



40,634 VPD 

E UNIVERSITY DR



±5.37 ACRES

COMMERCIAL LAND FOR SALE

2340 S ELM RIDGE RD
LITTLE ELM, TX 75068

MIKE BRISTOL
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PROPERTY DETAILS

2340 S ELM RIDGE RD
LITTLE ELM, TX 75068



- ✓ **LOT SIZE:** ±5.37 ACRES | APPROX. 618' HWY 380 X 384' DEEP
- ✓ **ZONING:** LC IN LITTLE ELM
- ✓ **FRONTAGE:** ±618' OF FRONTAGE
- ✓ **PRICE:** \$6,000,000.00

IMPROVEMENTS:

HOUSE WITH \$1,000 MONTHLY INCOME

BILLBOARD WITH \$1,700 MONTHLY INCOME, EXPIRED LEASE

OFFERED WITH AG EXEMPTION

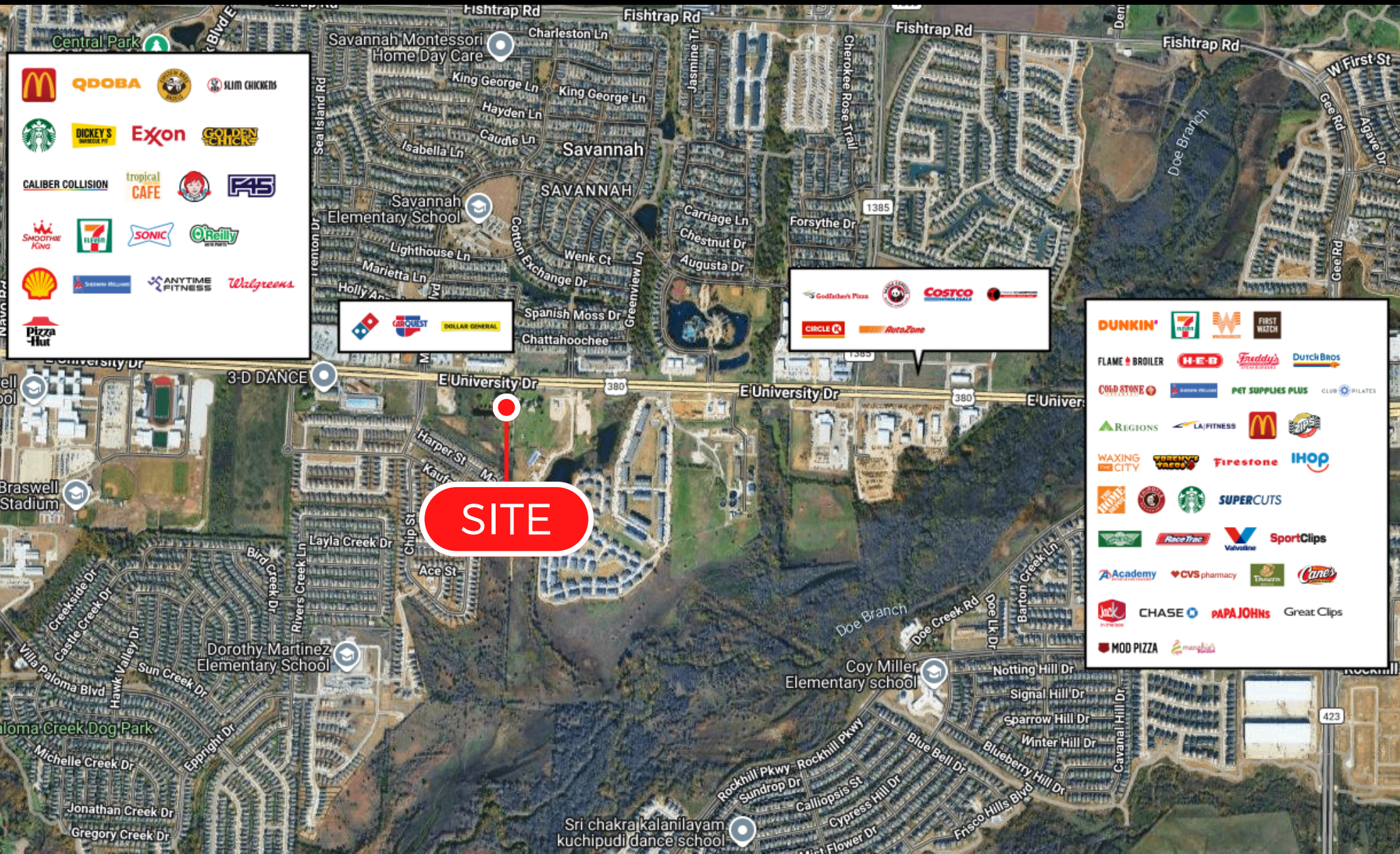
2026 DEMOGRAPHICS

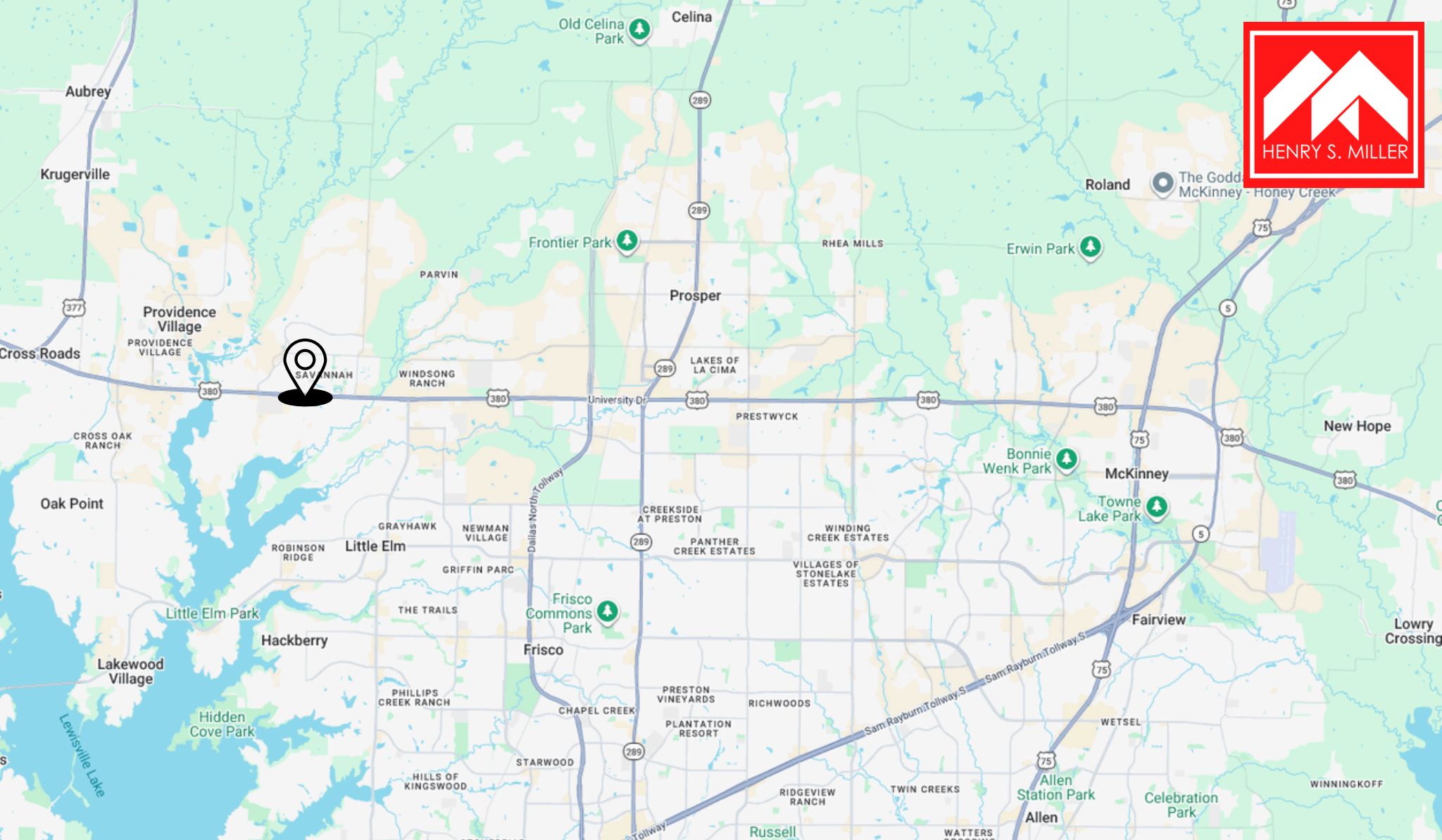
DISTANCE	1-MI	3-MI	5-MI
POPULATION	18,980	103,586	209,973
ESTIMATED HOUSEHOLDS	6,783	35,103	72,332
PROJECTED ANNUAL GROWTH (2026-2031)	5.2%	5.9%	5.1%
MED. HH INCOME	\$133,701	\$148,341	\$150,077



NEARBY TENANTS

2340 S ELM RIDGE RD
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CONTACT OUR TEAM

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