

# CENTURY 21

Judge Fite Company



## CORNER OF ELDORADO AND HA NWC ELDORADO AND HART RD

LITTLE ELM, TX 75068



\$2,812,000



0 sqft

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## DESCRIPTION

Excellent 4.404 acres of vacant land, zoned light commercial, at the retail corner of fast-growing Little Elm, which has grown over 45% in the past 5 years. Excellent Demographics: 113,720 people with household incomes over \$108,471 within a 5-mile radius of the site. Site is located across Hart Road from the new 7,500 seat Little Elm ISD Athletic Complex. The recently opened Lake Lewisville Toll Bridge will ensure that traffic counts will double in the near future.

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20980153  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** None  
**LIST DATE:** 06/26/2025

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 4.4  
**LOT SIZE (SQFT):** 191,838

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Kavitha Pindi 

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**BROKERED BY:** DHS Realty