

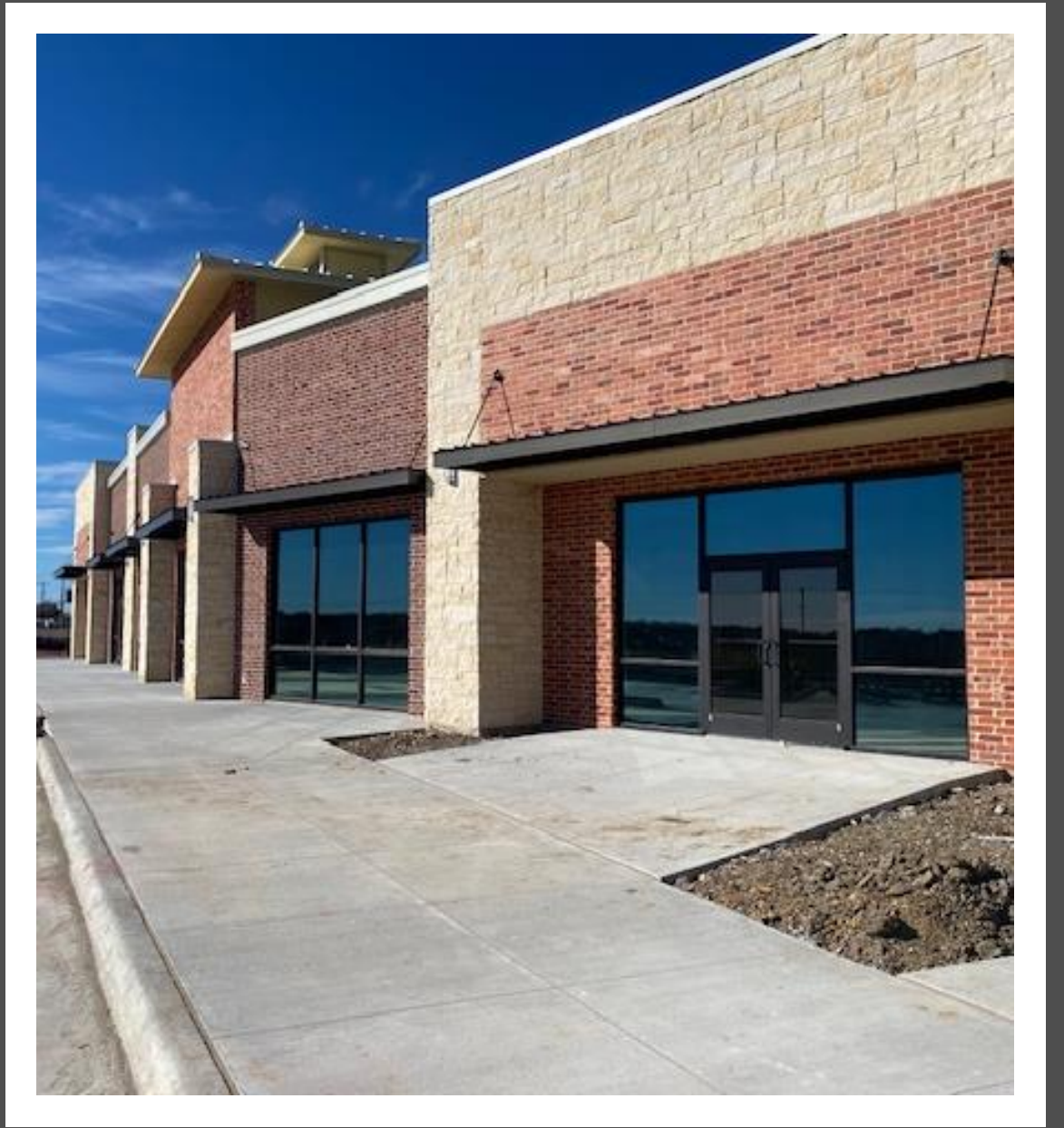
# Lakeside Shops and Business Park, LLC

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



Drive Thru Included and retail approx. 11,200SF

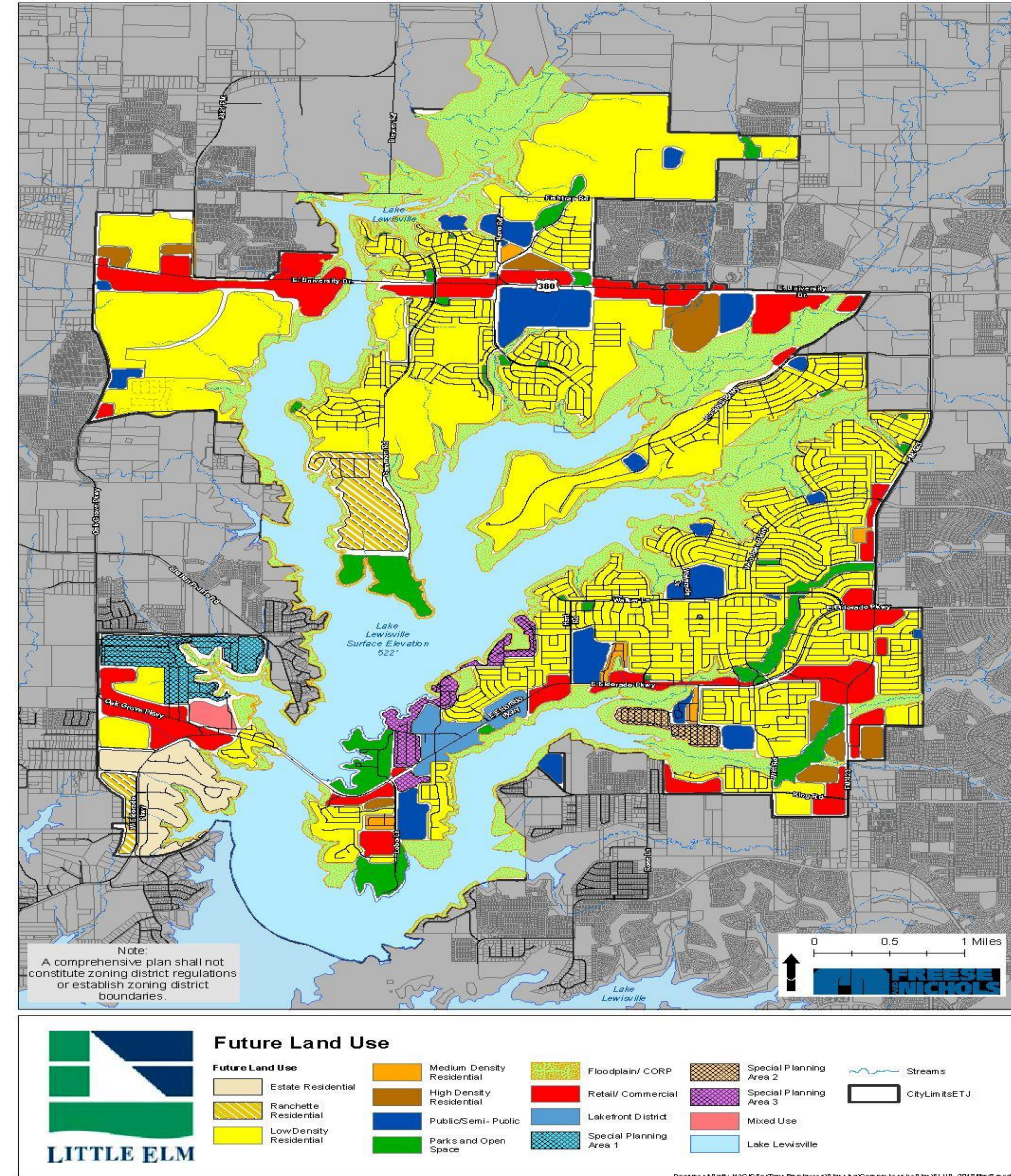
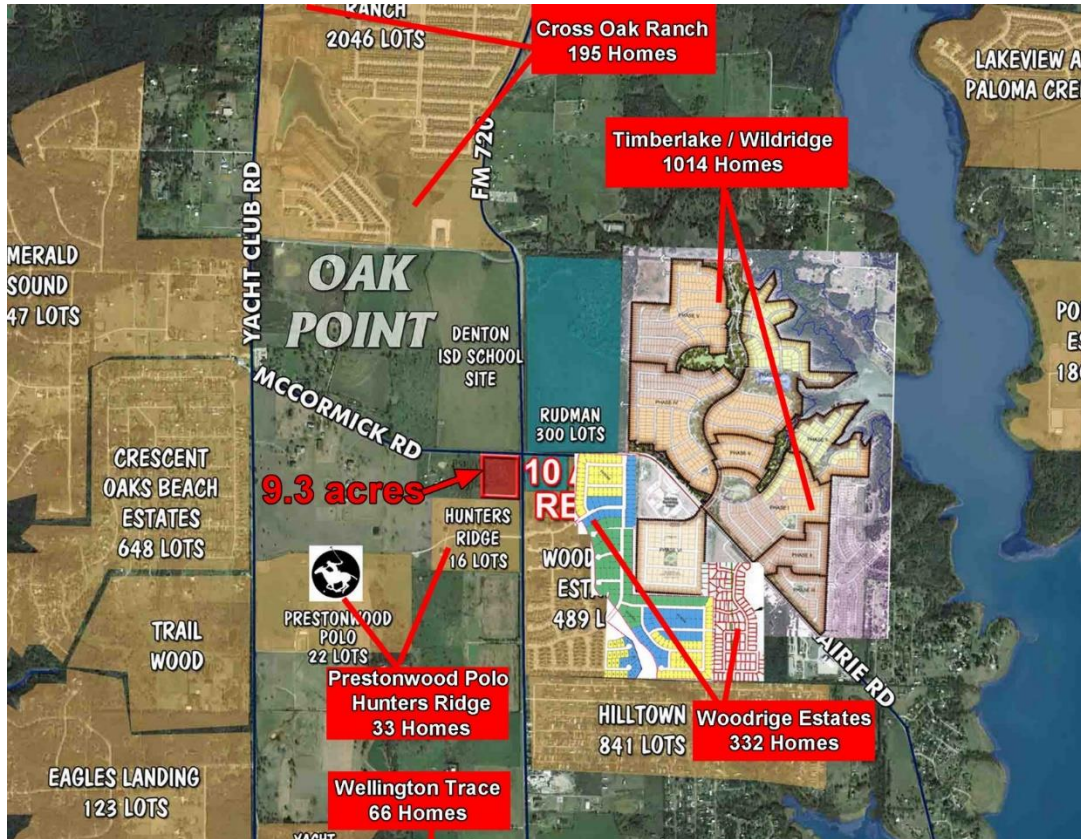




# Property Highlights

- Located on the west side of Little Elm-Targeted as the next growth market for the city
- Positioned slightly off a 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
- Recent Little Elm West Side Study lays nearby city uses which bolster Mixed Use Residential.  
<https://www.dropbox.com/sh/ltuebgfhn5l7w6/AABi2WPXw3wQtpbRQgoAkKTYa?dl=0>
- 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 rent for conditioned space
- Office spaces range from 2,000 to 5,000SF
- Security and Gated Property in rear
- Retail includes grease trap

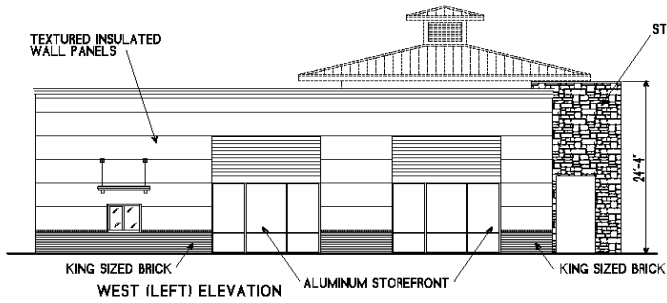
# Hwy 720 Corridor (Eldorado to Hwy 380) North of Subject project



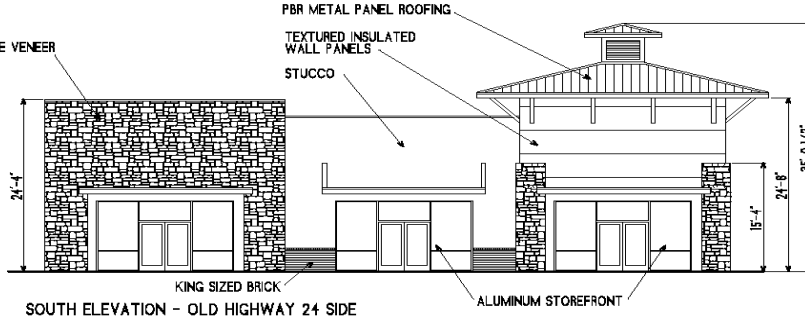
**FOUR LOT**



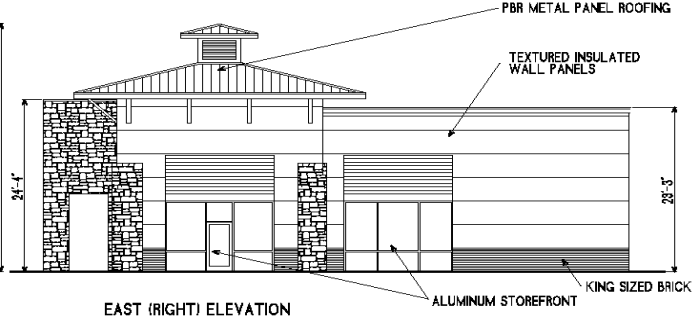
BACK ELEVATION (NOT SHOWN)  
 TEXTURED PANELS = 1736 S.F. 98%  
 METAL DOORS = 24 S.F. 1%  
 TOTAL AREA = 1760 S.F.



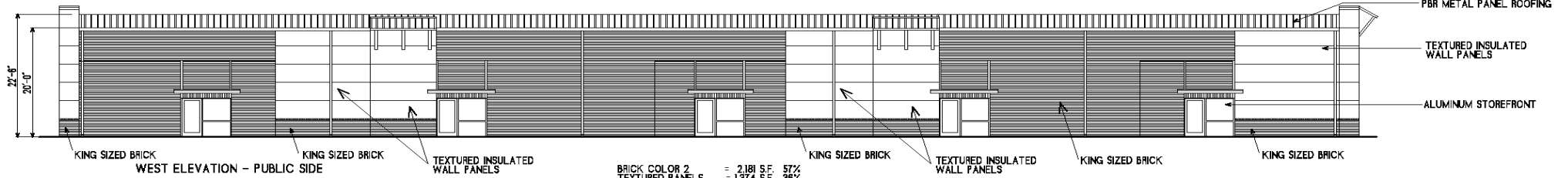
STONE = 145 S.F. 10%  
 TEXTURED PANELS = 890 S.F. 61%  
 STOREFRONT GLAZING = 253 S.F. 18%  
 HARDI SIDING = 165 S.F. 12%  
 TOTAL AREA = 1453 S.F.



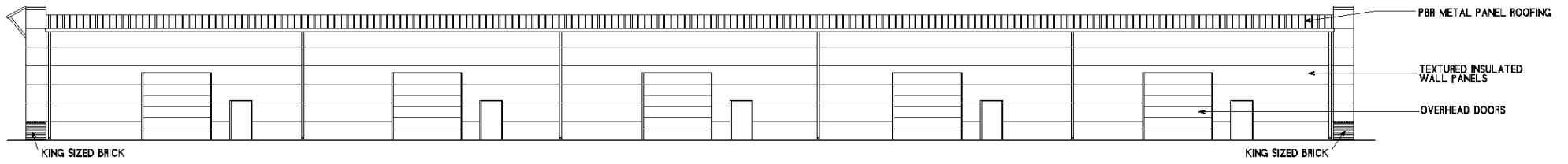
STONE = 58 S.F. 32%  
 TEXTURED PANELS = 298 S.F. 17%  
 STOREFRONT GLAZING = 480 S.F. 27%  
 STUCCO = 427 S.F. 24%  
 TOTAL AREA = 1766 S.F.



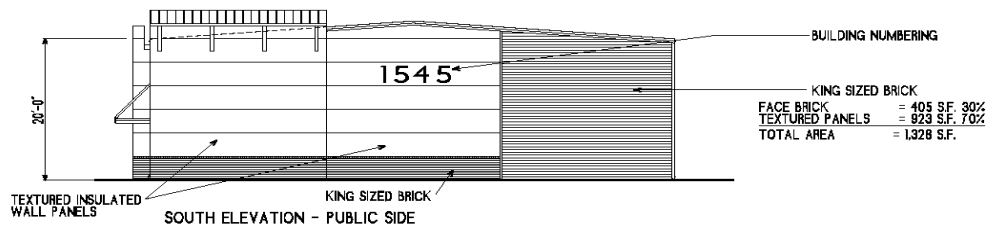
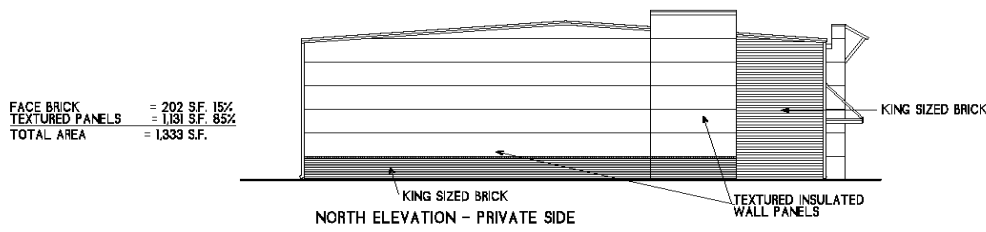
STONE = 304 S.F. 18%  
 TEXTURED PANELS = 858 S.F. 54%  
 STOREFRONT GLAZING = 253 S.F. 16%  
 HARDI SIDING = 165 S.F. 10%  
 TOTAL AREA = 1580 S.F.



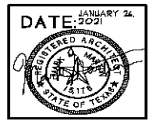
BRICK COLOR 2 = 2181 S.F. 57%  
 TEXTURED PANELS = 1374 S.F. 36%  
 STOREFRONT GLAZING = 273 S.F. 7%  
 TOTAL AREA = 3830 S.F.



TEXTURED PANELS = 3093 S.F. 55%  
 METAL DOORS = 748 S.F. 14%  
 TOTAL AREA = 3844 S.F.



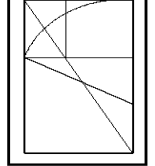
KING SIZED BRICK = 405 S.F. 30%  
 TEXTURED PANELS = 923 S.F. 70%  
 TOTAL AREA = 1328 S.F.



EXPIRES: 12/31/2021

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

**BATES ARCHITECTS**  
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PROJECT NO.  
**18-229**

SHEET **A3**

OF **1**