

FOR LEASE



MAIN MARKETPLACE

NWC OF FM 423 & KING RD/MAIN ST

LITTLE ELM, TEXAS.



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Join **FLIX**BREWHOUSE™ and **TEXAS**
FAMILY FITNESS

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MAIN MARKETPLACE | 1690 FM 423, Little Elm, Texas

OVERVIEW

- ±1,300 SF Occupied but Available in Building G
- ±1,623 SF In-Line Space Available in Building D
- ±3,643 SF In-Line Space Available in Building J
- Anchored by Flix Brewhouse & Texas Family Fitness
- Adjacent to “Four Corners” Multi-family complex
- Development sits on NWC of FM 423 and King Rd
- Great visibility with multiple access points from both FM 423 & King St
- FM 423 is a main thoroughfare connecting travelers from US 380 to Hwy 121
- Plenty of parking
- Call for Pricing

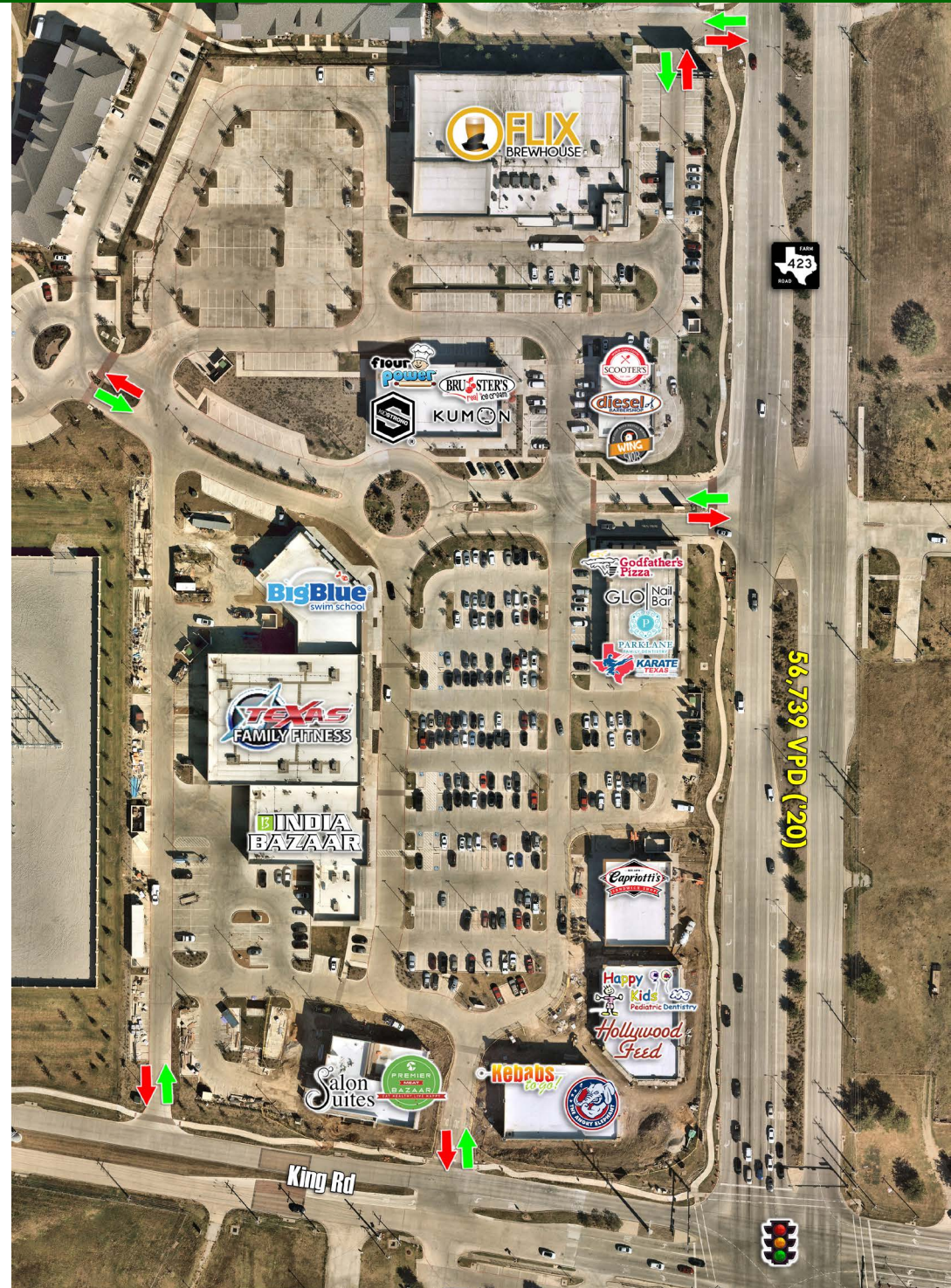
TRAFFIC COUNTS

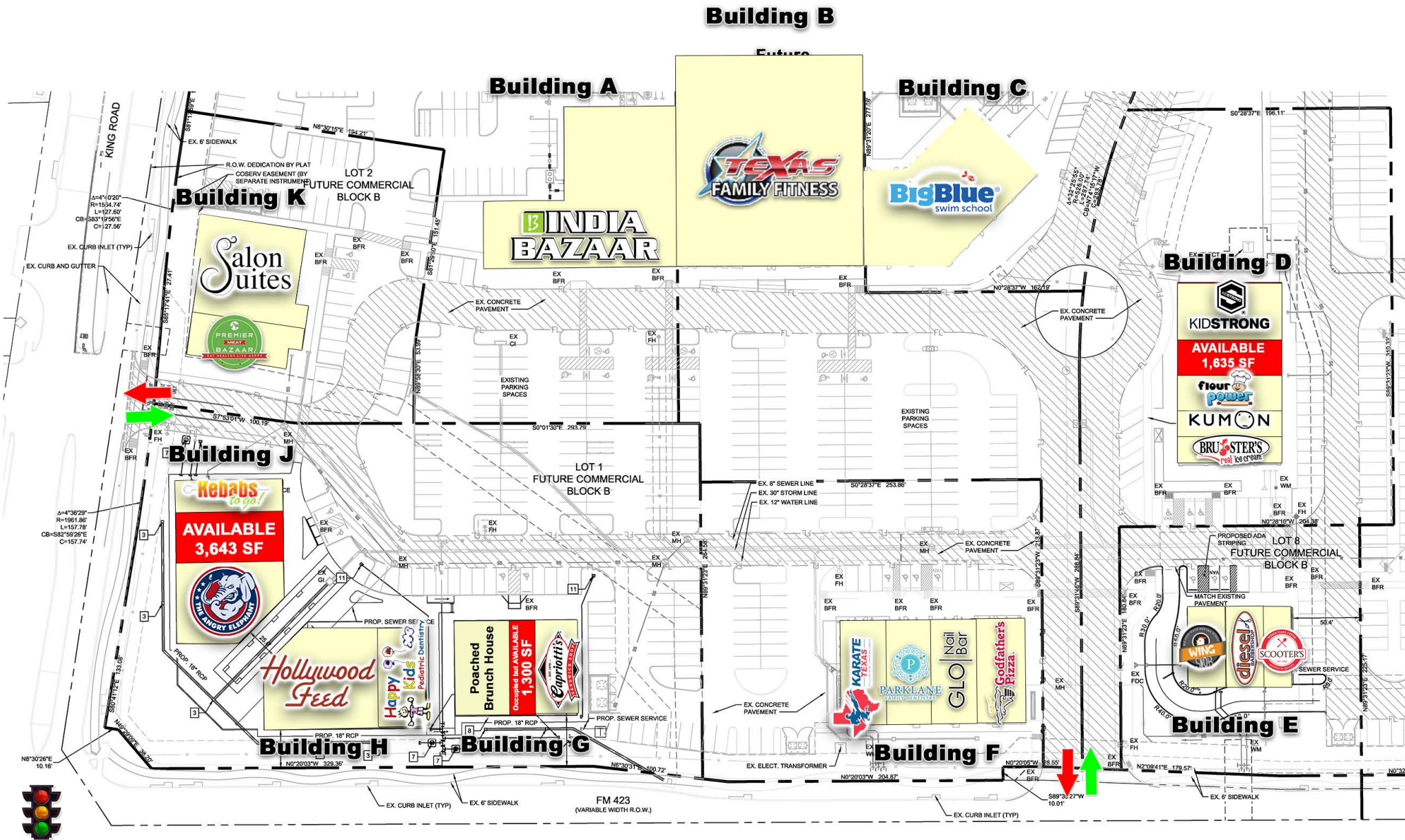
FM 423: 56,739 VPD (City of Little Elm 2020)

Main St: 23,735 VPD | King Rd: 10,728 VPD

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2020 Population	15,028	117,037	217,100
5 Yr. Proj. Growth	13.8%	12.95%	15.35%
Daytime Pop.	13,317	103,842	194,095
Avg HH Income	\$149,707	\$157,937	\$142,593





BUILDING D



BUILDINGS H & J



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