



# ROYAL COURT - SINGLE FAMILY HOMES FOR SALE

## LITTLE ELM - FRISCO ISD

Explore our vibrant 47 Single Family Homes community in Little Elm, offering modern 3, 4 & 5-bedroom homes with 3 baths and a patio. Located in the esteemed Frisco ISD, it's perfect for families. Enjoy easy access to Dallas, top-notch schools, premier shopping, and nearby airports. With parks, excellent schools, and the University of Dallas nearby, education and recreation are within reach. Plus, abundant career opportunities with Fortune 500 companies nearby ensure a bright future.

**CALL FOR INFO/SALE PRICE**

**NEARBY**



SE Corner of Witt Rd & King Rd,  
Frisco, TX 75036



### TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume
FM 423	King Rd S	25,587
Main Street	FM 720 W	25,723
King Rd	FM 423 E	6,256

**MUKESH PARNA**

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☎ (972) 897-2002

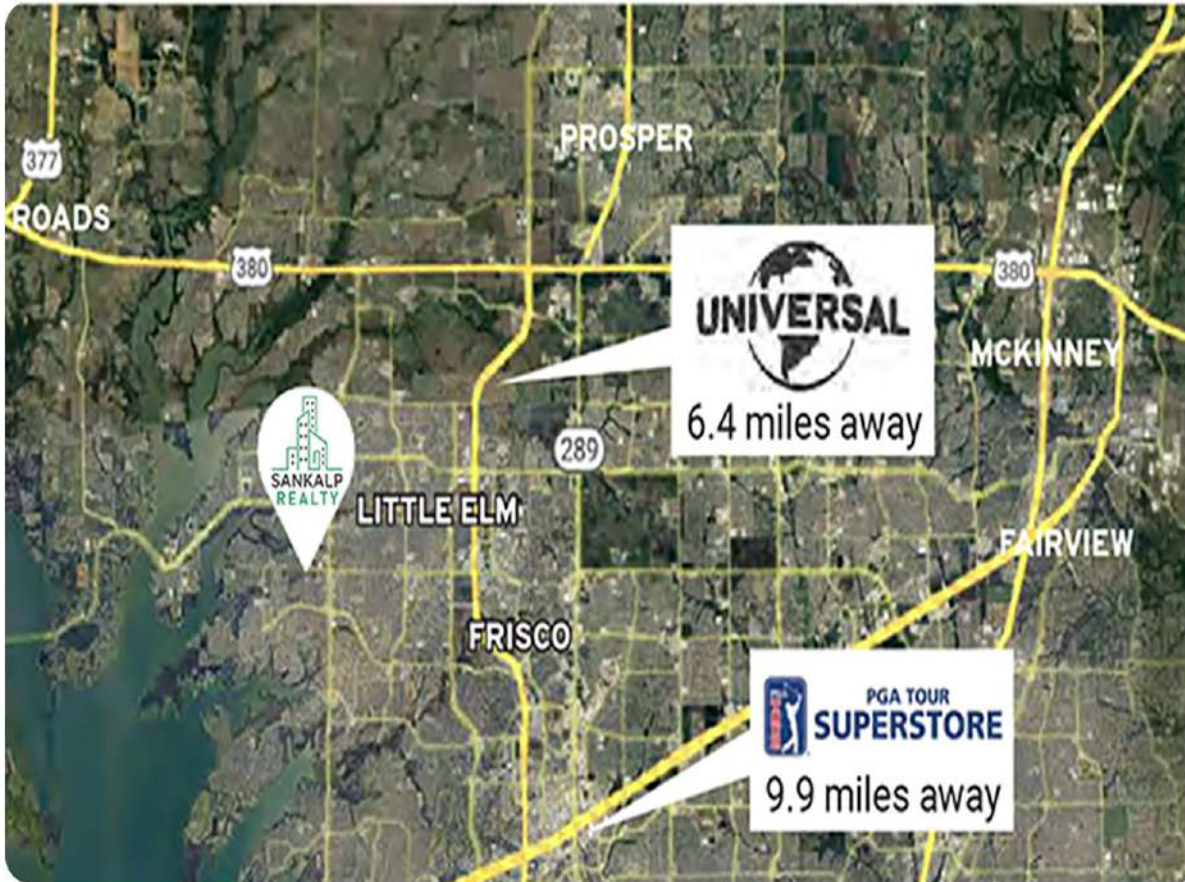
8195 Custer Rd, Suite #200A,  
Frisco, TX 75035



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## LITTLE ELM - FRISCO ISD

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### HIGHLIGHTS

- Pre-Plat Approved.
- The backyard retreat boasts extended stamped concrete patios and landscaping, perfect for entertaining, located in Little Elm, TX.
- This vibrant community offers highly sought-after Frisco ISD schools, proximity to shopping, entertainment, employment opportunities, and access to community parks, golf courses, and Lewisville Lake.
- Quick access to major highways and nearby shopping destinations makes it an ideal neighborhood.
- Close to high customer density areas - Frisco, Little Elm, The Colony.

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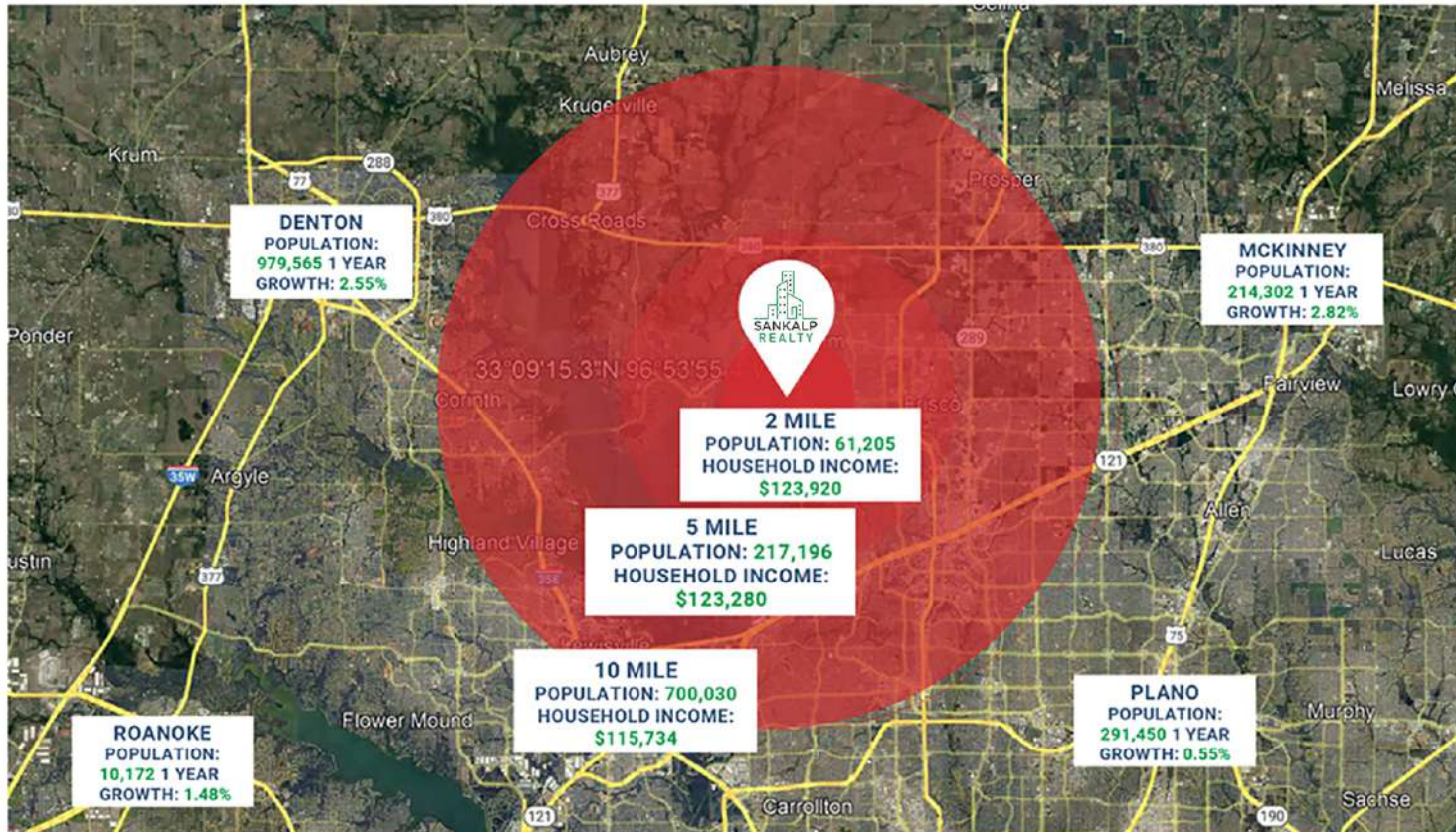


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SE Corner of Witt Rd & King Rd,  
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### DEMOGRAPHICS



	2-Mile	5-Mile	10-Mile
Total Population	61,205	217,196	700,030
Avg Household Income	\$148,617	\$150,517	\$141,340
Median Household Income	\$123,290	\$123,280	\$115,734

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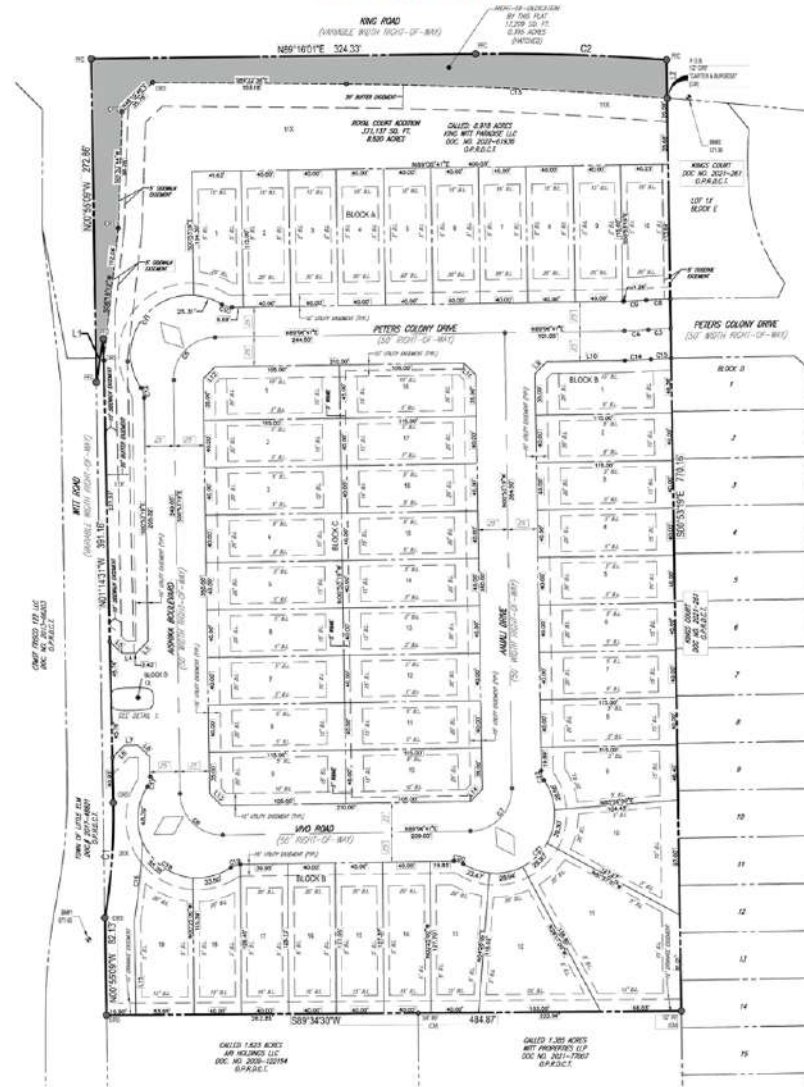
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## LITTLE ELM - FRISCO ISD

### SITE PLAN



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## LITTLE ELM - FRISCO ISD

### FLOOR PLAN - 1

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## LITTLE ELM - FRISCO ISD

### FLOOR PLAN - 2

SE Corner of Witt Rd & King Rd,  
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# ROYAL COURT - SINGLE FAMILY HOMES FOR SALE

## LITTLE ELM - FRISCO ISD

### FLOOR PLAN - 3

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## LITTLE ELM - FRISCO ISD

### FLOOR PLAN - 4

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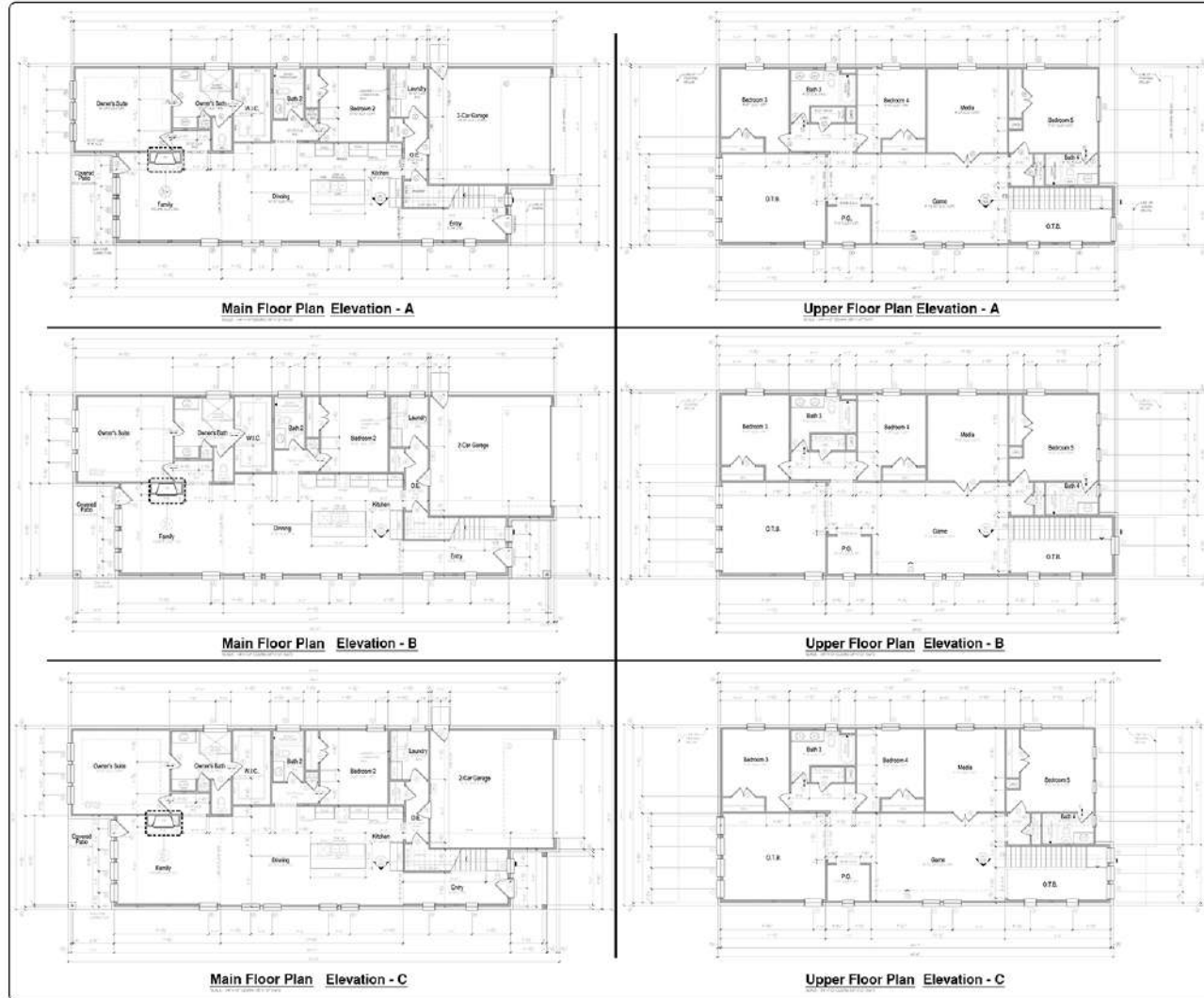


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## LITTLE ELM - FRISCO ISD

### FLOOR PLAN - 5

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## LITTLE ELM - FRISCO ISD

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### RENDERINGS



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### RENDERINGS



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### NEARBY RETAIL



**SUBJECT PROPERTY**

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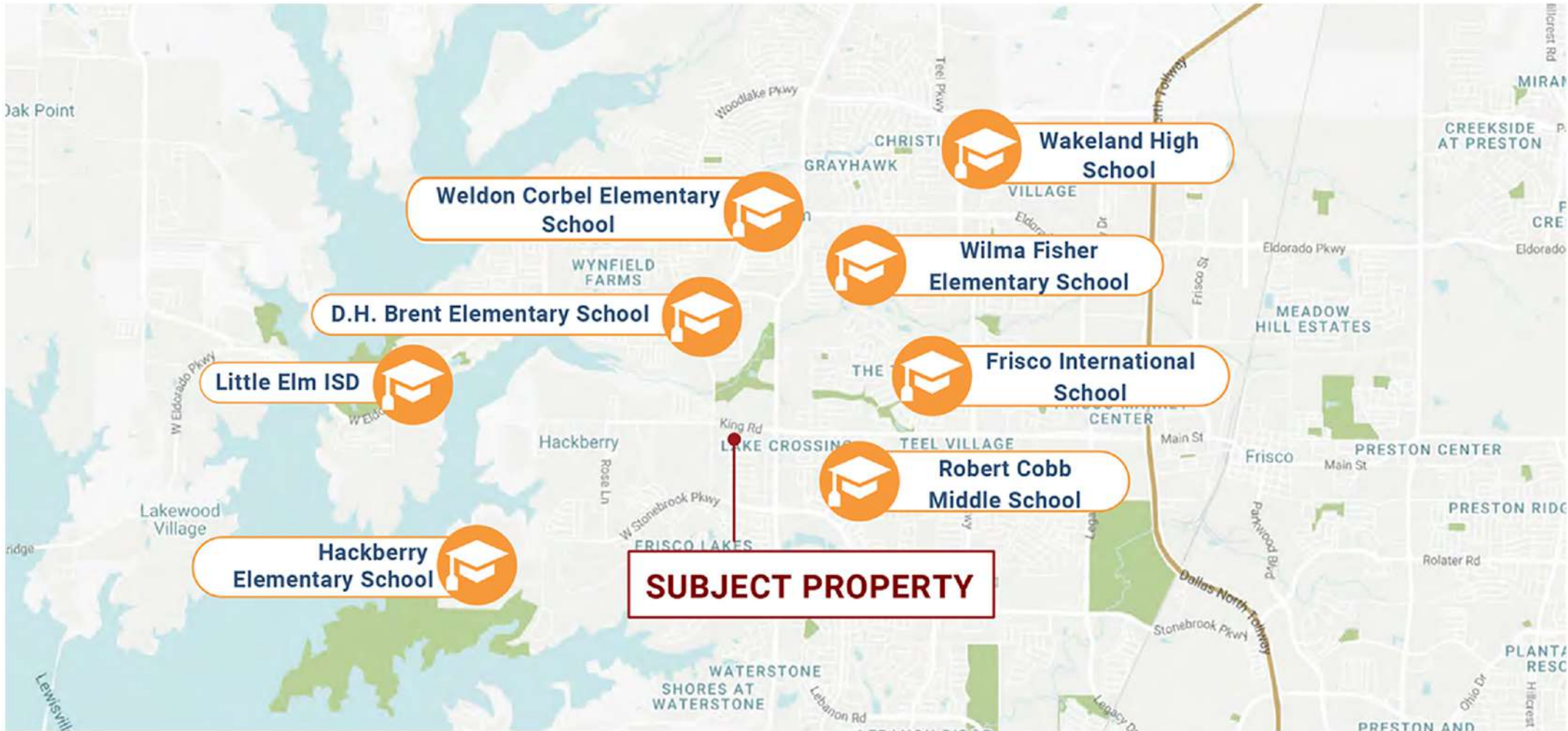


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FRISCO ISD



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NEARBY SINGLE FAMILY DEVELOPMENT



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# 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.

## 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.

### Sankalp Realty LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date