

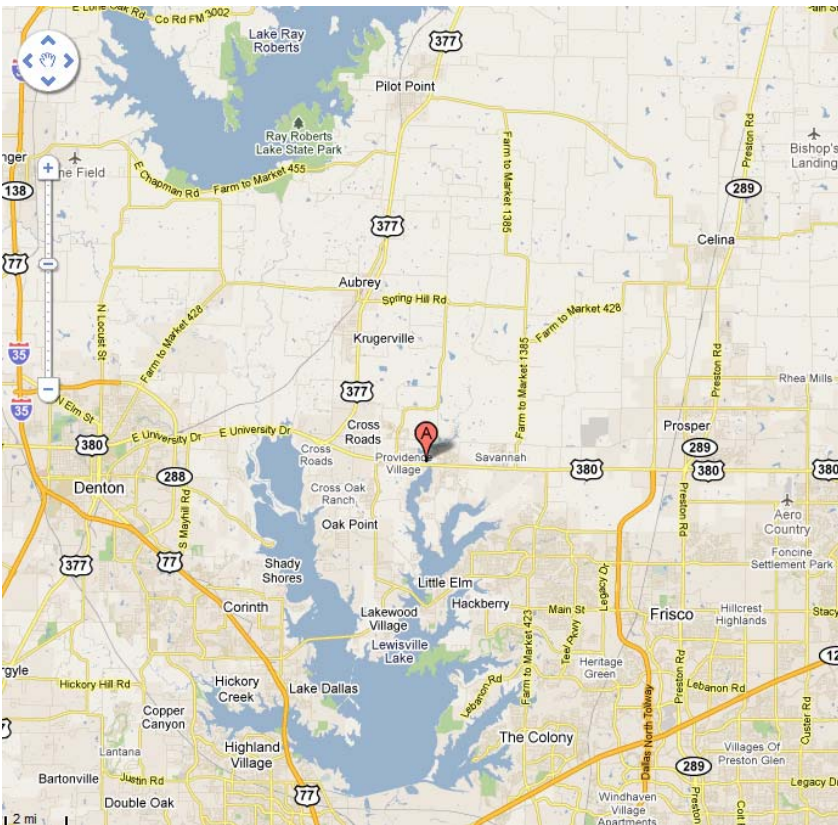


62.775 Acres - Little Elm, TX
Mixed Use Development Opportunity
26671 E US 380 Little Elm, TX 76227
\$12,000,000 - \$4.38 Per Gross Square Foot



26671 E US 380 Little Elm, TX 76227

FEATURES:



- **Office/Commercial/Retail/Multi-family: mixed use**
- **11.1 Acre Flood Plain –See Survey**
- **Spring Fed Lake: Waterfront Views**
- **Property Currently Earns \$32k/yr from Billboard Signs & Cell Tower**
- **Traffic Count: 28,000 Cars Per Day**
- **2,481 ft Frontage on US 380**
- **Adjacent to Residential Communities**

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PALOMA CIRCLE

Lake Lewisville

CEDAR LAKE DR

PROVIDENCE E HWY 280258

PROV 300 E

150 80 0 150 Feet

