

Lakeside Shops and Business Park, LLC

Planning for 10,800 feet retail/restaurant
Office warehouse space designed at 43,000SF



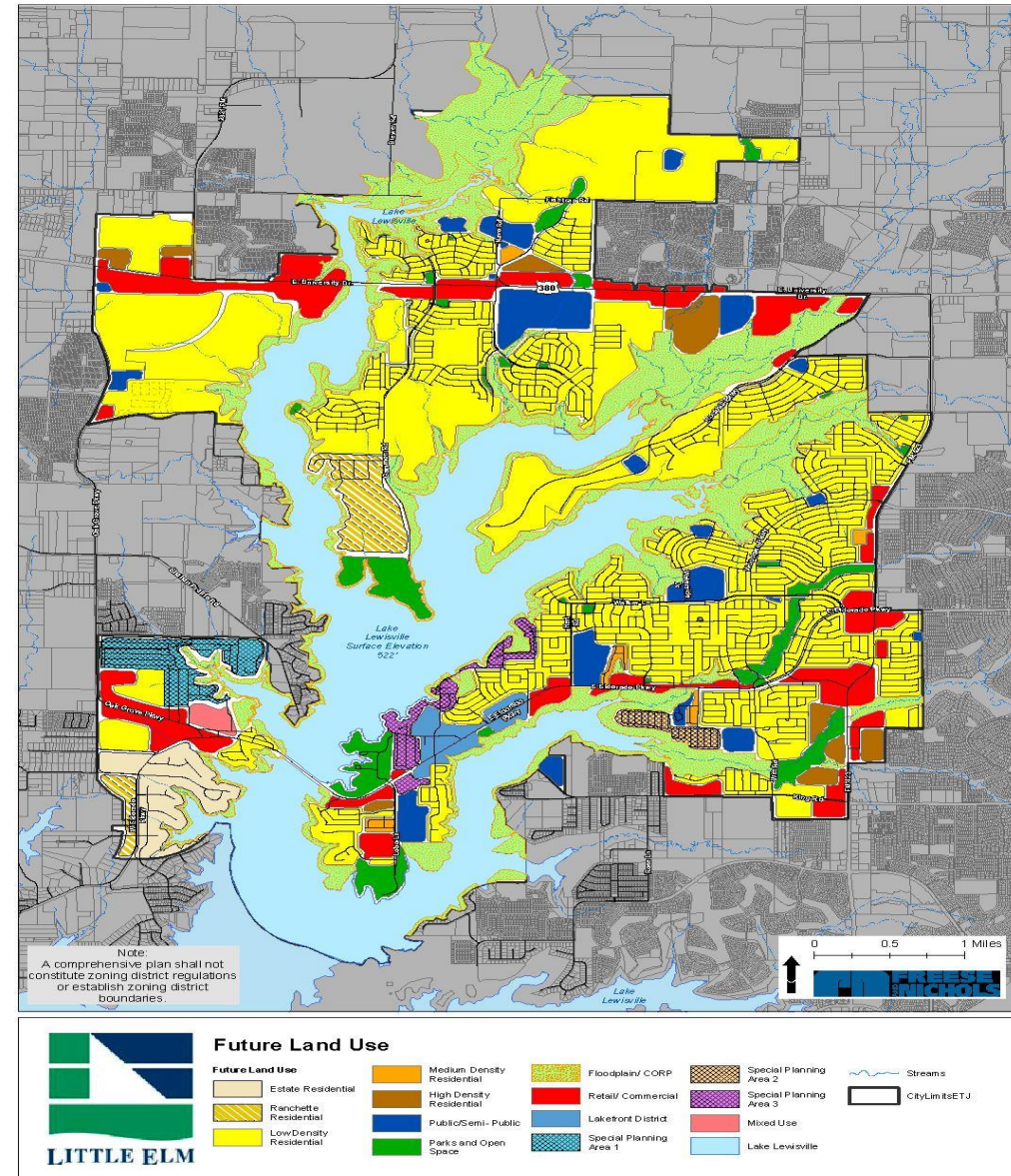
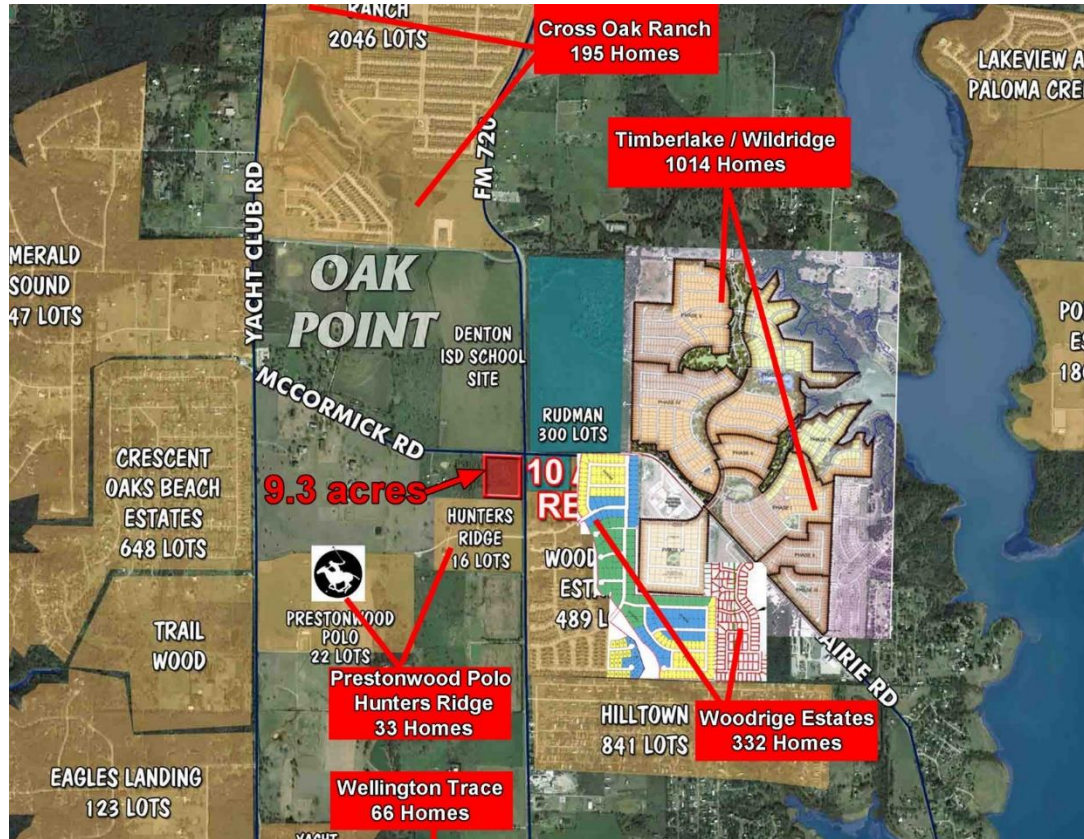
Contact Dan Kelleher- 972-897-7592 or Dan@asapstarters.com

Property Highlights

- Located on the west side of Little Elm-Targeted as the next growth market for the city
- Positioned near major intersection of Eldorado and Highway 720. Three miles from the Lake Lewisville Toll Bridge that connects east and west Denton County and five miles south of highway 380
- Presently heavy new home construction in five-mile radius with over 5,000 units planned
- New Walker Middle School opened on Eldorado with 2,000 students. Walking distance
- All buildings will have 100% brick elevations
- All Buildings have 100% HVAC- Premium conditioned space
- Office spaces range from 2,000 to 5,000SF
- Security and Gated Property in rear

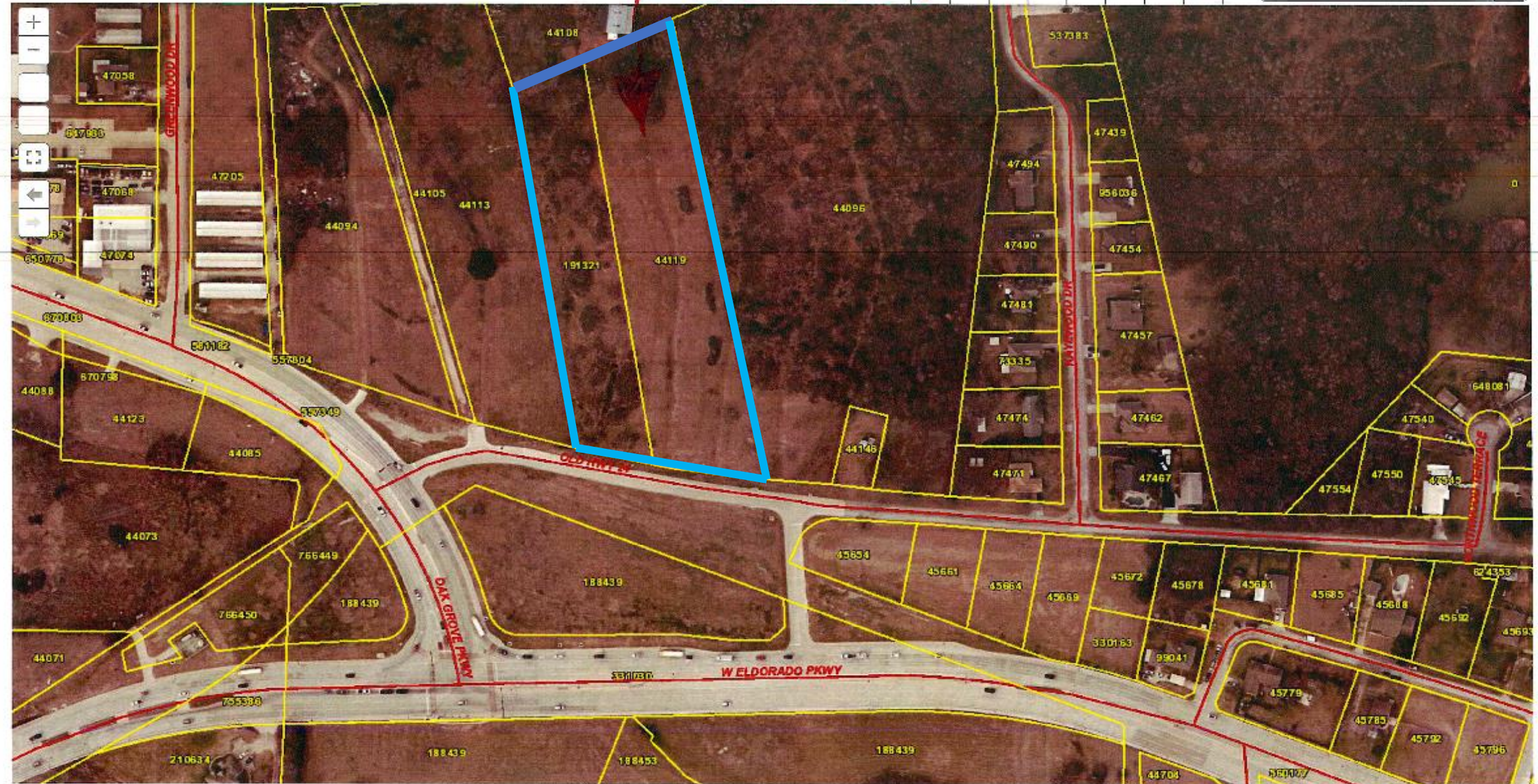
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Hwy 720 Corridor (Eldorado to Hwy 380) North of Subject project



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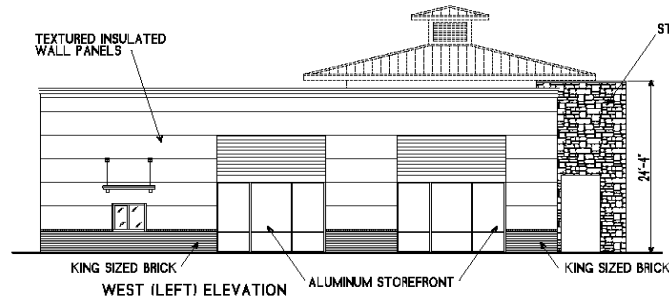
OUR LOT



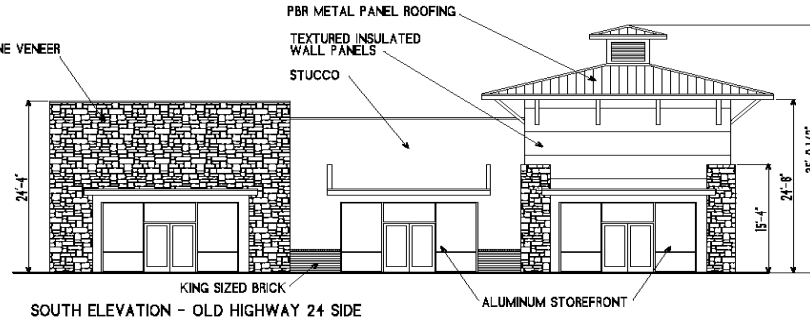
Drive Thru Included and retail approx. 11,200SF



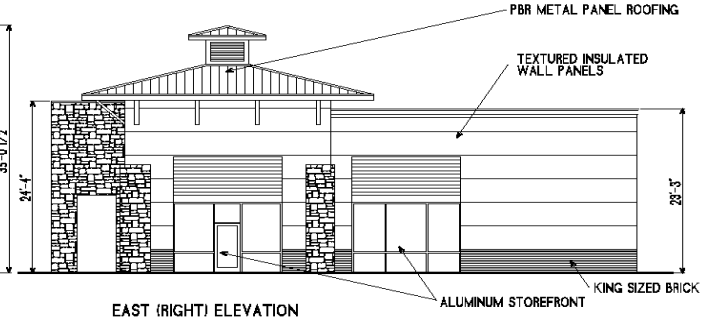
BACK ELEVATION (NOT SHOWN)
 TEXTURED PANELS = 1736 S.F. 98%
 METAL DOORS = 24 S.F. 1%
 TOTAL AREA = 1760 S.F.



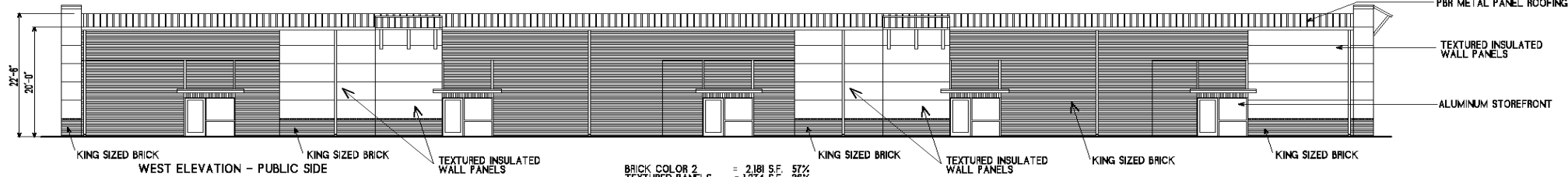
STONE = 145 S.F. 10%
 TEXTURED PANELS = 890 S.F. 61%
 STOREFRONT GLAZING = 253 S.F. 18%
 HARDI SIDING = 165 S.F. 11%
 TOTAL AREA = 1,453 S.F.



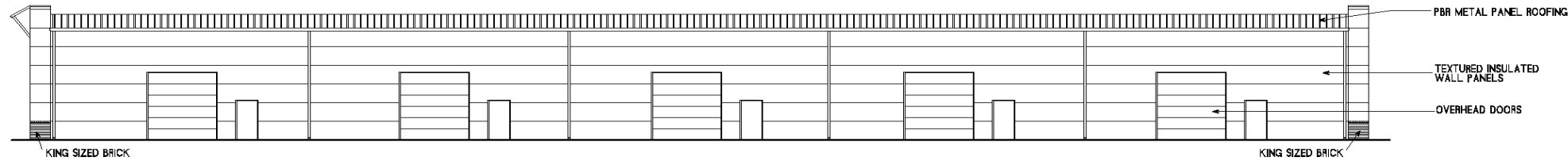
STONE = 581 S.F. 32%
 TEXTURED PANELS = 238 S.F. 17%
 STOREFRONT GLAZING = 480 S.F. 27%
 STUCCO = 427 S.F. 24%
 TOTAL AREA = 1,786 S.F.



STONE = 304 S.F. 18%
 TEXTURED PANELS = 358 S.F. 54%
 STOREFRONT GLAZING = 233 S.F. 16%
 HARDI SIDING = 165 S.F. 11%
 TOTAL AREA = 1,580 S.F.



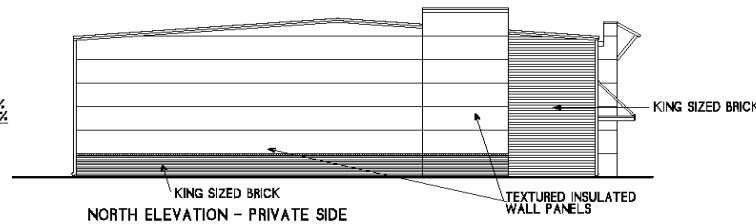
BRICK COLOR 2 = 2,181 S.F. 57%
 TEXTURED PANELS = 1,374 S.F. 38%
 STOREFRONT GLAZING = 275 S.F. 7%
 TOTAL AREA = 3,830 S.F.



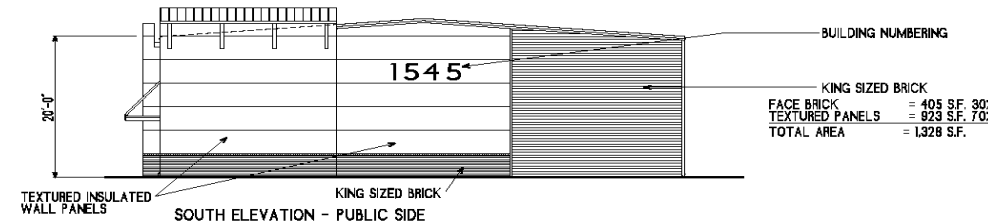
EAST ELEVATION - PRIVATE SIDE

TEXTURED PANELS = 3,093 S.F. 55%
 METAL DOORS = 748 S.F. 14%
 TOTAL AREA = 3,844 S.F.

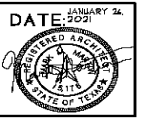
FACE BRICK = 202 S.F. 15%
 TEXTURED PANELS = 1,131 S.F. 85%
 TOTAL AREA = 1,333 S.F.



NORTH ELEVATION - PRIVATE SIDE



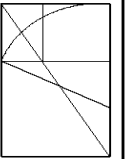
SOUTH ELEVATION - PUBLIC SIDE



TX REG. ARCHT. 12/31/2021

NEW PLANS FOR:
**LAKE SIDE SHOPS
 & BUSINESS PARK**
 LITTLE ELM, TEXAS
 OLD STATE HWY 24

BATES MARK M. MARTIN, ARCHITECT
 MICHAEL A. BATES, ARCHITECT
 ARCHITECTS
 100 West Oak St. - Suite 201
 Denton, Texas 76205
 (940) 515-0310
 (940) 381-4681



PROJECT NO.
18-229

SHEET **A3**

OF 1

Construction Progress July 2023



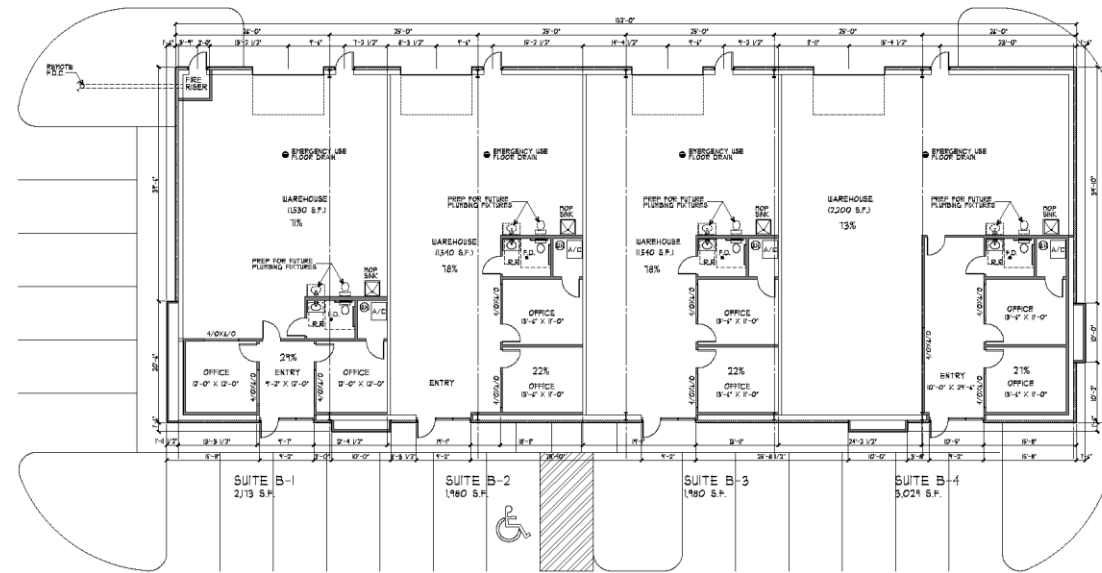
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Project Examples Office Flex



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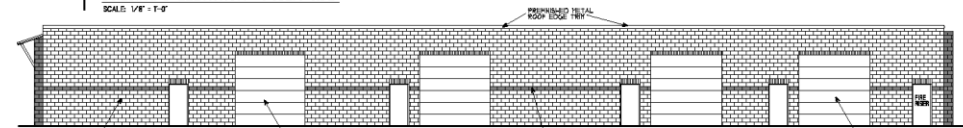
Building B Floor Plans Office Flex Space Ready 11-1-23



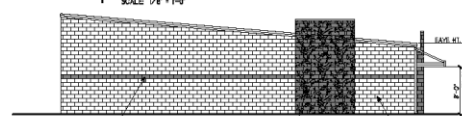
1 BUILDING 'B' FLOOR PLAN
SCALE 1/8" = 1'-0"
8,872 S.F.



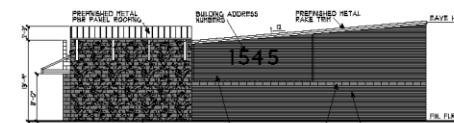
1 BUILDING 'B' ELEVATION - PUBLIC SIDE
SCALE 1/8" = 1'-0"



1 BUILDING 'B' ELEVATION - PRIVATE SIDE
SCALE 1/8" = 1'-0"



1 BUILDING 'B' ELEVATION - PRIVATE SIDE
SCALE 1/8" = 1'-0"



1 BUILDING 'B' ELEVATION - PUBLIC SIDE
SCALE 1/8" = 1'-0"



DATE: NOV 30, 2023
TX REG. EXP. 12/31/2025

BUILDING 'B' PLANS FOR A
LAKESIDE SHOPS FOR
AND BUSINESS PARK
Old State Hwy 24
Little Elm, TX

Mark M. Martin, Architect
Michael A. Bates, Architect
100 West Oak St. - Suite 201
Denton, Texas 76201
(940) 565-0260
(940) 387-1881



BMA PROJECT NO.

18-229

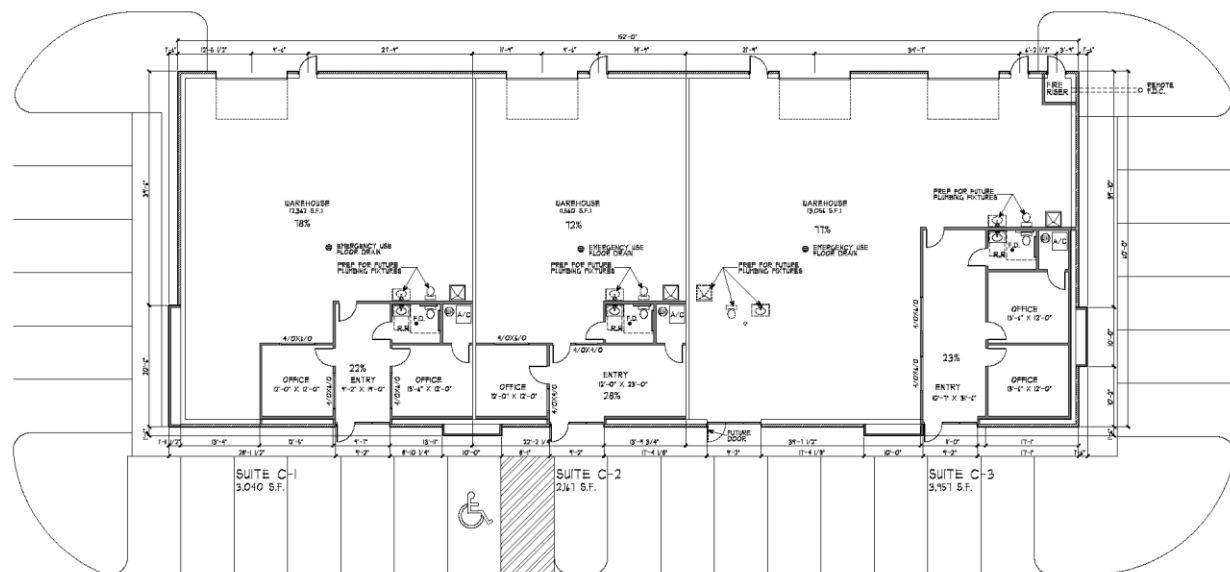
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BUILDING 'B'
FLOOR PLAN

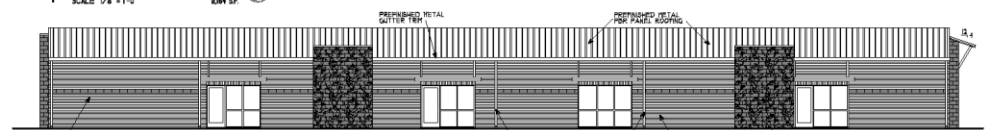
SHEET
A2.1
OF 8

Contact Dan Kelleher- 972-897-7592 or Dan@asapstarters.com

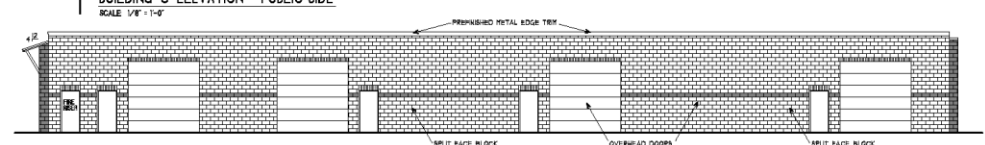
Building C Floor Plans Office Flex Space Ready 11-1-23



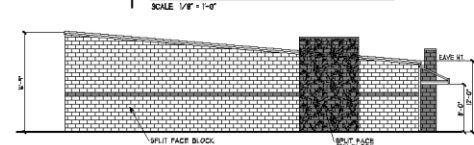
1 BUILDING 'C' FLOOR PLAN
SCALE: 1/8" = 1'-0"



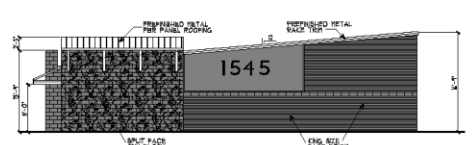
1 BUILDING 'C' ELEVATION - PUBLIC SIDE
SCALE: 1/8" = 1'-0"



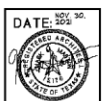
1 BUILDING 'C' ELEVATION - PRIVATE SIDE
SCALE: 1/8" = 1'-0"



1 BUILDING 'C' ELEVATION - PRIVATE SIDE
SCALE: 1/8" = 1'-0"



1 BUILDING 'C' ELEVATION - PUBLIC SIDE
SCALE: 1/8" = 1'-0"



DATE: 11/1/23 BY: 02/3/2023

BUILDING 'C' PLANS FOR A
LAKESIDE SHOPS
AND BUSINESS PARK
Old State Hwy. 24
Little Elm, TX

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Michael A. Bates, Architect
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(817) 397-4881

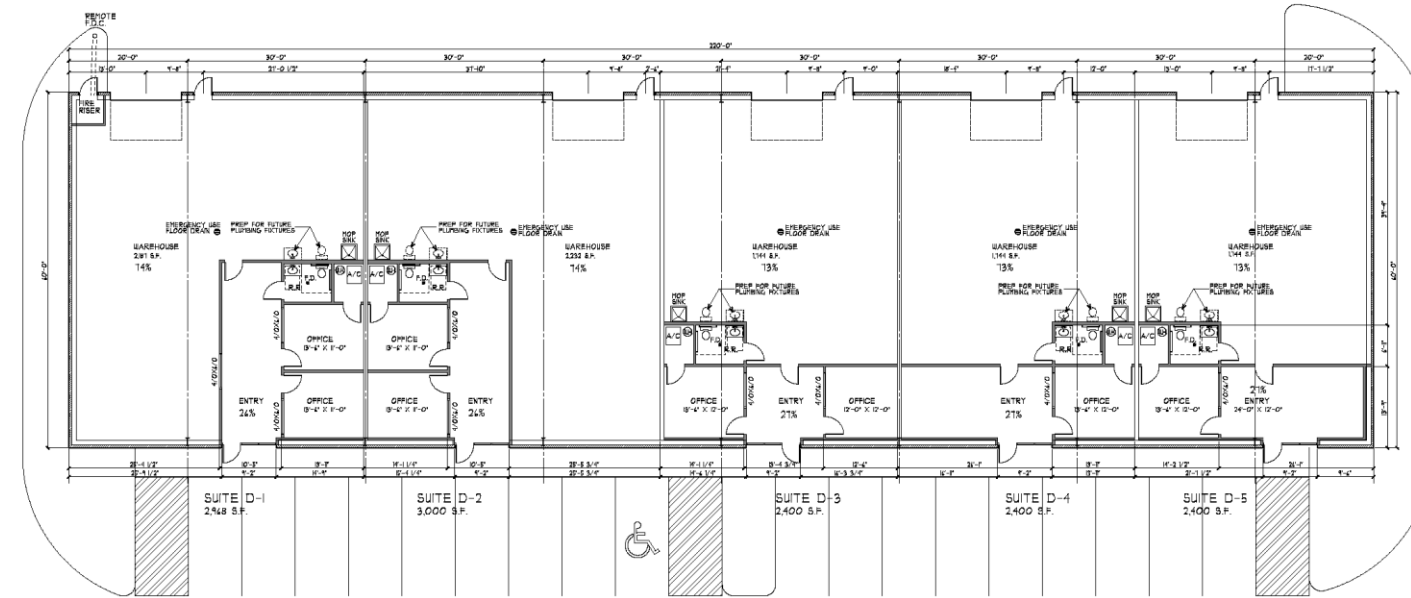


BM
BATES MARTIN
ARCHITECTS

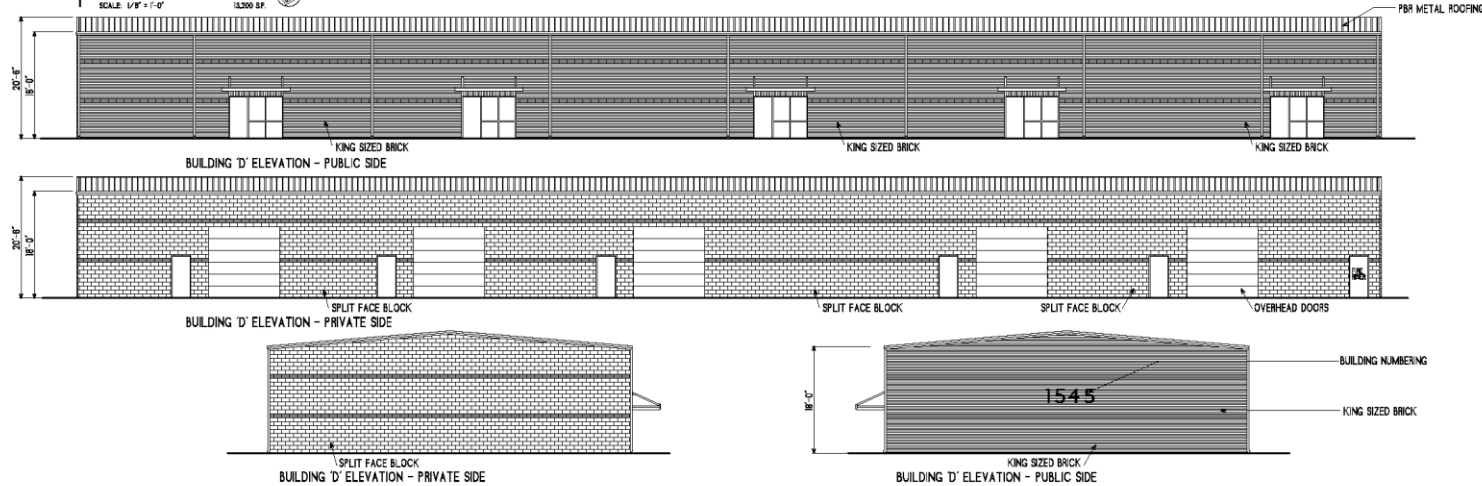
PROJECT NO.
18-229
REV
REV
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REV
BUILDING 'C'
FLOOR PLAN
SHEET
A2.1
OF 8

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Building D Floor Plans Office Flex Space Ready Q1 2024



BUILDING D FLOOR PLAN
SCALE: 1/8" = 1'-0"



DATE: 05/23/23
74.452% S.F. 12/30/2023
**BUILDING D PLANS FOR A
LAKESIDE SHOPS
AND BUSINESS PARK**
Little Elm, TX
Old State Hwy. 24

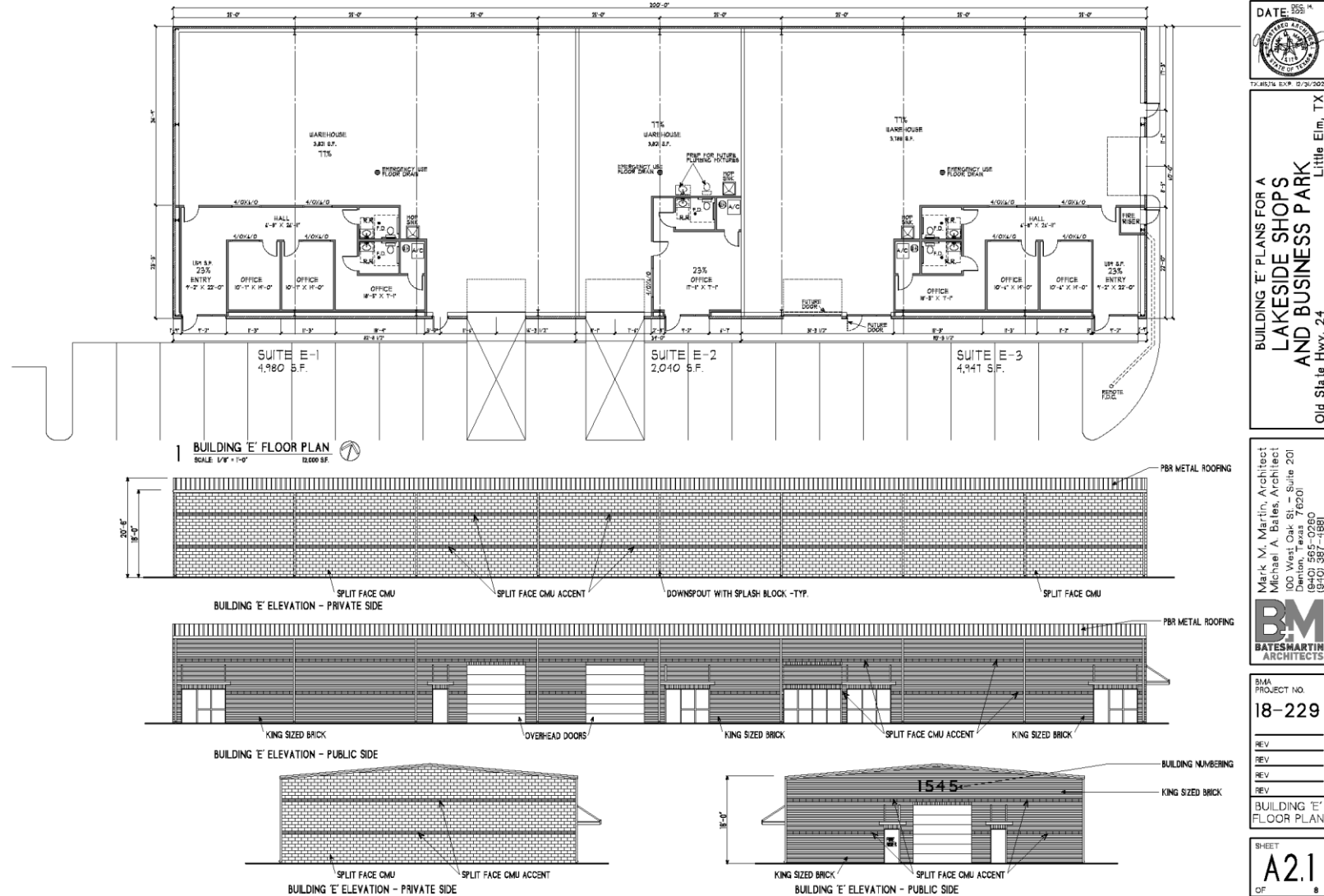
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B.M.
DATESMARTIN
ARCHITECTS

BMA
PROJECT NO.
18-229
REV _____
REV _____
REV _____
BUILDING D FLOOR PLAN

SHEET
A2.1
OF 8

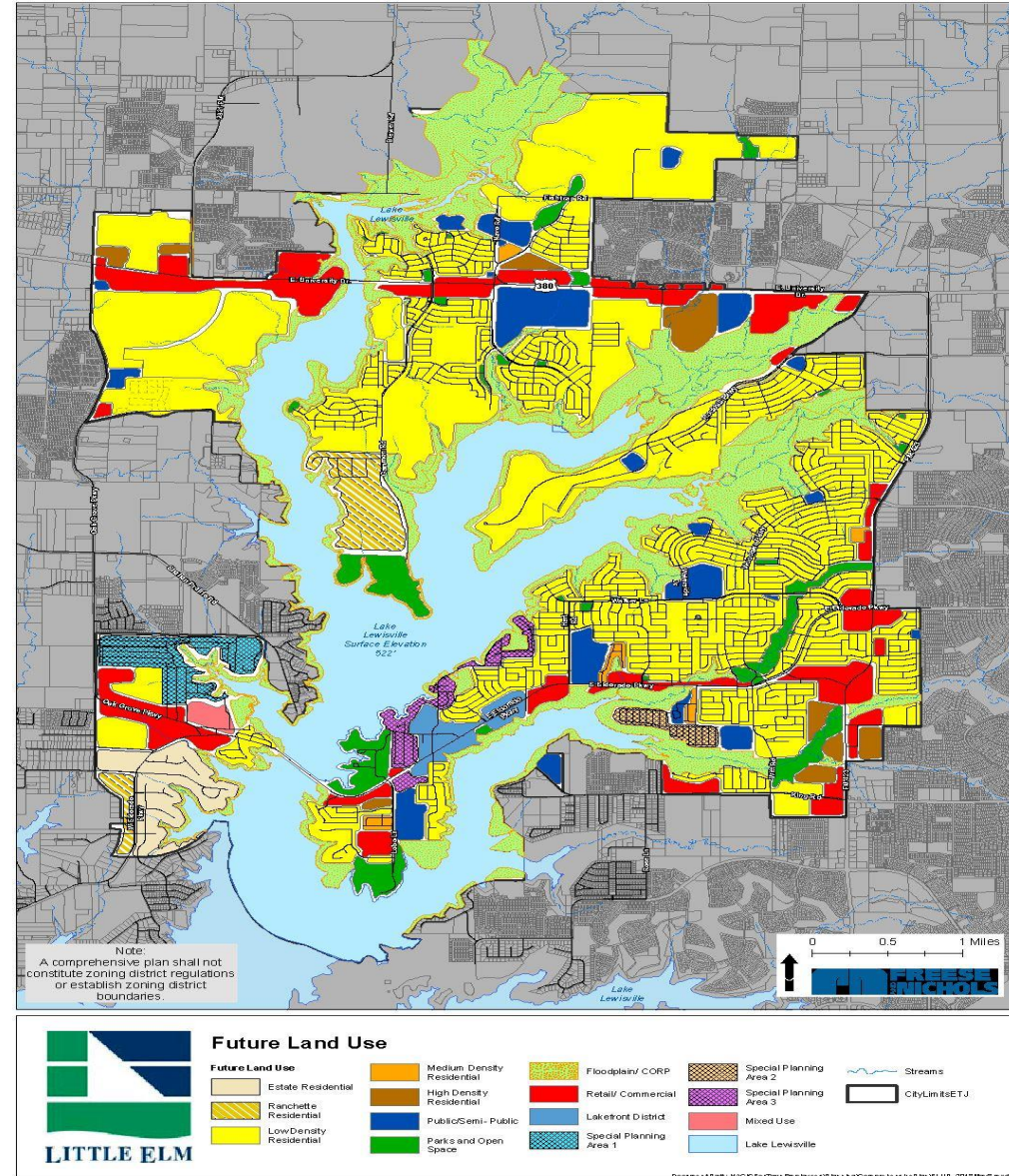
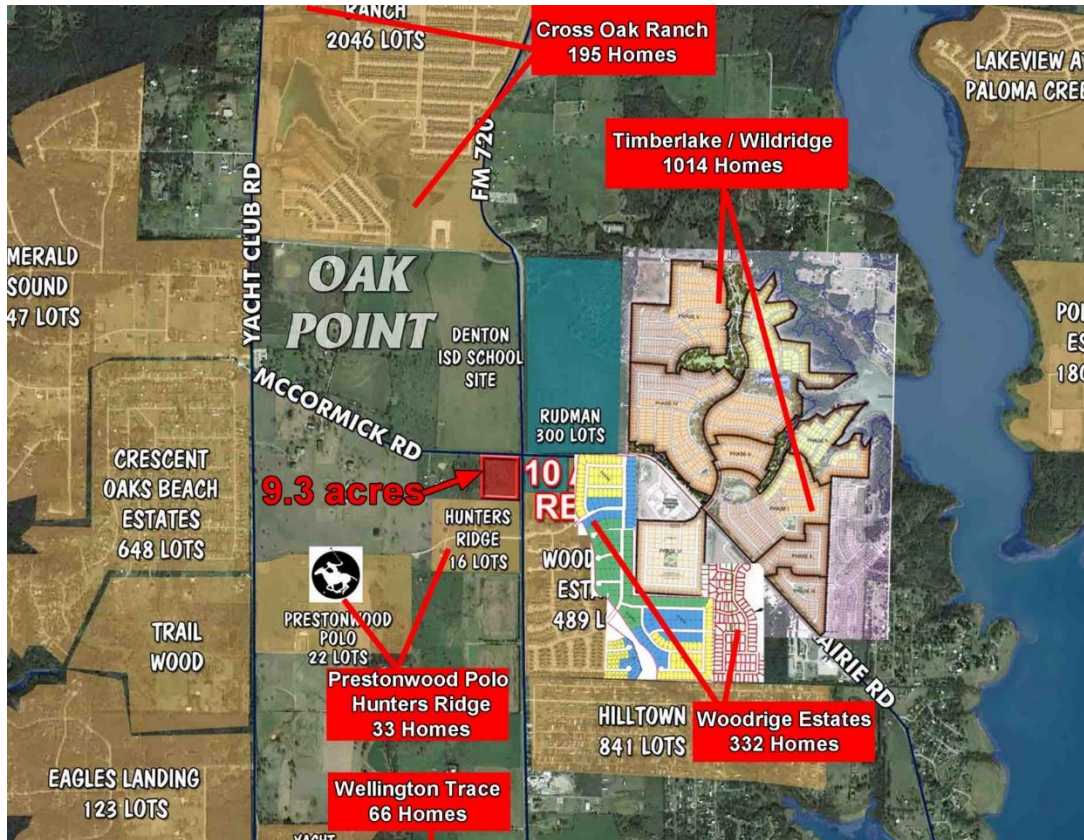
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Building E Floor Plan Office Flex Space Ready Q1 2024

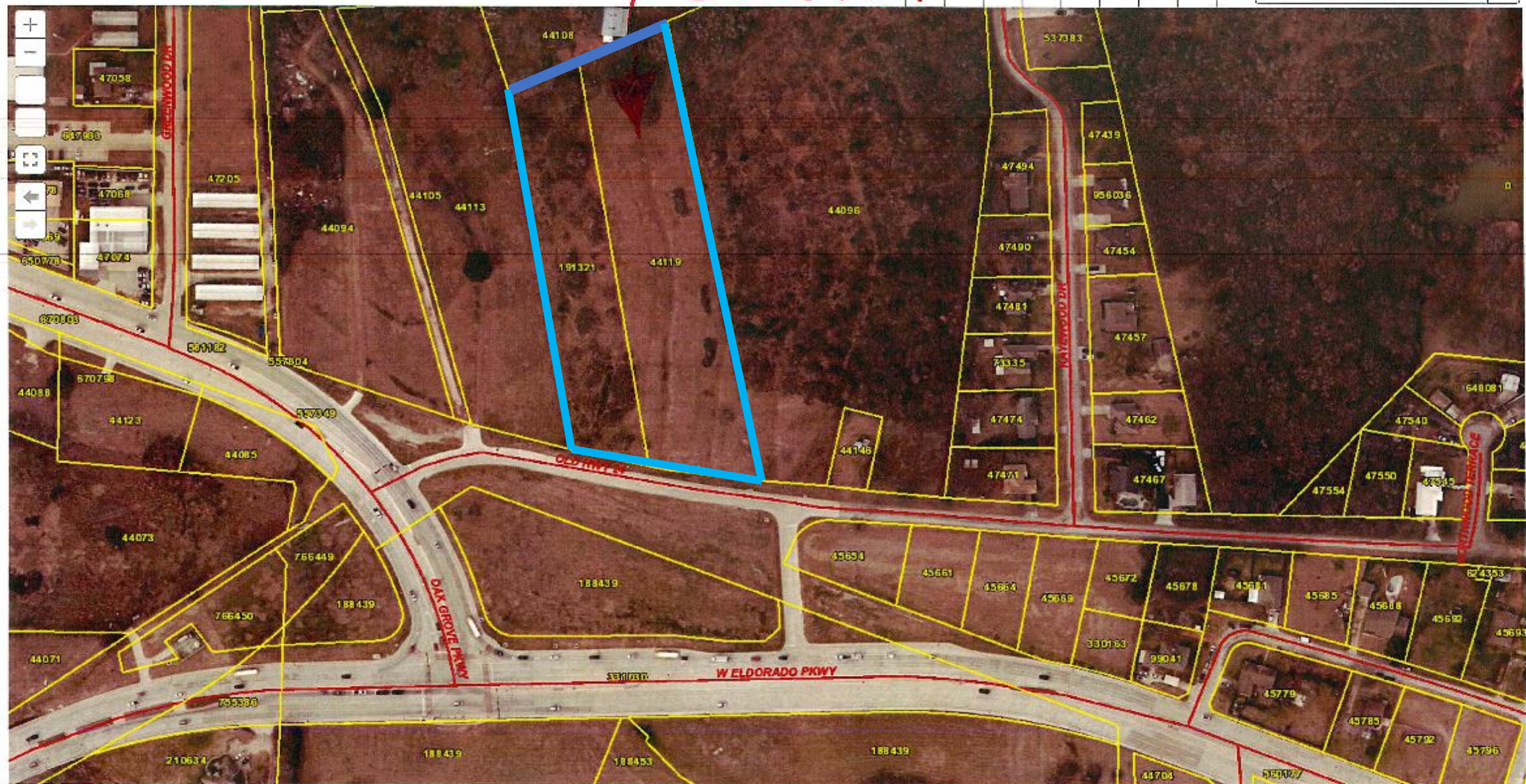


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Hwy 720 Corridor (Eldorado to Hwy 380) North of Subject project



OUR LOT



Drive Thru Available and retail approx. 10,800SF



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