

Lakeside Shops and Business Park, LLC

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



Dan Kelleher
972-897-7592



Drive Thru Included and retail approx. 11,200SF

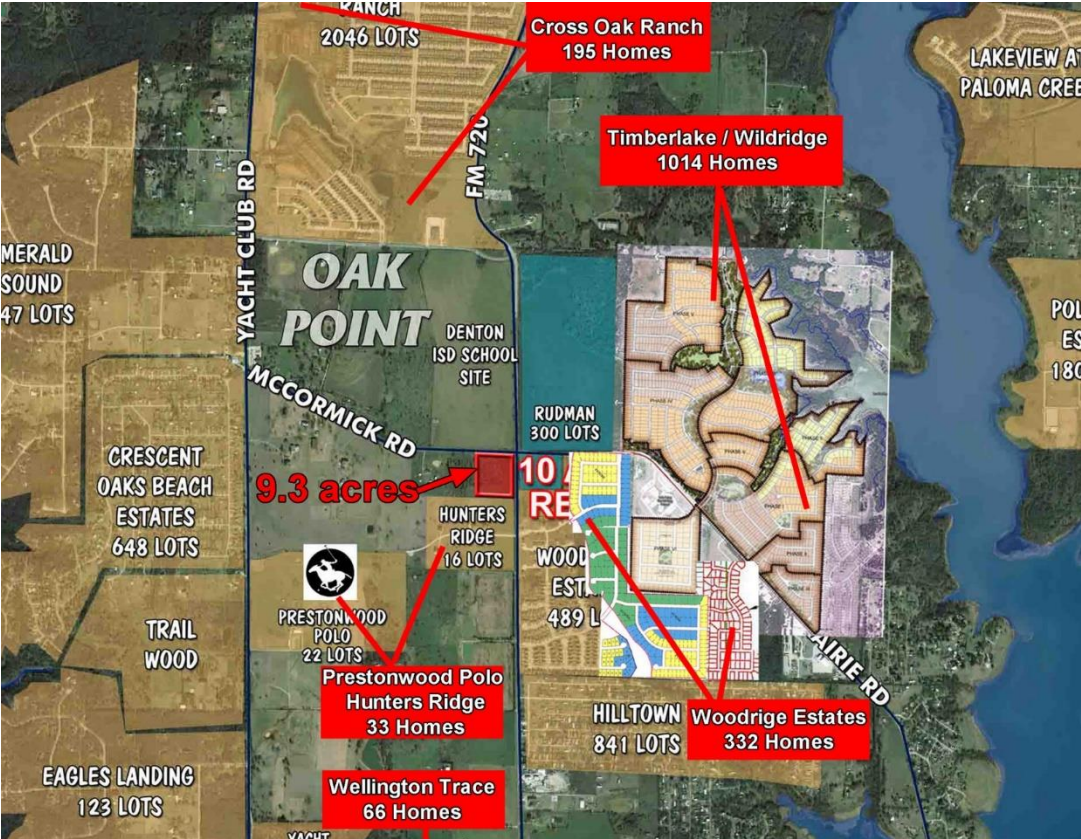




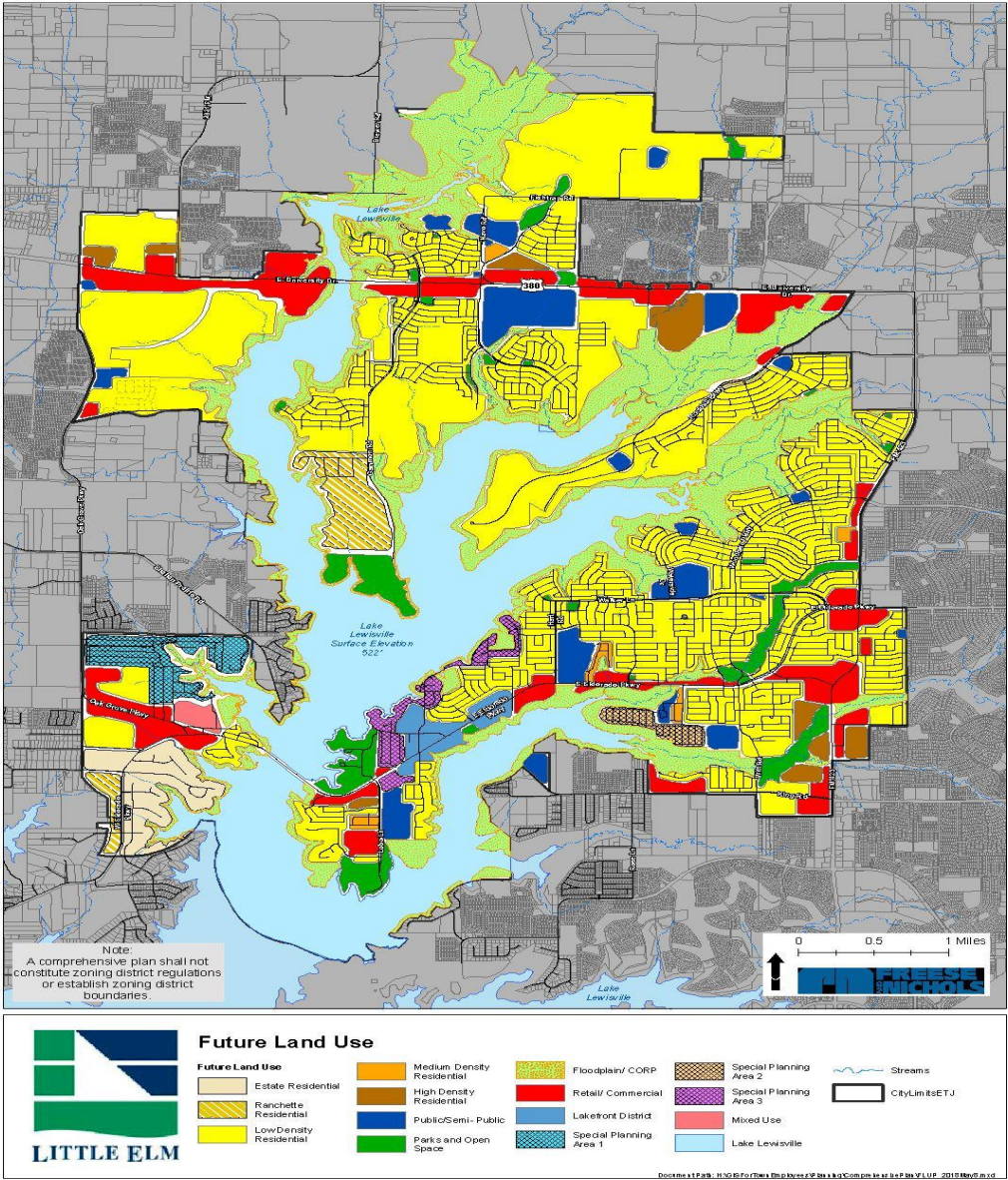
Property Highlights

- Located on the west side of Little Elm-Targeted as the next growth market for the city
- Positioned by a major intersection of Eldorado and Highway 720. Three miles from the Lake Lewisville Toll Bridge that connects east and west Denton County and four miles south of highway 380
- New Home Construction within ¼ mile
 - 250 retirement homes
 - 120 Townhomes
- 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
- Retail spaces range from 1,400 to 5,000SF
- Retail includes grease trap

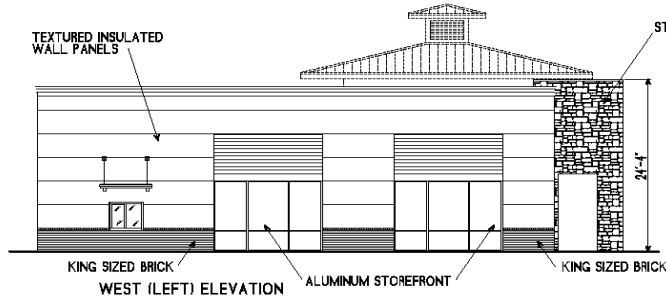
Hwy 720 Corridor (Eldorado to Hwy 380) North of Subject project



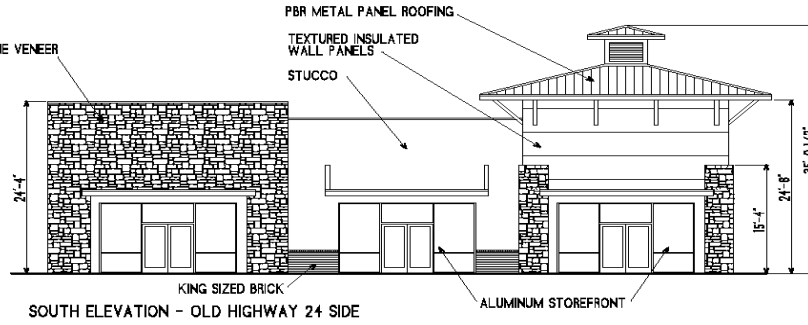
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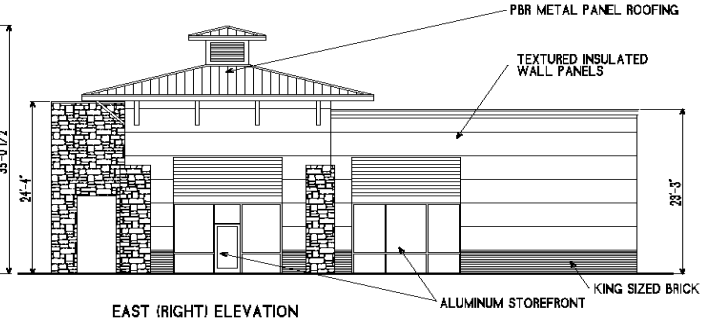
BACK ELEVATION (NOT SHOWN)
 TEXTURED PANELS = 1736 S.F. 98%
 METAL DOORS = 24 S.F. 1%
 TOTAL AREA = 1760 S.F.



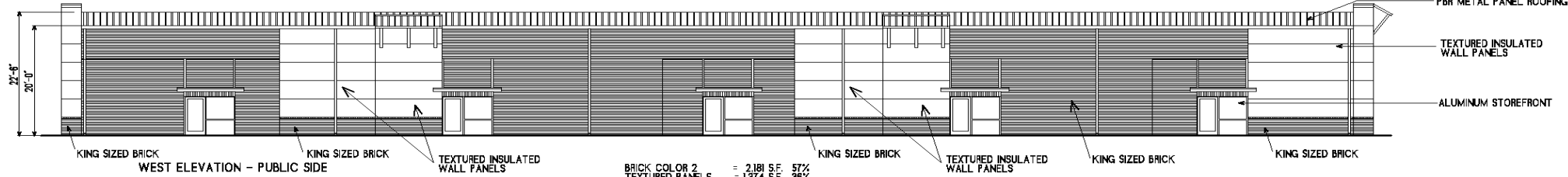
STONE = 145 S.F. 10%
 TEXTURED PANELS = 890 S.F. 61%
 STOREFRONT GLAZING = 253 S.F. 18%
 HARDI SIDING = 165 S.F. 11%
 TOTAL AREA = 1453 S.F.



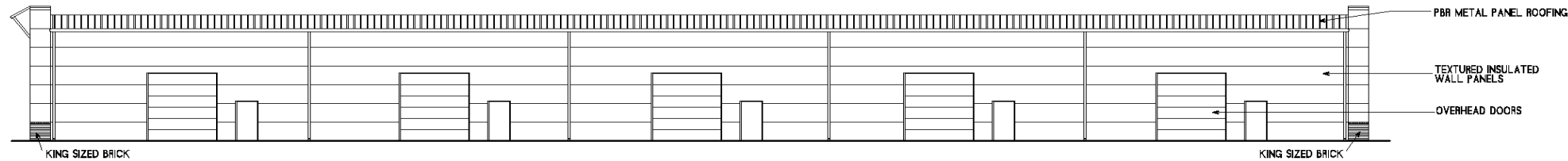
STONE = 581 S.F. 32%
 TEXTURED PANELS = 238 S.F. 17%
 STOREFRONT GLAZING = 480 S.F. 27%
 STUCCO = 427 S.F. 24%
 TOTAL AREA = 1786 S.F.



STONE = 304 S.F. 18%
 TEXTURED PANELS = 858 S.F. 54%
 STOREFRONT GLAZING = 253 S.F. 16%
 HARDI SIDING = 165 S.F. 11%
 TOTAL AREA = 1580 S.F.

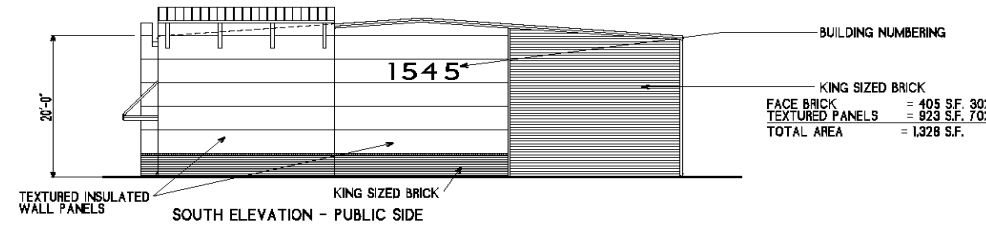
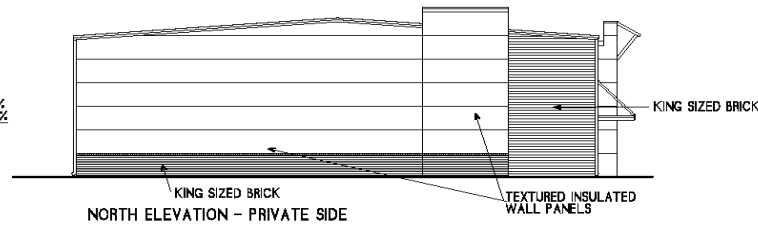


BRICK COLOR 2 = 2181 S.F. 57%
 TEXTURED PANELS = 1374 S.F. 36%
 STOREFRONT GLAZING = 273 S.F. 7%
 TOTAL AREA = 3830 S.F.



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

FACE BRICK = 202 S.F. 15%
 TEXTURED PANELS = 1331 S.F. 85%
 TOTAL AREA = 1333 S.F.

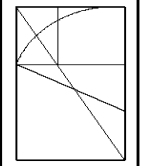


KING SIZED BRICK = 405 S.F. 30%
 TEXTURED PANELS = 923 S.F. 70%
 TOTAL AREA = 1328 S.F.



DATE: JANUARY 24, 2021
 PROJECT: LAKESIDE SHOPS & BUSINESS PARK
 LOCATION: LITTLE ELM, TEXAS
 OLD STATE HWY 24

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



PROJECT NO.
18-229

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A3

OF
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