



**SWQ of Hwy 380 &  
Navo Rd  
Little Elm, TX**

# For Sublease

## Property Highlights

- 2,327 sf available in with large patio
- Prime end cap, 2<sup>nd</sup> generation restaurant
- Operating restaurant – Please do not disturb tenant
- Located on Hwy 380 that serves as major east-west highway connecting Denton to McKinney with several master planned communities like Hillwood’s Union Park with 3,200 lots and Paloma Creek with 5,000 lots
- Next to new Braswell High School with 2,400 students and a multi-purpose stadium

## Traffic Counts

- Hwy 380: 49,726 cpd
- Navo Rd: 6,701 cpd

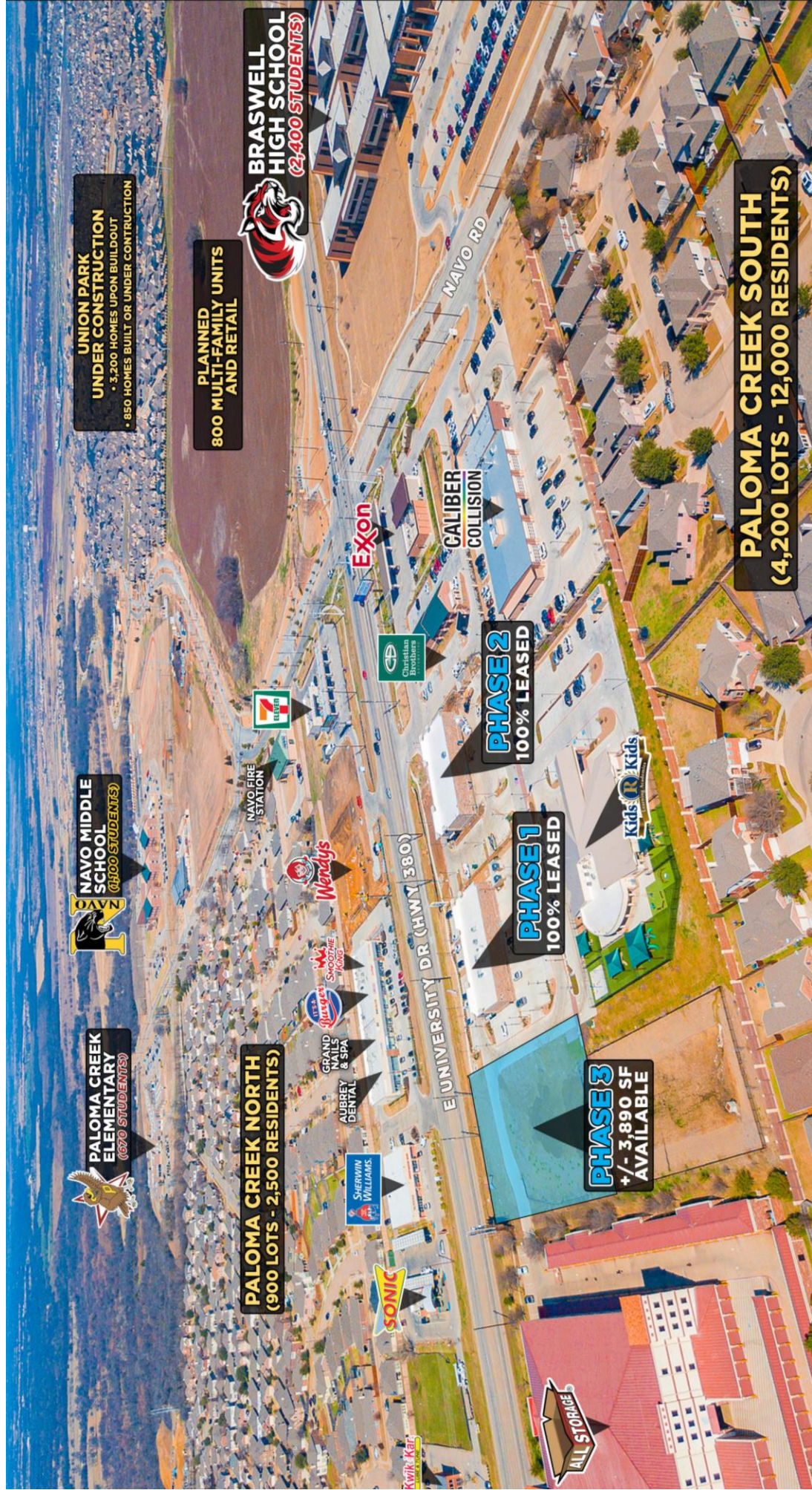
Demographics	1 mile	3 mile	5 mile
2020 Est population	16,099	57,756	130,709
Average Household Income	\$75,855	\$84,872	\$105,689
Daytime Population	4,142	12,589	35,618

## Surrounding Retailers:



**Jim Jamerson**  
+1 469 480 8832  
jim@seg-re.com





**UNION PARK**  
**UNDER CONSTRUCTION**  
 • 3,200 HOMES UPON BUILDOUT  
 • 850 HOMES BUILT OR UNDER CONSTRUCTION

**800 MULTI-FAMILY UNITS**  
**AND RETAIL**

**BRASWELL**  
**HIGH SCHOOL**  
**(2,400 STUDENTS)**

**NAVO MIDDLE**  
**SCHOOL**  
**(1,800 STUDENTS)**

**PALOMA CREEK**  
**ELEMENTARY**  
**(670 STUDENTS)**

**PALOMA CREEK NORTH**  
**(900 LOTS - 2,500 RESIDENTS)**

**Exxon**

**CALIBER**  
**COLLISION**

**PHASE 2**  
**100% LEASED**

**PHASE 1**  
**100% LEASED**

**PHASE 3**  
**+/- 3,890 SF**  
**AVAILABLE**

**PALOMA CREEK SOUTH**  
**(4,200 LOTS - 12,000 RESIDENTS)**

**7-Eleven**

**NAVO FIRE**  
**STATION**

**Wendy's**

**Subway**  
**SMOOTHIE**  
**BAR**

**GRAND**  
**NAILS**  
**& SPA**

**AUBREY**  
**DENTAL**

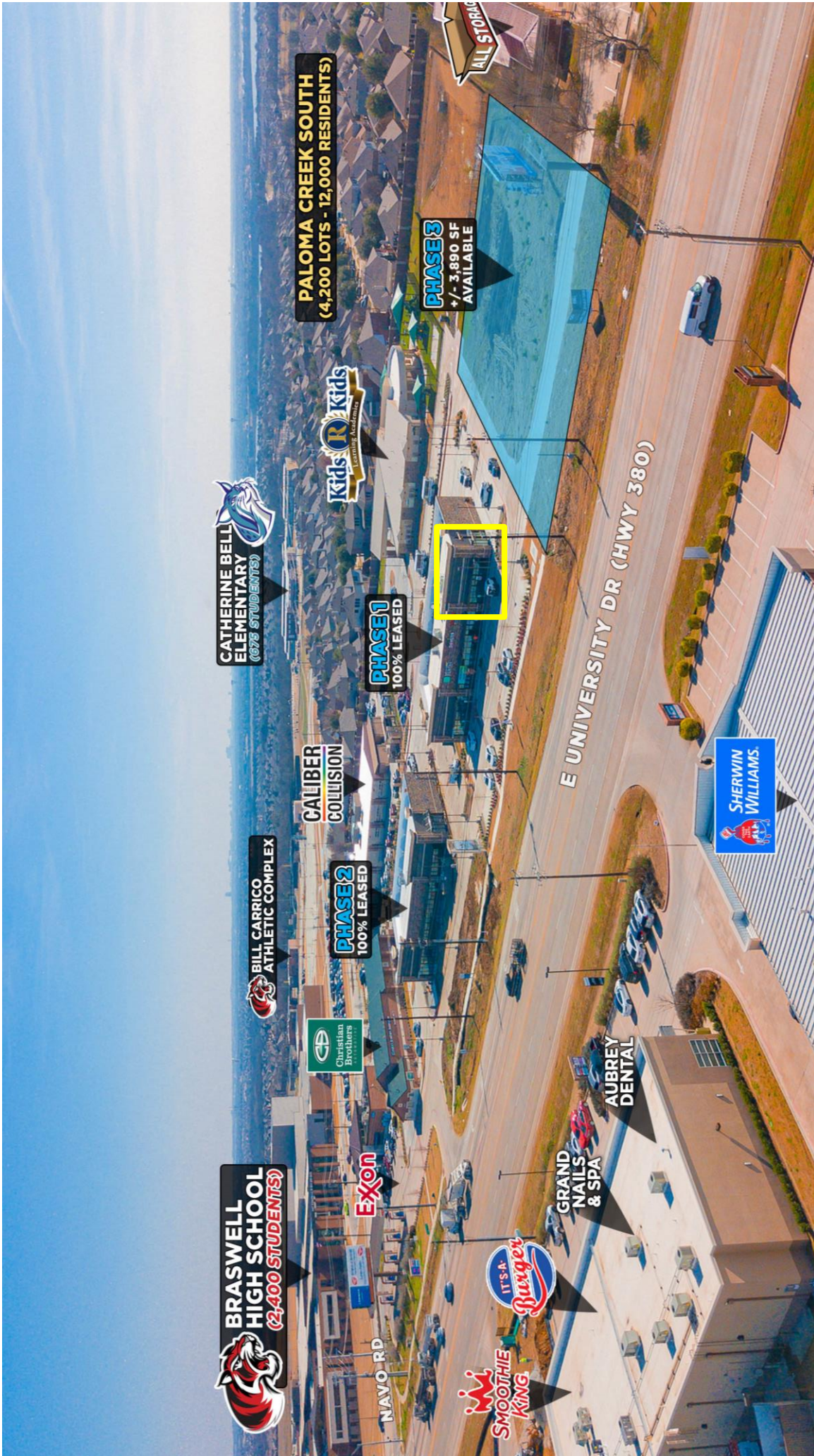
**SHERWIN**  
**WILLIAMS**

**SONIC**

**E UNIVERSITY DR (HWY 380)**

**NAVO RD**

**ALL STORAGE**



**CATHERINE BELL  
ELEMENTARY**  
(675 STUDENTS)

**PALOMA CREEK SOUTH**  
(4,200 LOTS - 12,000 RESIDENTS)

**Kids R Kids**  
Learning Academy

**PHASE 1**  
100% LEASED

**PHASE 3**  
+/- 3,890 SF  
AVAILABLE

**CATHERINE BELL  
ELEMENTARY**  
(675 STUDENTS)

**CALIBER  
COLLISION**

**BILL CARRICO  
ATHLETIC COMPLEX**

**PHASE 2**  
100% LEASED

**BRASWELL  
HIGH SCHOOL**  
(2,400 STUDENTS)

**Christian  
Brothers**

**Exon**

**SMOOTHIE  
King**

**GRAND  
NAILS  
& SPA**

**AUBREY  
DENTAL**

**SHERWIN  
WILLIAMS.**

**E UNIVERSITY DR (HWY 380)**

**NAVO RD**

**ALL STORES**

US HIGHWAY 380 (UNIVERSITY DR)

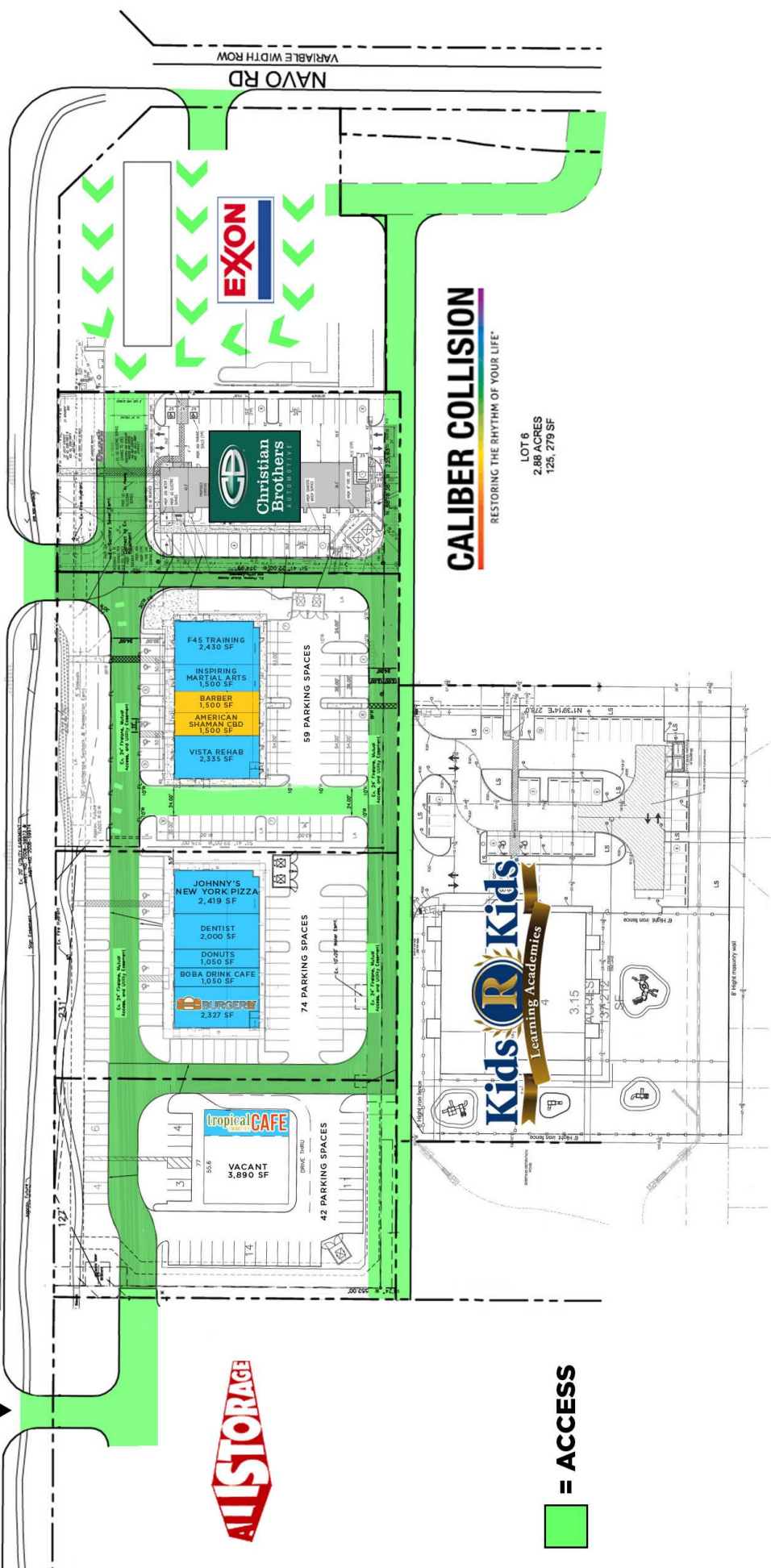
VARIABLE WIDTH ROW

EXISTING CURB CUT

U.S. HIGHWAY 380

NAVO RD

VARIABLE WIDTH ROW



**CALIBER COLLISION**

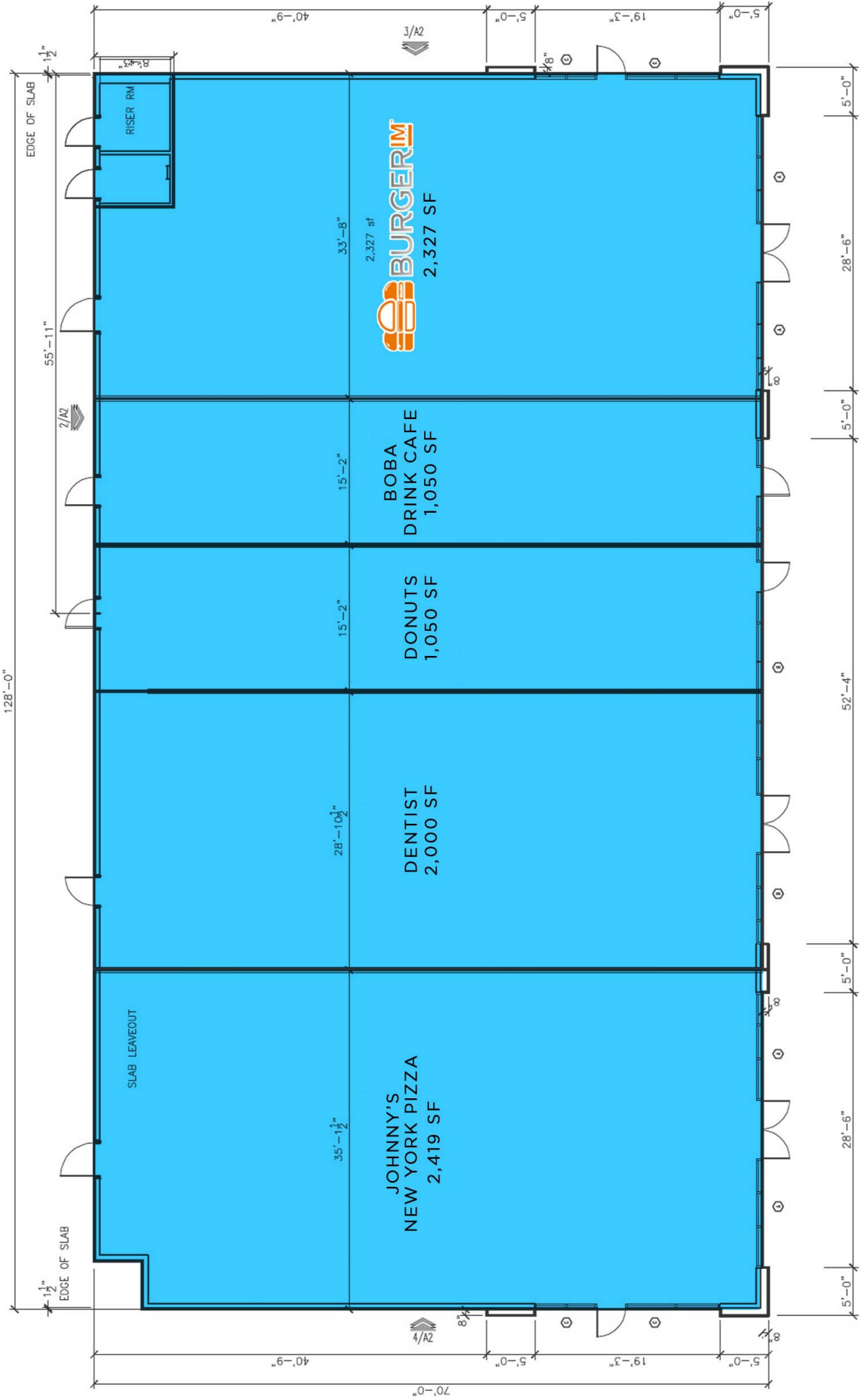
RESTORING THE RHYTHM OF YOUR LIFE™

LOT 6  
2.88 ACRES  
125,279 SF



**[Green Box]** = ACCESS

# PHASE I





# 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.

11-2-2015



### 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.

Segovia Retail Group LLC	9004086	jennifer@seg-re.com	214.379.8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
James F Jamerson	389746	jim@seg-re.com	469.480.8832
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date