3325 & 3285 W Eldorado Pkwy

±9.5 Acres | ±9 Acres Fully Paved

Investor/Owner-User Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Drew Boroughs
Vice President
(214) 295-2790
Drew.Boroughs@matthews.com
License No. 726278 (TX)

Brady Beasley
Associate
(214) 764-2107
brady.beasley@matthews.com
License No. 827107 (TX)

Patrick Graham
Broker of Record
Broker Lic. No.: 528005 (TX)
Firm Lic. No.: 9005919 (TX)

MATTHEWS™

PROPERTY OVERVIEW

3325 W Eldorado Pkwy
Little Elm, TX 75068

INVESTMENT HIGHLIGHTS

- **±9.5 Acres | ±9 Acres Fully Paved**
  The property consists of approximately 9.5 acres, with approximately 9 acres fully paved. The extensive paving is a major improvement to the site and provides a future owner with a highly functional property for outdoor storage, equipment, vehicles, or a variety of owner-user operations.
- **Located in the ETJ**
  The property is located within the ETJ, providing additional flexibility for a future owner when considering the current operation and potential long-term uses of the property.
- **Strong Eldorado Parkway Location & Visibility**
  Located directly along W. Eldorado Parkway, the property offers excellent visibility, frontage, and access. The location provides exposure along a major roadway while being positioned in a growing area of Little Elm.
- **Established Boat & RV Storage Operation**
  A large portion of the property is currently operated as boat and RV storage, providing an incoming buyer with existing income from day one. The established operation also gives a buyer the ability to continue generating revenue while evaluating additional opportunities across the site.
- **Flexible Short-Term Rental Structure**
  The majority of the existing boat and RV storage agreements are structured on approximately six-month terms. This provides a future owner with flexibility to maintain the existing operation while still having the ability to reposition portions of the property over time.
- **Multiple Areas with Additional Income Potential**
  Several portions of the property are currently owner-occupied, vacant, or not generating rental income. This includes the approximately 2.5-acre owner-occupied stone yard, additional frontage along the eastern side of the property, a vacant residence, and a newly constructed ±4,000 SF warehouse. These areas provide a future owner with multiple opportunities to increase utilization and potentially grow the property's income.

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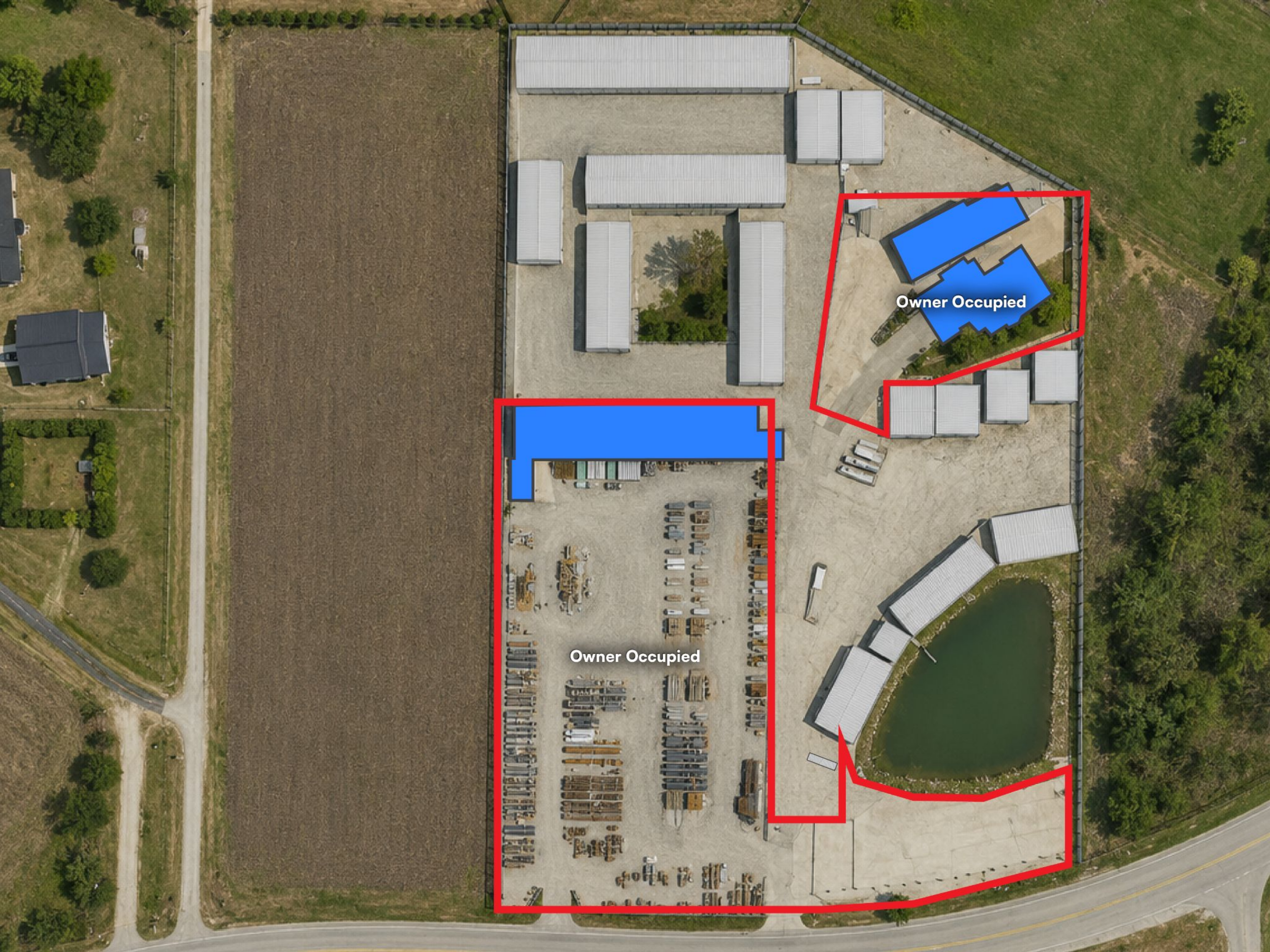
Little Elm, TX 75068

$6,000,000
Asking Price

Property Summary

AC	±9.49 AC
AC Paved	±9.00 AC
# Units Undercover	132
# Units Not Covered	17
# of Buildings	5 (2 offices, 2 houses, 1 warehouse)
Zoning	ETJ

N
New Construction
Lakeshore Bluffs
±57 Homes
Shady Shores Elementary
±554 Students
Lakeside at Cielo Ranch
±30 Homes
irby
CoServ
STEEL-IQ
United Rentals
TEX CITY ROOFING
Lewisville Lake
Lewisville Lake Toll Bridge ± 14,255 VPD
35E
± 92,900 VPD
Lake Dallas Middle School
±843 Students
Lakeview Airport
±3.5 Miles Away
Lake Dallas Elementary
±500 Students
New Construction
Ladera Little Elm
±263 Homes
Jerry R. Walker Middle School
±1,200 Students
New Construction
Perry Homes
±115 Homes
New Construction
South Oak
±520 Homes
Pkwy ± 13,800 VPD
W Eldorado
New Construction
Northshore at Lakewood Village
±80 Homes
New Construction
The Arbours
±27 Homes
Subject Property
Google Earth


Owner Occupied
Owner Occupied

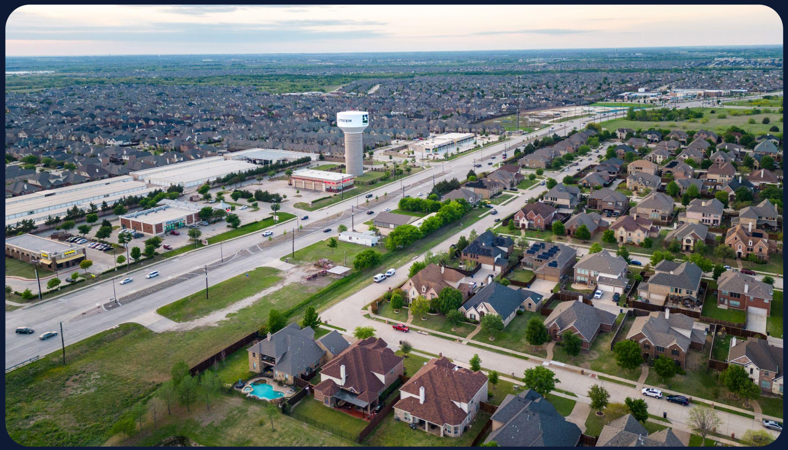
PROPERTY PHOTOS

MARKET OVERVIEW

3325 & 3285 W Eldorado Pkwy
Little Elm, TX 75068

LITTLE ELM, TX

Market Demographics



62,727
Total Population

$119,219
Median Household Income

35.4
Median age

635 SF
Total Industrial Space

Local Market Overview

Little Elm is positioned within the rapidly expanding northern Dallas–Fort Worth corridor, benefiting from sustained residential growth, a highly educated workforce, and access to major employment centers across Frisco, Plano, Denton, and the broader Metroplex. The U.S. Census Bureau estimates the town's population at approximately 62,700, representing growth of more than 36% from its 2020 population base. Median household income exceeds $119,000, while approximately 44% of adults hold a bachelor's degree or higher. These fundamentals support a substantial labor pool and growing demand for distribution, service-industrial, flex, and last-mile facilities serving northern DFW.

The area also benefits from proximity to SH 121, FM 423, U.S. 380, the Dallas North Tollway, and Interstate 35E. Continued investment along the U.S. 380 corridor is improving regional mobility as northern Denton and Collin counties absorb additional households and businesses. Little Elm combines proximity to established employment centers with access to Lewisville Lake and an expanding commercial base, creating favorable conditions for industrial users seeking access to both workforce and consumers.

Population	1-Mile	3-Mile	5-Mile
2020 Population	1,617	17,351	86,790
2025 Population	2,200	21,569	104,312
2030 Population Projection	2,528	24,493	117,889
Annual Growth 2020-2025	7.2%	4.9%	4.0%
Annual Growth 2025-2030	3.0%	2.7%	2.6%
Households	**1-Mile**	**3-Mile**	**5-Mile**
2020 Households	574	6,148	30,927
2025 Households	785	7,649	37,363
2030 Household Projection	904	8,702	42,327
Annual Growth 2020-2025	7.5%	5.2%	4.6%
Annual Growth 2025-2030	3.0%	2.8%	2.7%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$180,437	$132,808	$139,213

Dallas-Fort Worth, TX

Dallas-Fort Worth is the **#1 industrial market in the United States** by total inventory, supported by its central location, extensive transportation infrastructure, and strong population growth. The region serves as a major logistics and distribution hub for companies operating across the country.

Geographic Center of Sun Belt Region
~90% of U.S. Population Reached in Two-Day Drive

1B+ SF of Industrial Inventory
Logistics, E-Commerce, & Distribution Operators

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | **2025 Dataset**

8.5M+
Total Population

Fastest-Growing Metro in the United States

Supply Chain Shifts & Sun Belt Logistics Hub

Dallas-Fort Worth's position at the center of the rapidly growing Sun Belt and its proximity to major Gulf Coast ports and the southern U.S. border have made it a critical hub in evolving national supply chains. As companies diversify away from traditional West Coast entry points, freight entering through Texas ports and border crossings is increasingly routed through Dallas distribution centers before being shipped across the country. This shift has strengthened DFW's role as a central logistics and warehouse hub for national distribution networks.

Geographic Center of the Fastest Growing U.S. Region

Strong Population & Business Growth Increases Demand for Distribution

Dallas as National Distribution Hub

Dallas warehouses act as **national redistribution** points for goods moving across United States

Port of Houston Cargo Growth

3.8M+ TEUs Annually One of the fastest-growing container ports in the U.S.

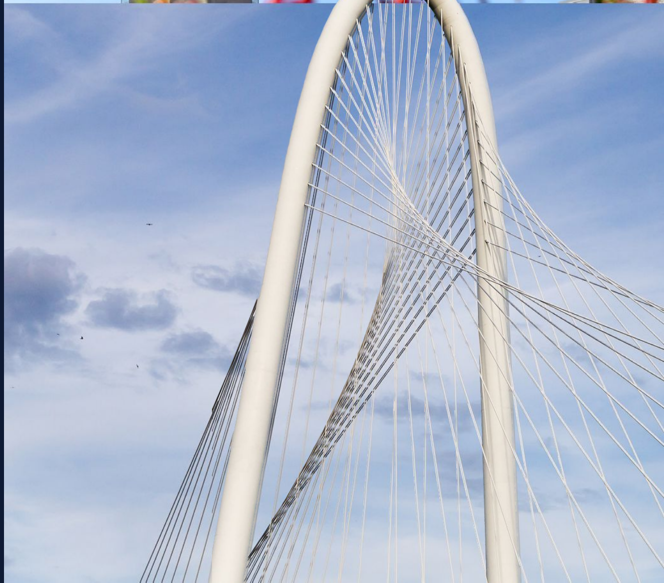
Gulf Coast Trade Expands Container volume up 17% from 2020-2023

Cross-Border Laredo Trade

Largest U.S. Inland Port by Trade Volume

$300B+ in Annual Trade Major gateway for automotive, manufacturing, & consumer goods supply chains

Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | **2025 Dataset**



DFW Industrial Performance

6.2%
Market Cap Rate

8.9%
Vacancy Rate

4.4%
Rent Growth

$34.8M+
Sales Volume

$141
Price Per SF

$10.12
Asking Rent Per SF

39.2M+
SF Under Construction

Dallas-Fort Worth continues to demonstrate strong industrial market performance supported by sustained tenant demand, expanding logistics networks, and continued warehouse development. Strong leasing activity and ongoing construction highlight the region's role as a major national distribution hub while investment activity reflects continued confidence in the market's long-term growth.

Source: CoStar Group | **2025 Dataset**

Demand Drivers & Major Tenants

Dallas-Fort Worth's industrial market is supported by large national tenants that operate extensive logistics and distribution networks throughout the metro. These companies occupy large-scale facilities that drive leasing activity and continue warehouse development.

E-Commerce & Logistics

Expansion of distribution networks in increases demand for large fulfillment centers, often exceeding **500K-1M+ square feet.**

UPS

amazon

FedEx

Major Retailer Hubs Supplying Stores Throughout the South

TARGET

Walmart

THE HOME DEPOT

Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | **2025 Dataset**

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BOR Name | Patrick Graham | Broker Lic. No.: 528005 (TX) | Firm Lic. No.: 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1080 State Hwy 121, Lewisville, TX 75057 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

11-2-2015

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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 ______