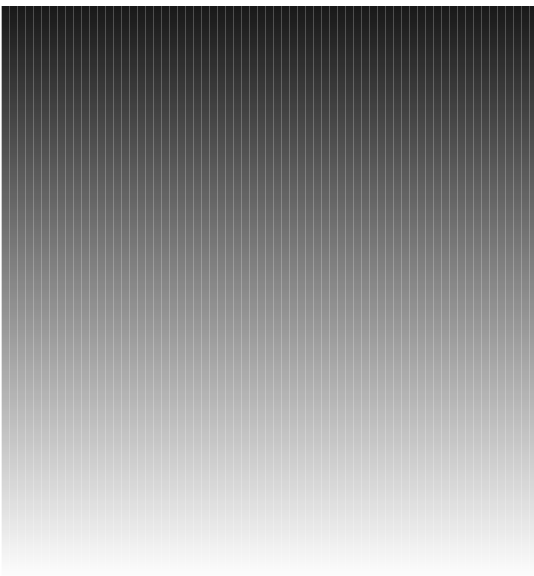
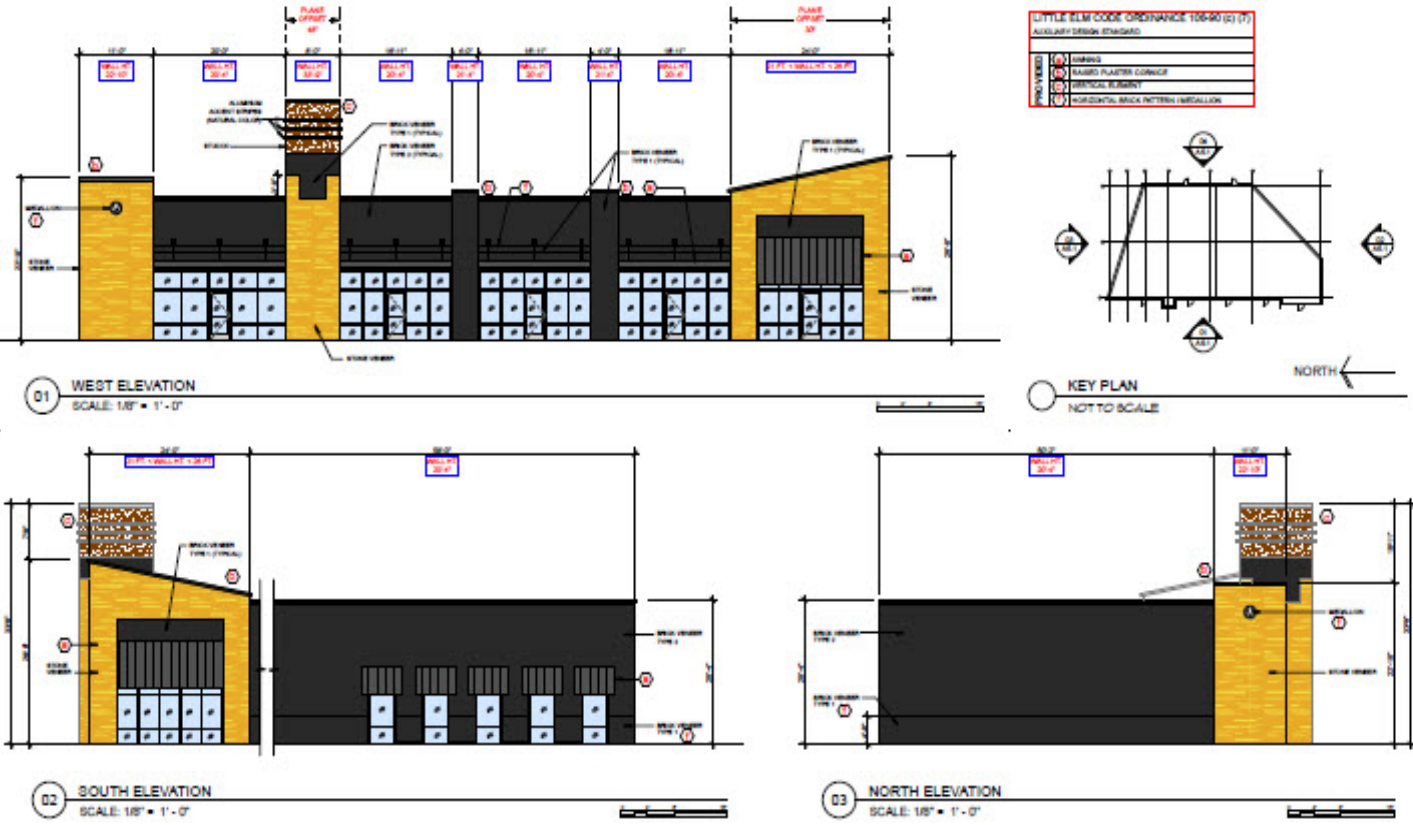


Victory Shops @ Creekside

2043 FM 423 | Little Elm, TX 75068



NEW CONSTRUCTION RETAIL CENTER. 3350 SF WITH PATIO AVAILABLE. ESTIMATED COMPLETION DATE SEPTEMBER 2015. GREAT LOCATION WITH HIGH HH INCOME.

LOCATED AT THE SEQ OF FM 432 AND FM 720 ACROSS FROM RACETRAC GAS STATION.

Demographics / Traffic Counts

	1 mile	3 mile	5 mile
Population	14,316	75,825	139,556
AVG HH Income	\$119,005	\$123,358	\$116,496

FM 423: 25,985 VPD

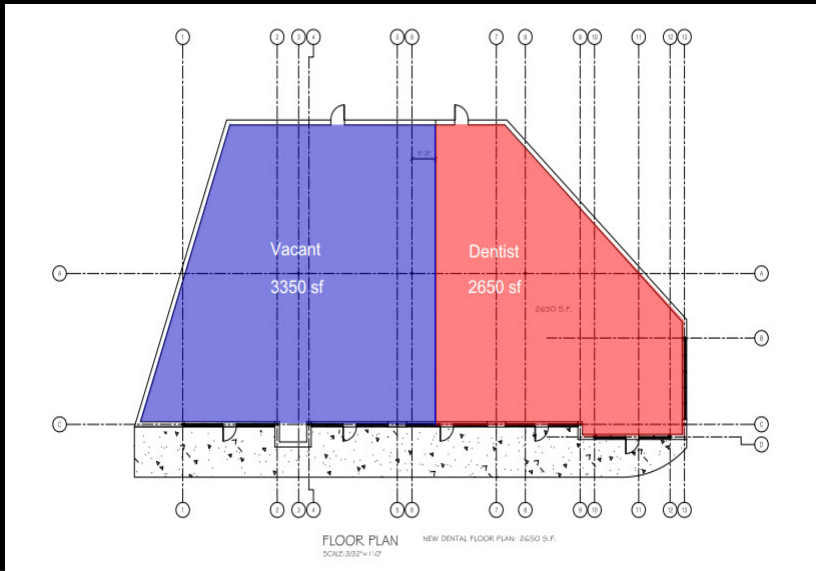
Building Sq Ft 6000
 Available Sq Ft 3350
 Base Rent: \$29 psf
 NNN: \$6.50
 TI:\$25



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