

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



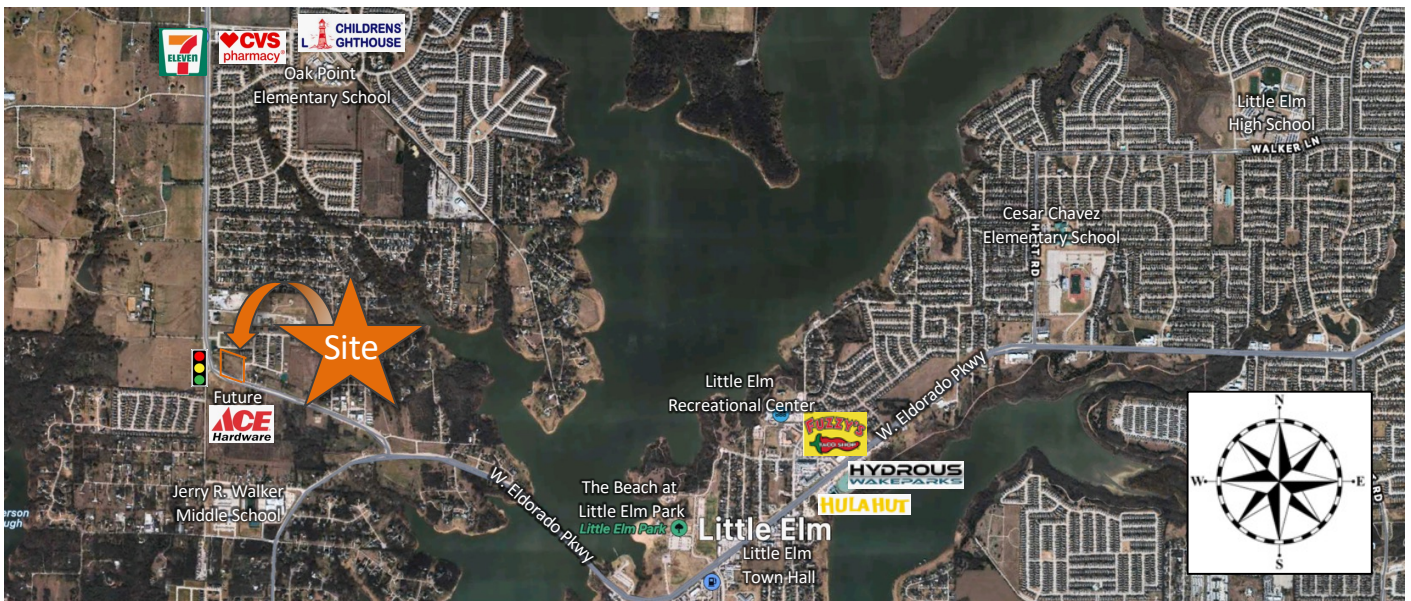
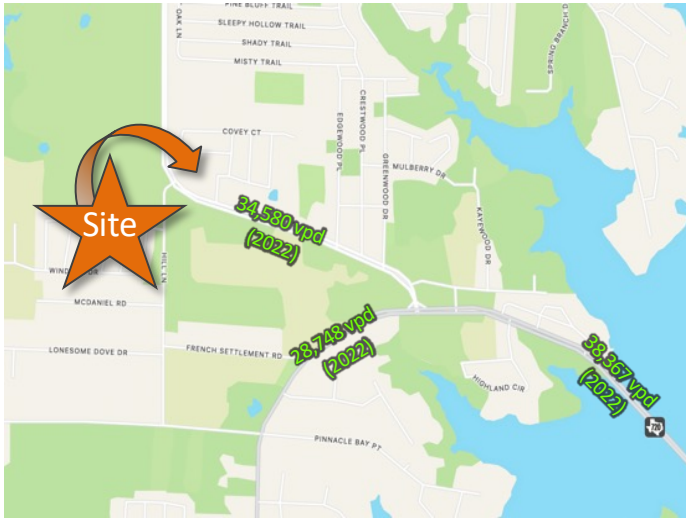
Space Available:

Fully Finished Out
Professional & Medical Office
Available
1,130 SF – 4,989 SF for Office
\$370 - \$400 /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 of 2025
- 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, warranties 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 34,000 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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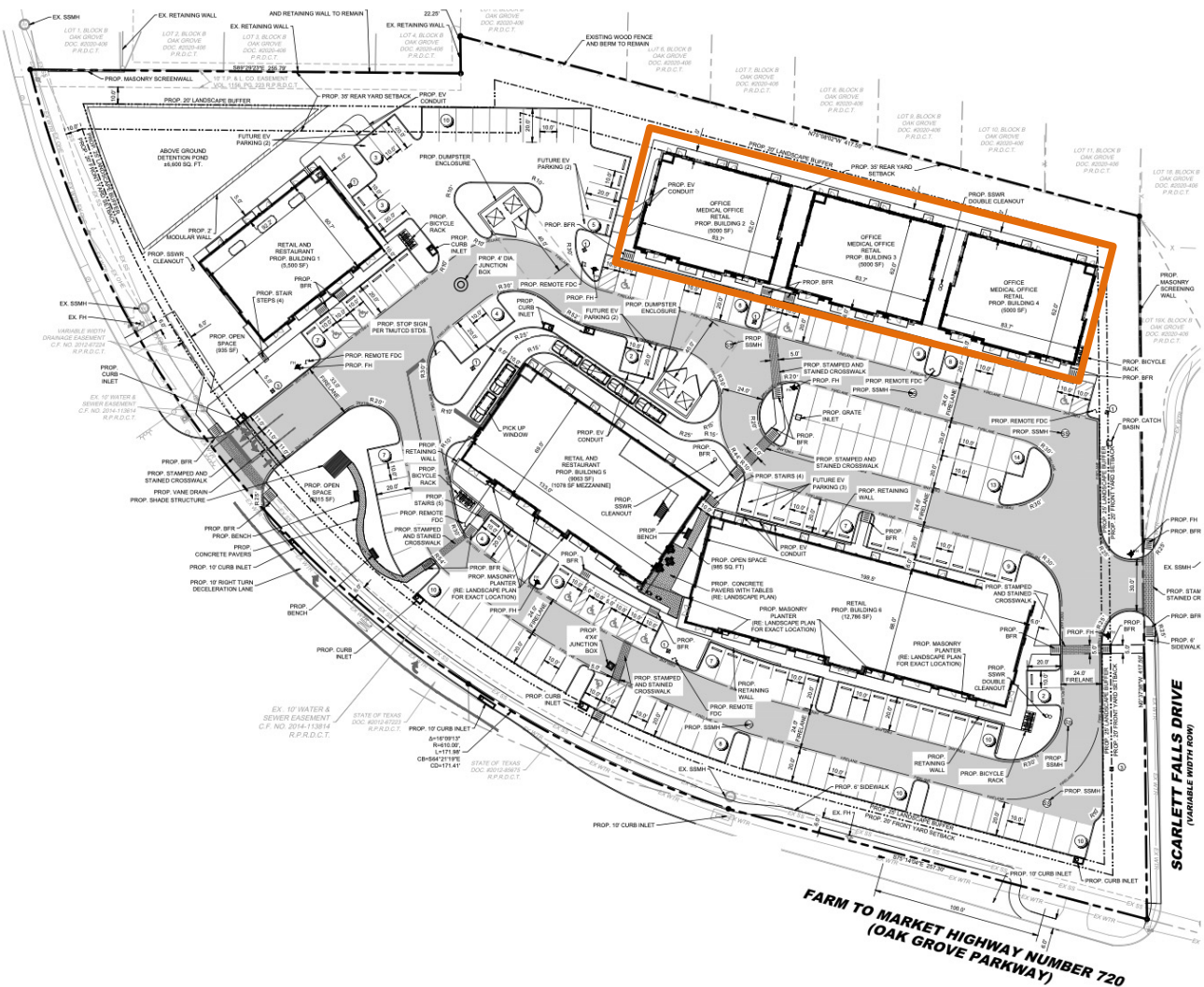
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Preliminary Site Plan



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Preliminary Elevation & Building Plan



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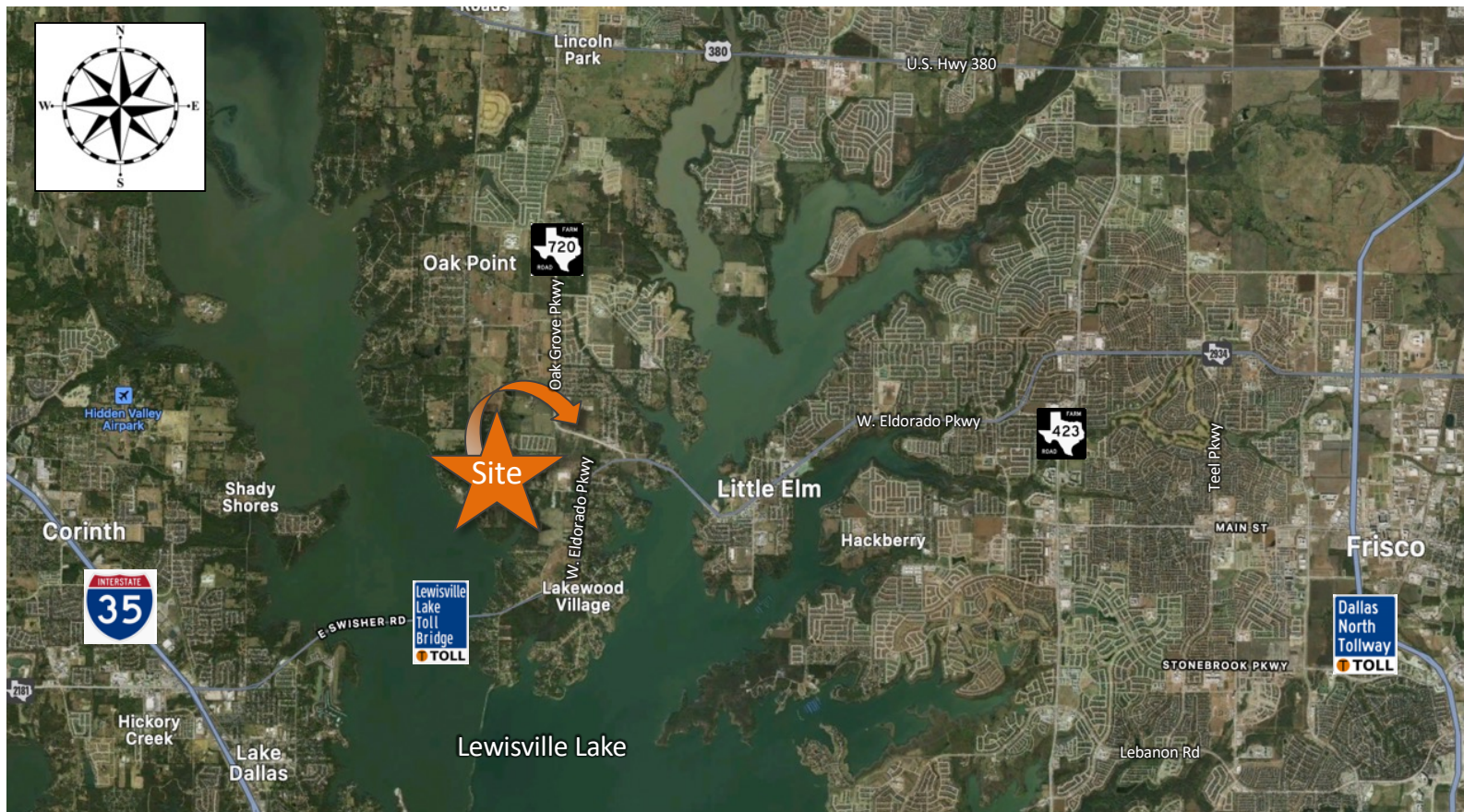
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Aerial View



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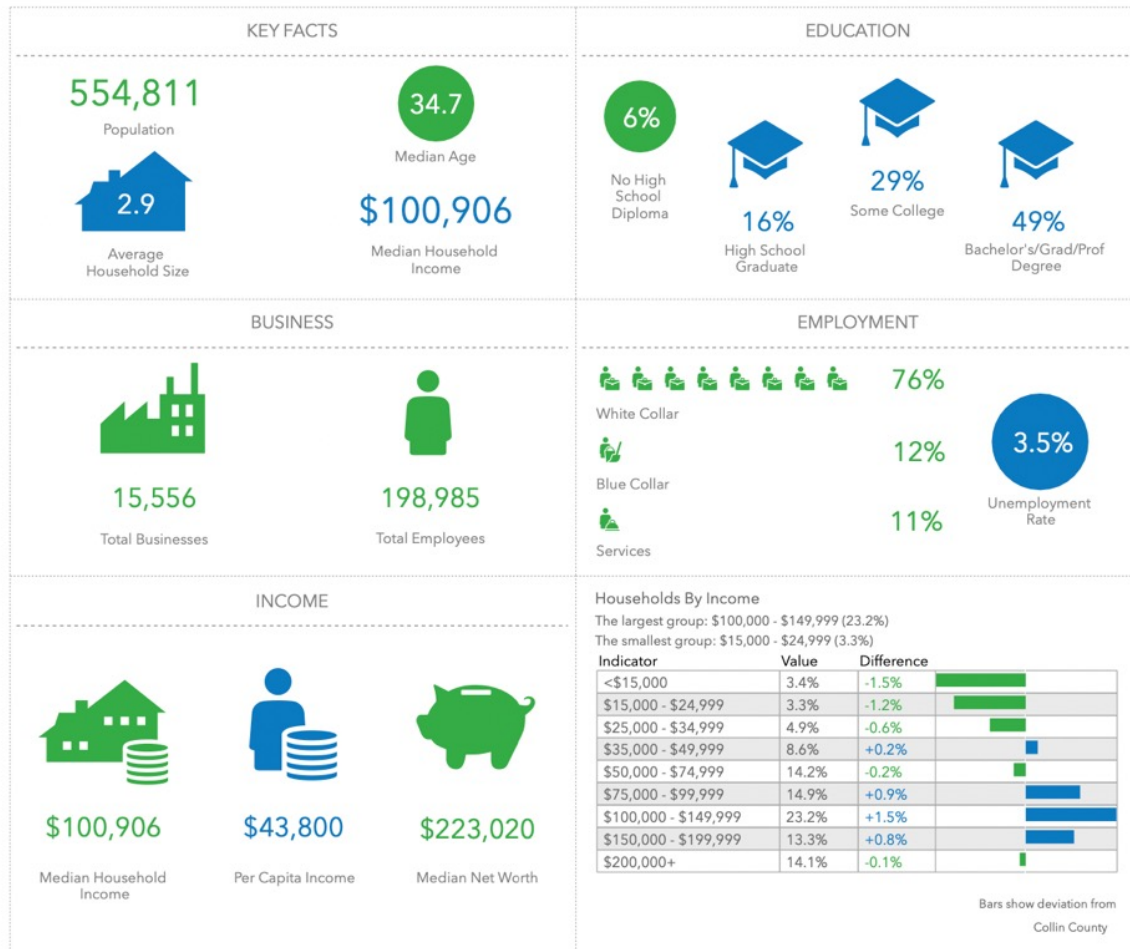
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Little Elm Demographics

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



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