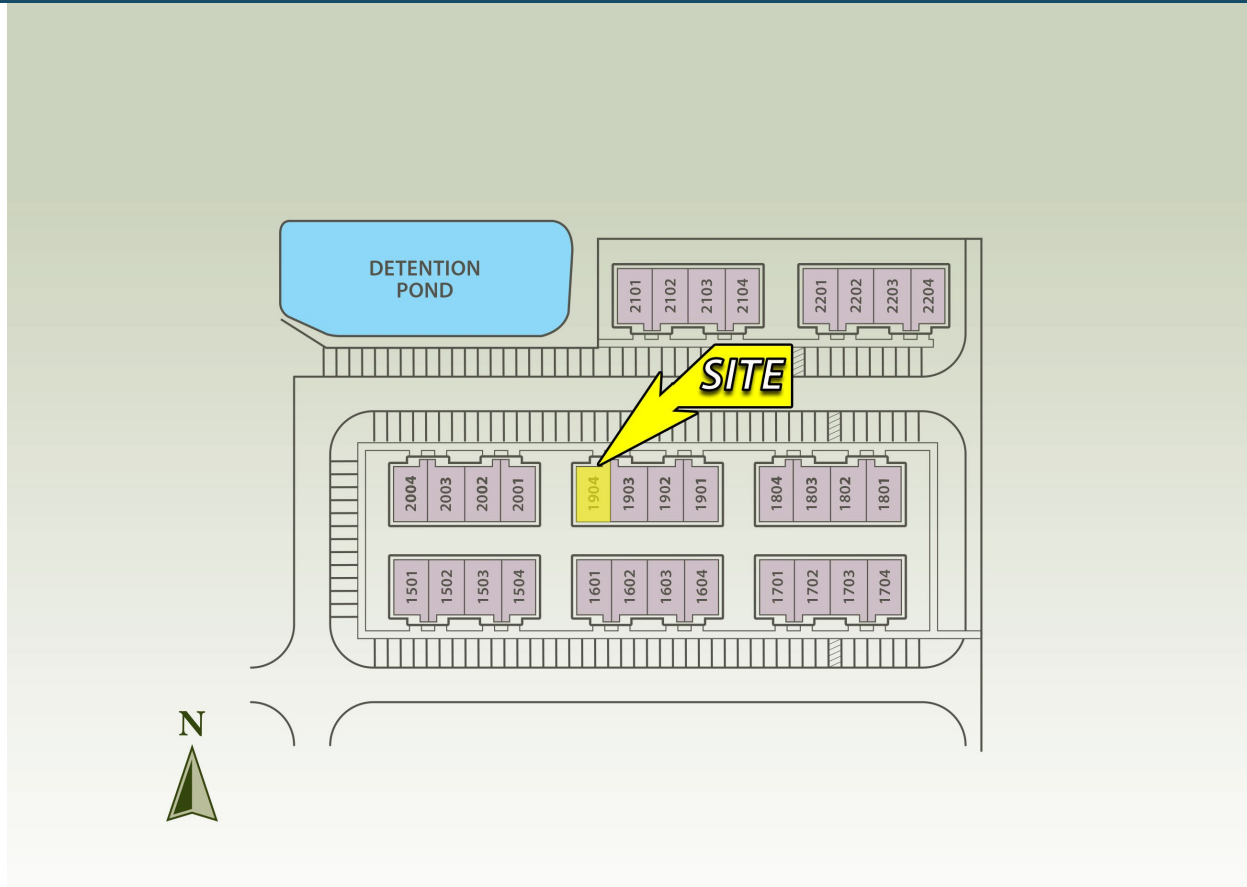
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McKinney, TX 75071

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Suite 1904, Little Elm, TX

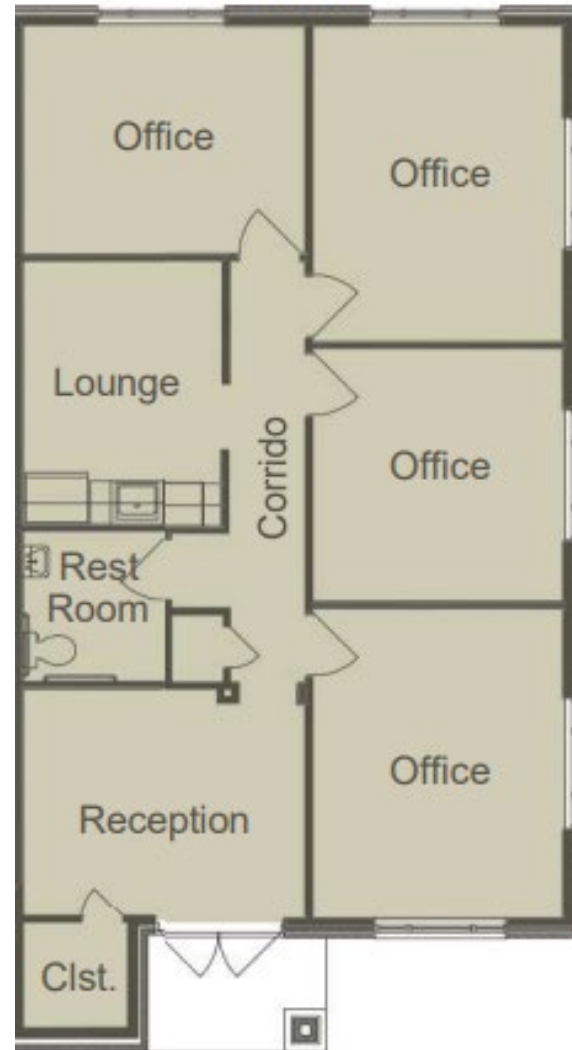
## SITE PLAN



# OFFICE/MEDICAL SPACE FOR SALE

Office/Medical Space  
2601 Little Elm Pkwy  
Suite 1904, Little Elm, TX

## FLOOR PLAN SUITE



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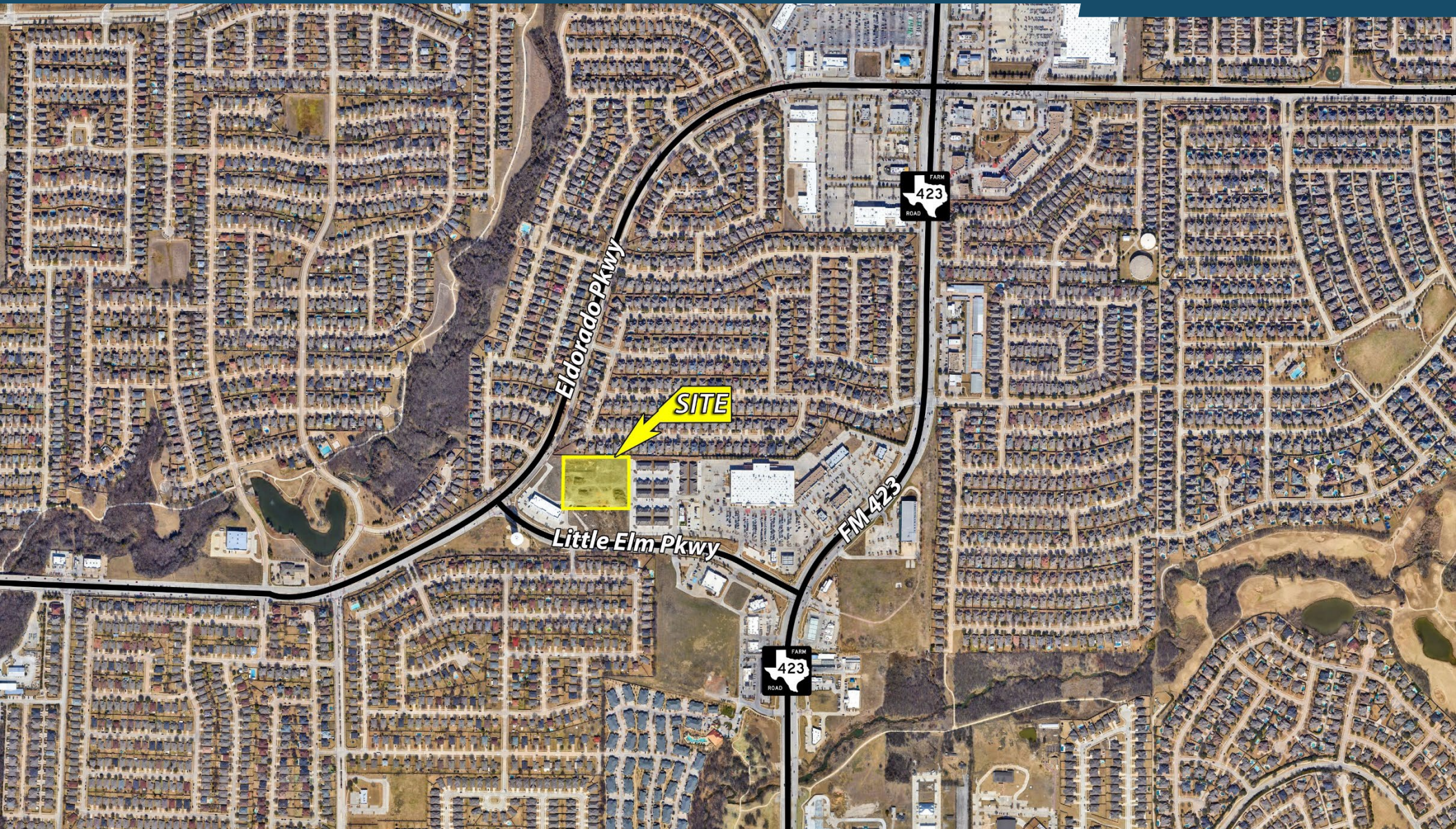
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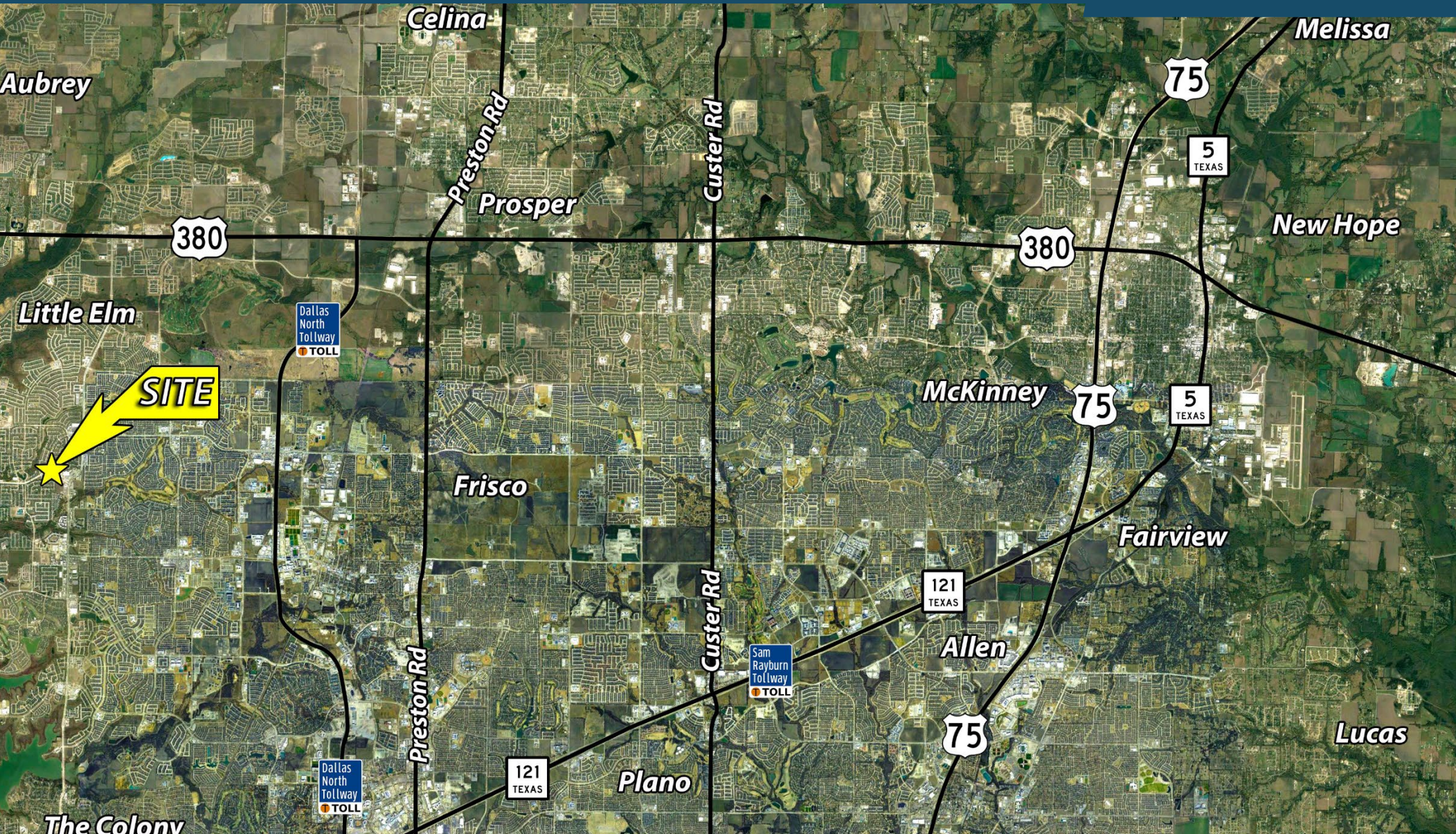
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Suite 1904





# OFFICE/MEDICAL SPACE FOR SALE

Office/Medical Space  
2601 Little Elm Pkwy  
Suite 1904, Little Elm, TX

## PROPERTY DETAILS

- **Price:** Call for pricing
- **Property Type:** Office/Medical Space
- **Available SF:** 1,228 SF
- **Address:** 2601 Little Elm Parkway
- **City:** Little Elm


- **County:** Denton
- **Date Available:** Immediate
- **Cross Street:** Little Elm Pkwy & FM 423
- **Property Status:** Existing


## PROPERTY INFORMATION

Discover the perfect professional office/medical space in Little Elm, Texas. This 1,228 square foot office/medical space located in Elm Ridge Office Park offers a prime location, upscale finishes and an efficient floor plan. This newly constructed space is perfectly located on Little Elm Parkway between Eldorado Parkway and FM 423 in close proximity to the Dallas North Tollway, the Sam Rayburn Tollway and Frisco's "North Platinum Corridor". The area boasts a diverse range of businesses, restaurants, and retail establishments, catering to the needs of employees and clients. Don't miss this opportunity to establish your business in a thriving community. Contact us today to schedule a viewing and unlock the potential of Little Elm's dynamic business landscape.



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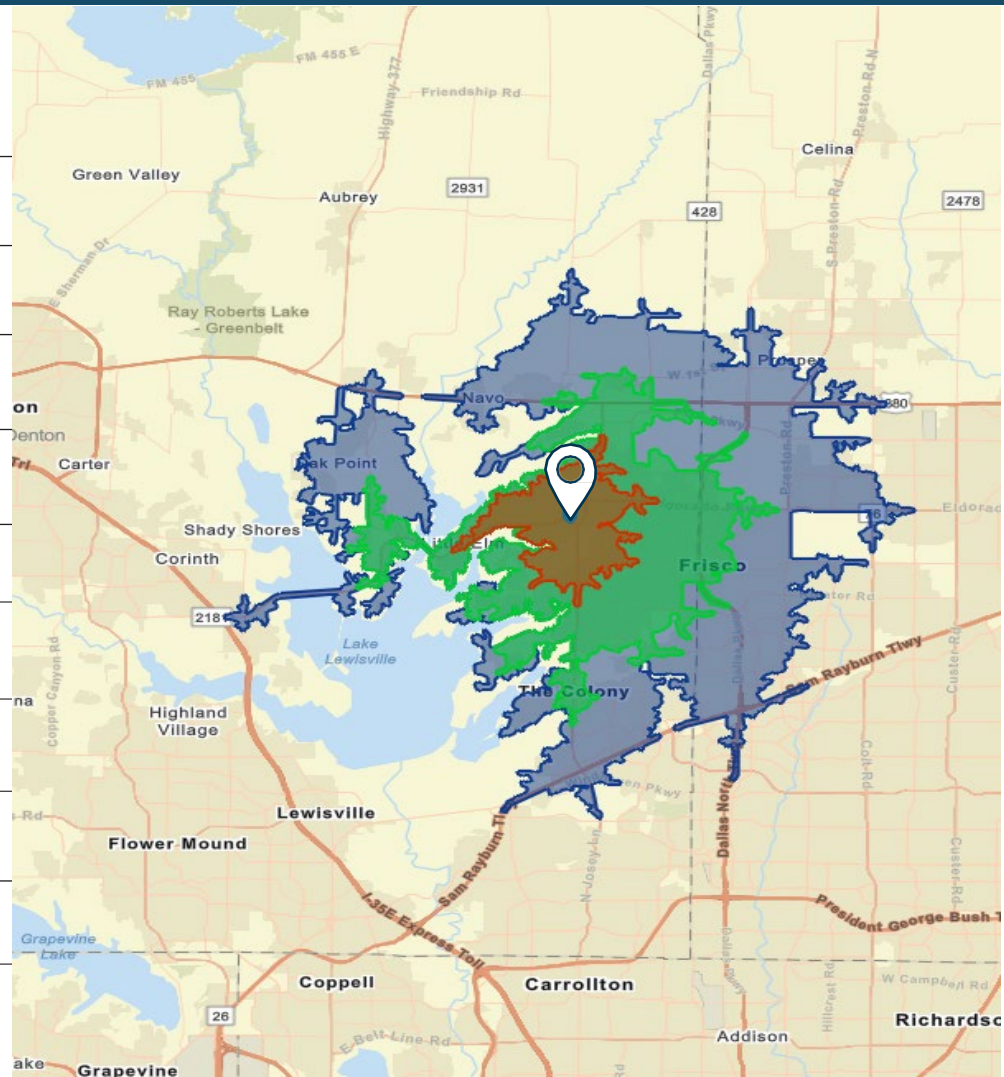


# OFFICE/MEDICAL SPACE FOR LEASE

Office/Medical Space  
2601 Little Elm Pkwy  
Suite 2004, Little Elm, TX

## DEMOGRAPHICS

2023 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	46,027	149,495	319,461
Households	14,698	50,039	110,772
Families	11,867	39,507	82,154
Average Household Size	3.12	2.98	2.88
Owner Occupied Housing Units	11,513	38,119	78,941
Renter Occupied Housing Units	3,185	11,920	31,831
Median Age	32.7	33.8	34.2
Median Household Income	\$119,460	\$129,047	\$119,901
Average Household Income	\$154,936	\$168,282	\$159,068



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# DEMOGRAPHIC SUMMARY

2601 Little Elm Pkwy, Little Elm, Texas, 75068  
 Drive time of 5 minutes

## KEY FACTS

46,027

Population



14,698

Households

32.7

Median Age

\$102,030

Median Disposable Income

## EDUCATION

5.5%

No High School Diploma



17.3%

High School Graduate



24.7%

Some College/

Associate's Degree



52.5%

Bachelor's/Grad/

Prof Degree

## INCOME



\$119,460

Median Household Income



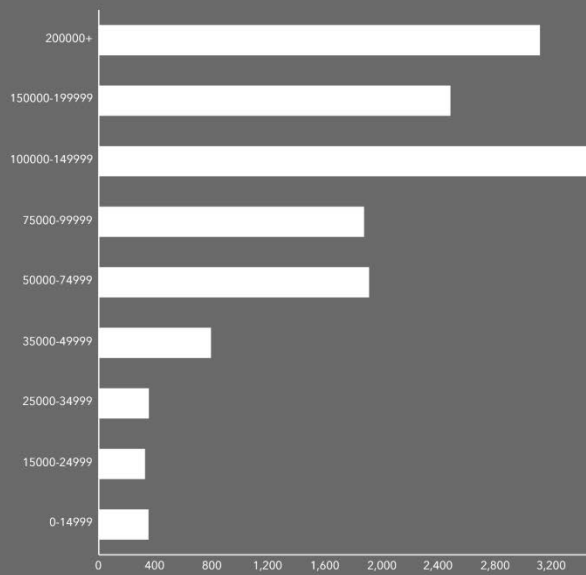
\$49,368

Per Capita Income

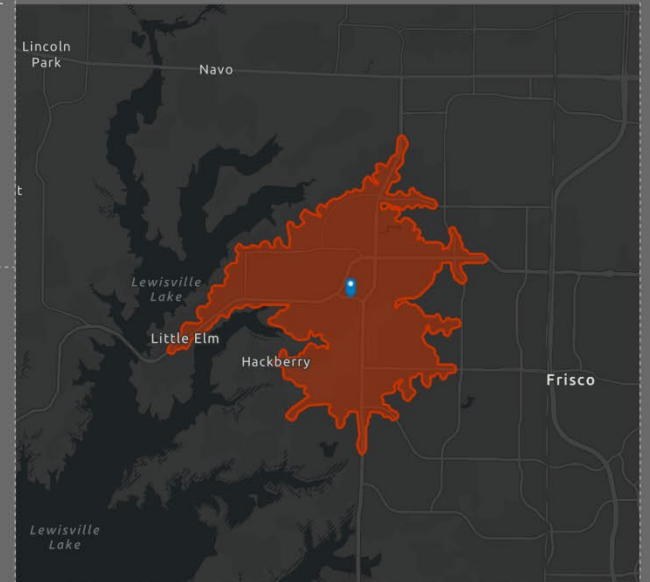


\$338,423

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

76.5%



Blue Collar

12.8%



Services

11.1%

5.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri



# DEMOGRAPHIC SUMMARY

2601 Little Elm Pkwy, Little Elm, Texas, 75068  
 Drive time of 10 minutes

## KEY FACTS

149,495

Population



50,039

Households

33.8

Median Age

\$107,351

Median Disposable Income

## EDUCATION

4.1%

No High School Diploma



14.3%

High School Graduate



20.9%

Some College/

Associate's Degree



60.6%

Bachelor's/Grad/

Prof Degree

## INCOME



\$129,047

Median Household Income



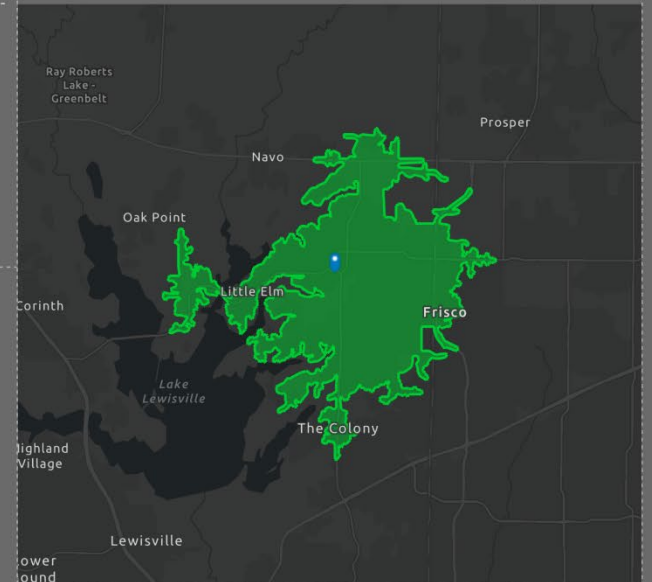
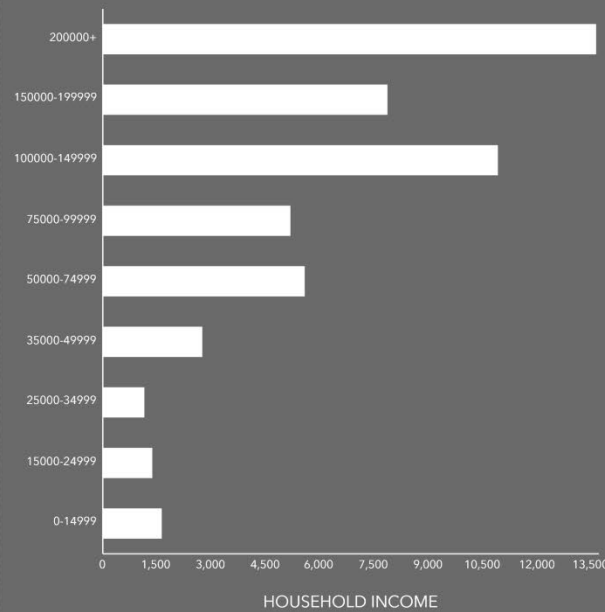
\$56,396

Per Capita Income



\$380,849

Median Net Worth



## EMPLOYMENT



81.4%

White Collar



10.3%

Blue Collar



9.2%

Services

3.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri



# DEMOGRAPHIC SUMMARY

2601 Little Elm Pkwy, Little Elm, Texas, 75068  
 Drive time of 15 minutes

## KEY FACTS

319,461

Population



110,772

Households

34.2

Median Age

\$102,297

Median Disposable Income

## EDUCATION

4.1%

No High School Diploma



14.0%

High School Graduate



23.4%

Some College/

Associate's Degree



58.5%

Bachelor's/Grad/

Prof Degree

## INCOME



\$119,901

Median Household Income



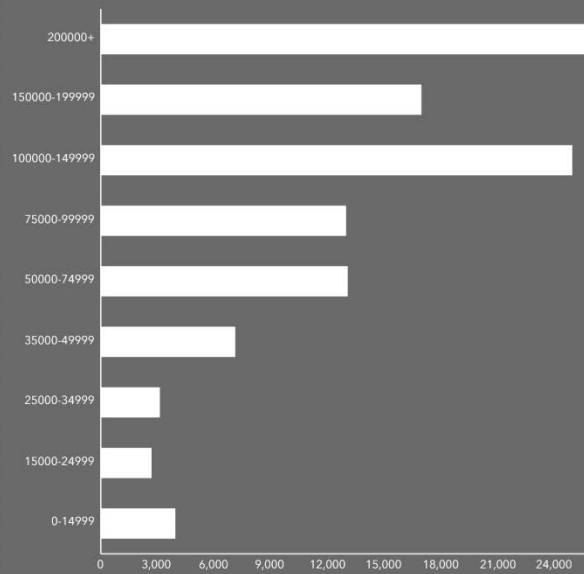
\$55,148

Per Capita Income



\$314,079

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT



81.7%

White Collar



10.1%

Blue Collar



9.5%

Services

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri





## Information About Brokerage Services

11-2-2015

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Appian Commercial Realty LLC	579746	appiancommercial@gmail.com	972-562-9988
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Ray Eckenrode	506389	ray@appiancommercial.com	972-562-9988
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Preston Taylor	734185	preston@appiancommercial.com	972-832-7099
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0