Premier Oaks

Professional / Medical Office Space For Sale / Lease
1,130 SF – 4,989 SF

Location:
Premier Oaks
2135 Oak Grove Pkwy
Little Elm, TX 75068

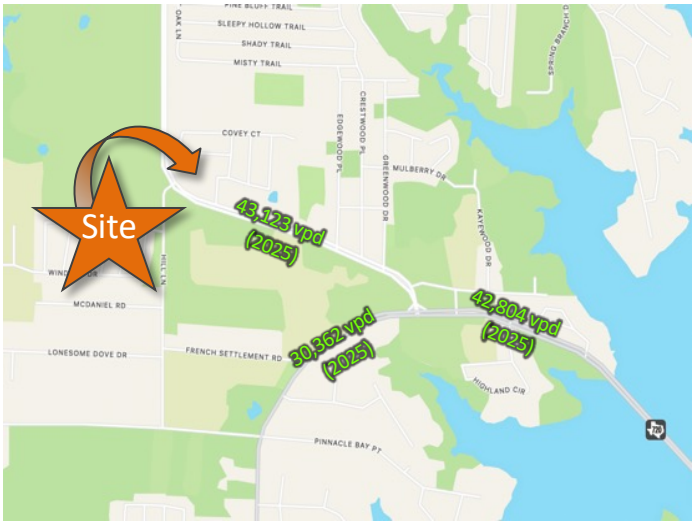
LEGACY
COMMERCIAL REALTY

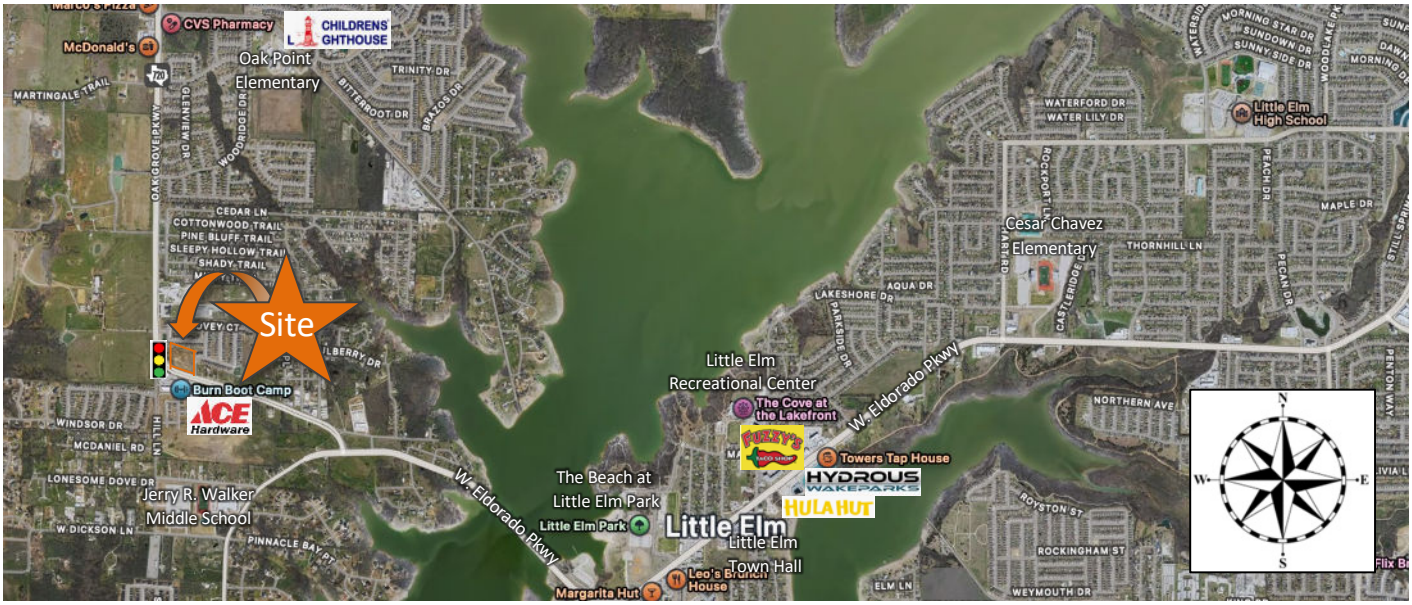
Space Available:
Fully Finished Out
Professional & Medical Office Available
1,130 SF – 4,989 SF for Office
$395 - $425 /SF for Sale
$34 - $36 + NNN for Lease

- Perfectly placed on Oak Grove Pkwy near the entrance into Little Elm/Frisco off the fast growing 380 corridor
- Fully finished out office & medical suites available
- High exposure to the heavily trafficked signalized intersection on the newly expanded Oak Grove Parkway & Hill Lane
- Upscale Professional & Medical Office Buildings w/ Mixed Use Development available Fall 2026
- Close proximity to Interstate 35, HWY 380, and the Lewisville Lake Toll Bridge
- Abundant parking with Building & Monument Signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warrantees or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT
O: 972.292.1220 / www.LCRTEXAS.com
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / Tito@LCRTexas.com





- Service to growing communities of Frisco, Little Elm, & Corinth
- High traffic counts on Oak Grove Pkwy with over 43,000 VPD with the Lewisville Lake Toll Bridge minutes away
- Close proximity to Restaurant and Retail Amenities such as Hula Hut, Hydrous Wake Park, and The Beach at Little Elm Park

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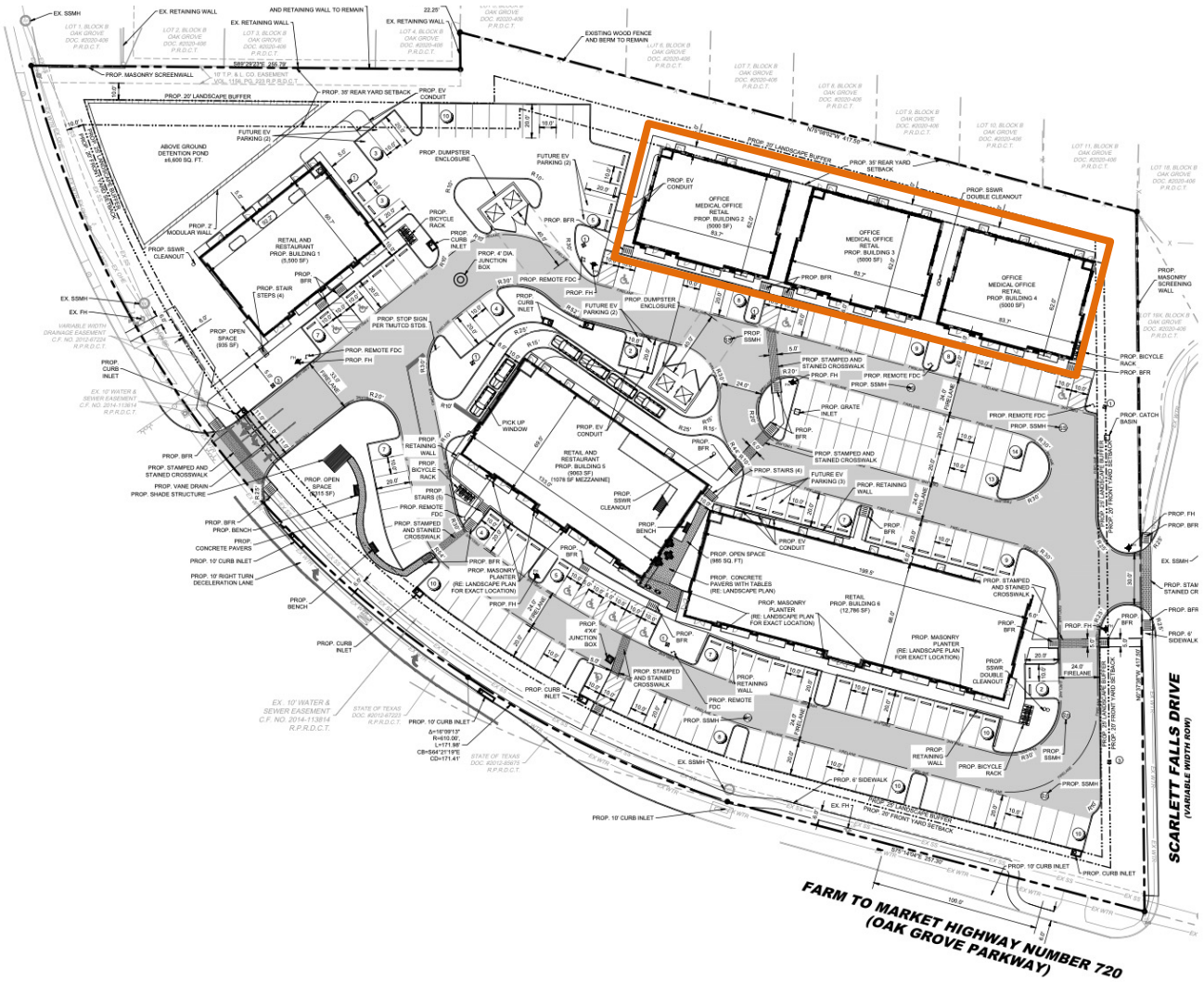
Site Plan



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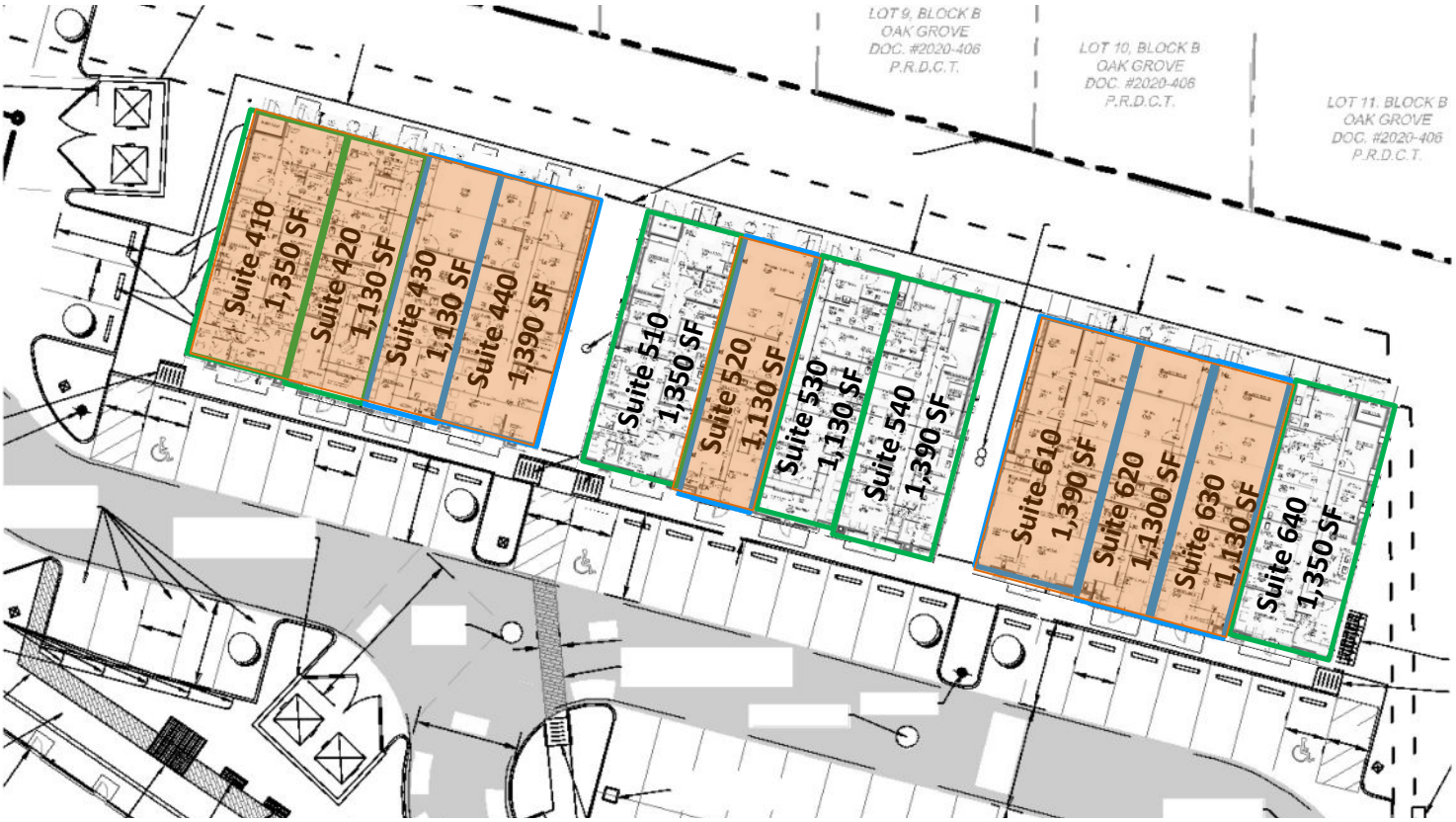
Building Plan



Buildout Type:
Green: Medical Office
Blue: Professional Office

Indicates sold

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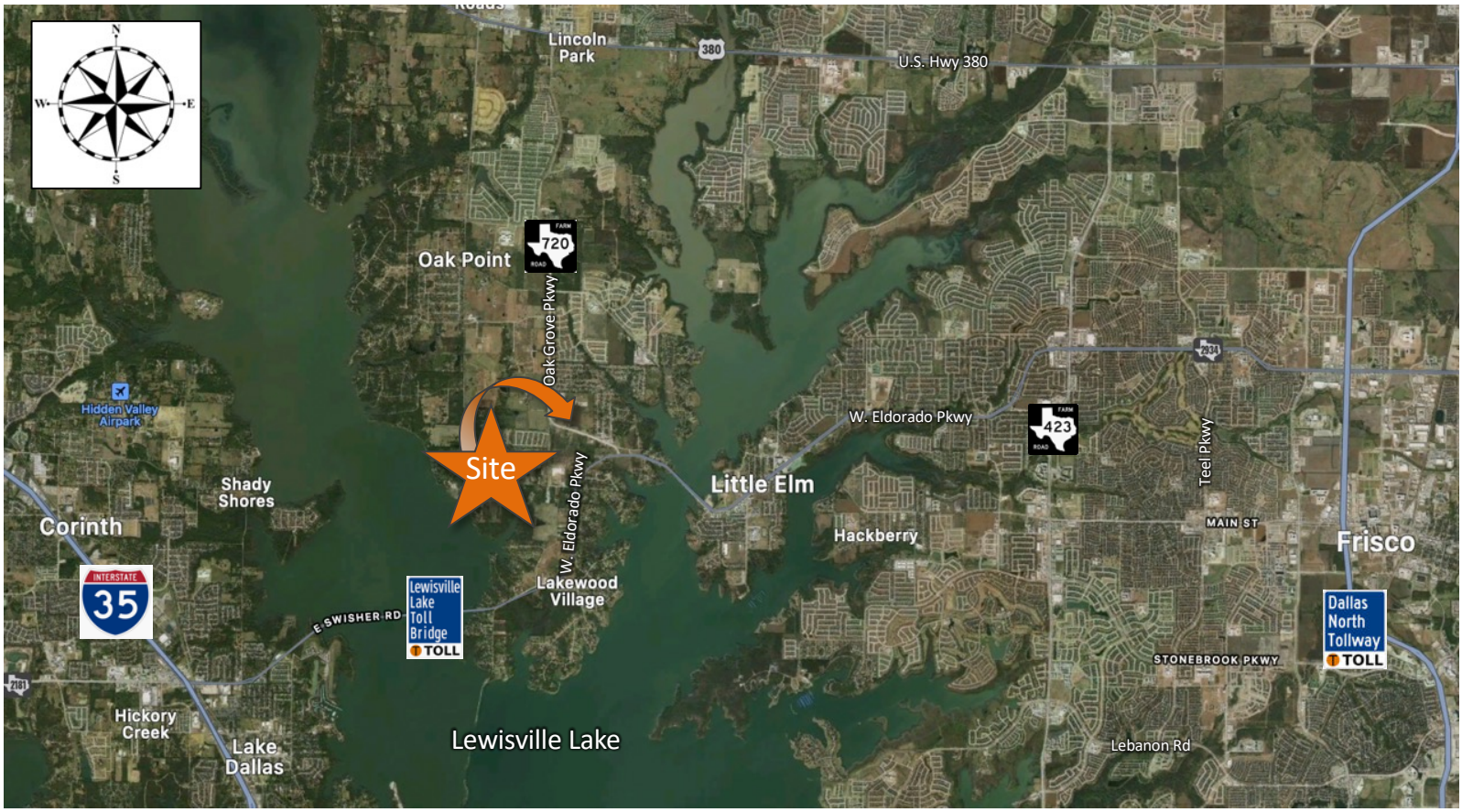
Aerial View



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Little Elm Demographics

Lakefront 5 and 10 Mile Infographics

101-199 E Main St 2 (10 miles)
101-199 E Main St, Little Elm, Texas, 75068
Ring of 10 miles

Prepared by Town of Little Elm GIS
Latitude: 33.16240
Longitude: -96.93546

KEY FACTS

554,811
Population

34.7
Median Age

2.9
Average Household Size

$100,906
Median Household Income

EDUCATION

6%
No High School Diploma

16%
High School Graduate

29%
Some College

49%
Bachelor's/Grad/Prof Degree

BUSINESS

15,556
Total Businesses

198,985
Total Employees

EMPLOYMENT

76%
White Collar

12%
Blue Collar

11%
Services

3.5%
Unemployment Rate

INCOME

$100,906
Median Household Income

$43,800
Per Capita Income

$223,020
Median Net Worth

Households By Income

The largest group: $100,000 - $149,999 (23.2%)
The smallest group: $15,000 - $24,999 (3.3%)

Indicator	Value	Difference
<$15,000	3.4%	-1.5%
$15,000 - $24,999	3.3%	-1.2%
$25,000 - $34,999	4.9%	-0.6%
$35,000 - $49,999	8.6%	+0.2%
$50,000 - $74,999	14.2%	-0.2%
$75,000 - $99,999	14.9%	+0.9%
$100,000 - $149,999	23.2%	+1.5%
$150,000 - $199,999	13.3%	+0.8%
$200,000+	14.1%	-0.1%

Bars show deviation from Collin County

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11/2/2015

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.

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.

Legacy Commercial Realty, LLC	**0588681**		**(972)292-1220**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe Martinez	**455942**	**martinez@LCRTexas.com**	**(214)535-1876**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tito Martinez	**788375**	**Tito@LCRTexas.com**	**(972)533-3621**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

TXR-2501 IABS 1-0 Date