

# **INTRODUCTION**

## **ELDORADO BEND**

**1816 W ELDORADO BEND, LITTLE ELM**

# LITTLE ELM – ABOUT THE CITY

Little Elm, a picturesque town in Denton County, Texas, has burgeoned into a sought-after residential haven. Nestled along the shores of Lewisville Lake, the community radiates a suburban charm complemented by breathtaking waterfront views. Notably, the Lakefront District stands out as a recreational focal point, providing lakeside parks, beaches, and various water activities. Little Elm prides itself on fostering a close-knit atmosphere, enhanced by a commitment to recreation and an active lifestyle.

The town's rapid growth is evident in its thriving local economy, featuring a diverse array of businesses, shops, and restaurants. Residents enjoy both the tranquility of a smaller community and convenient access to the amenities of the nearby Dallas-Fort Worth metropolitan area.

Little Elm places a strong emphasis on education, with the Little Elm Independent School District catering to the educational needs of the community. The combination of scenic beauty, recreational offerings, economic vibrancy, and educational opportunities makes Little Elm an appealing destination for those seeking a balanced and fulfilling lifestyle in the heart of Texas.



# LITTLE ELM - AN IDEAL PLACE TO LIVE



**Friendly  
Community**



**Plenty of  
Recreational  
Options**



**Downtown Dallas  
within 30-40  
minutes**



**Affordable Cost  
of Living**

# SITE LOCATION



Ladera Little Elm

CARSTAR Little Elm

LAKESIDE SELF STORAGE

Preferred Storage Unit

Lakeside Shops & Business Park

McNeill's Restoration

Old State Hwy 24

W Eldorado Pkwy

W Eldorado Pkwy

W Eldorado Pkwy

Hillcrest Dr

High

Highland Cir

Meadow Ln

Highland Cir

Ridge Dr

Bay Ridge Dr

Moonlight Dr

TNT Needleworks

Bay Pointe

Pinnacle Bay Pointe

Eldorado

Little Elm

DFW

Plano

Dallas

Fort Worth

Irving

Garland

Allen

Frisco

Mckinney

Aubrey

Valley View

Gainesville

Whitesboro

Shev

White

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# SITE MACRO - PROXIMITY DETAILS

No.	Name	Distance
1	Jerry R.Walker Middle School (4/10)	0.29 miles
2	Oak Point elementary School (3/10)	1.57 miles
3	Little Elm High School (3/10)	3.74 miles
4	ER of Texas, Little Elm – Urgent & Primary Care Clinic	4.66 miles
5	La Aztec Grocery Store	1.50 miles
6	El Tapatio Meat Market	2.63 miles
7	Walmart Supercenter	5.05 miles
8	Kroger, ALDI	4.42 miles
9	Flix Brewhouse (Movie Theatre) Little Elm	4.40 miles
10	Frisco Lakes Golf Club	3.80 miles
11	Frisco Universal Studio	11 miles
12	Beard Park	2.4 miles
13	Little Elm Park	1.7 miles
14	National Video Game Museum	9.8 miles



# SITE IMAGES



# VIEW FROM THE SITE



# VIEW FROM THE SITE



## Legend

- Little Elm Beach
- Nature Trail
- Site
- 📍 W Eldorado Pkwy

# MASTER PLAN - VIEWS



# MASTER PLAN

