

Lakeside Shops and Business Park, LLC

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

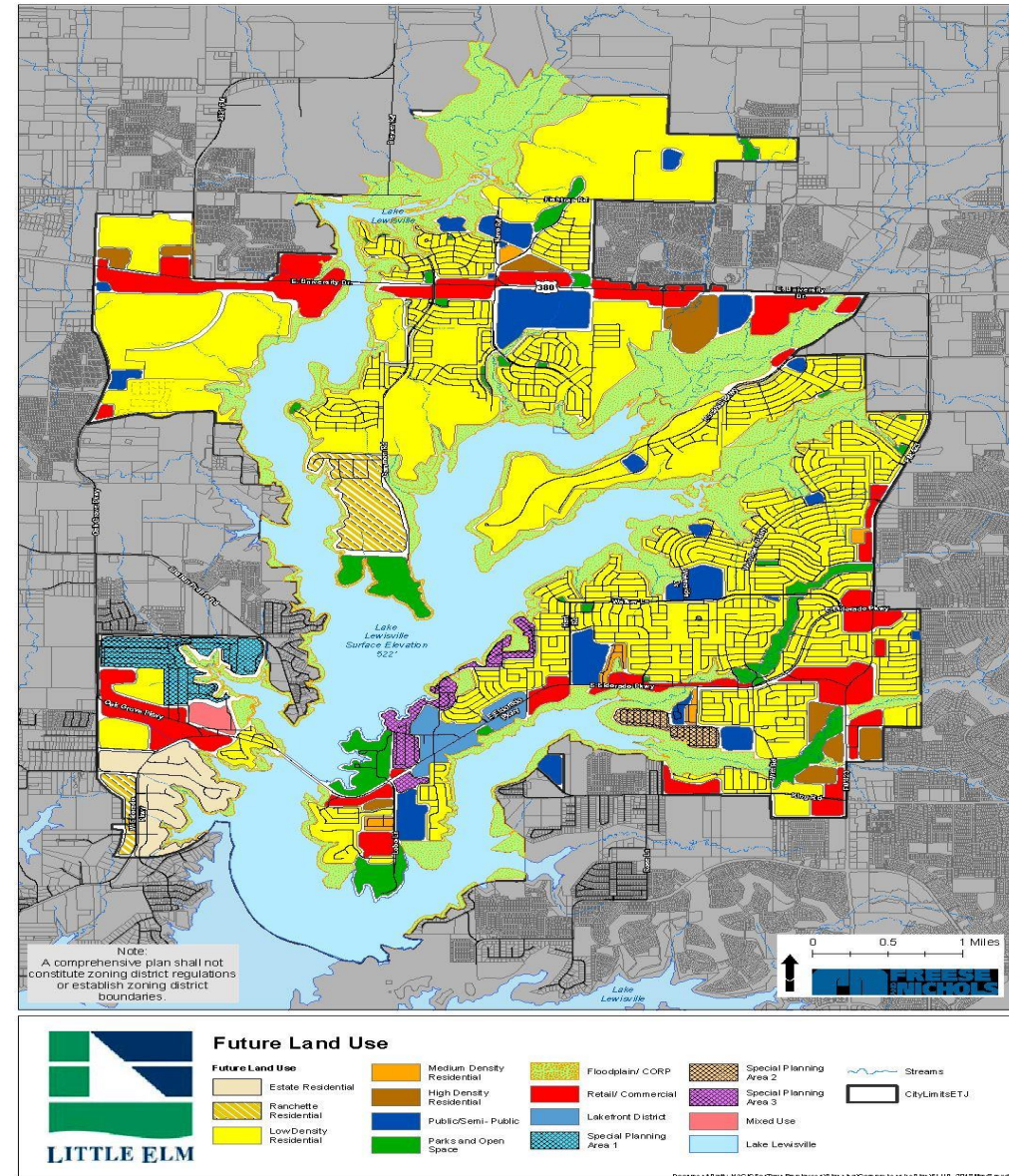
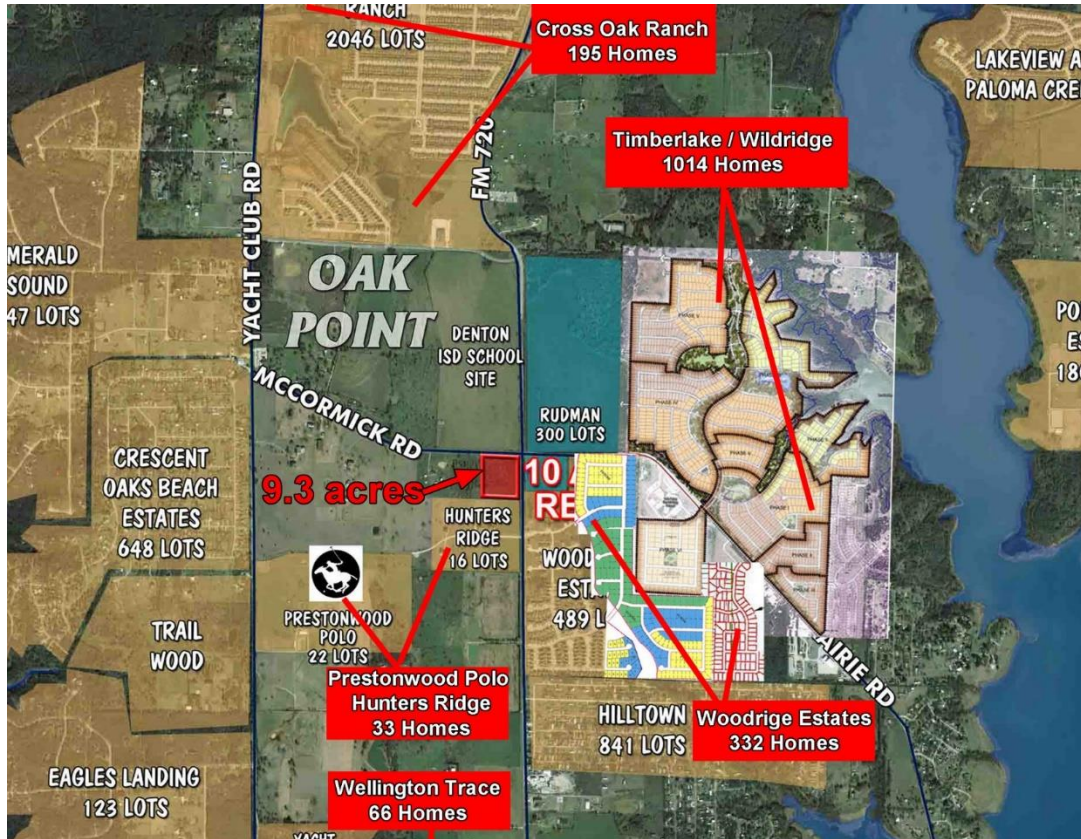




Property Highlights

- 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



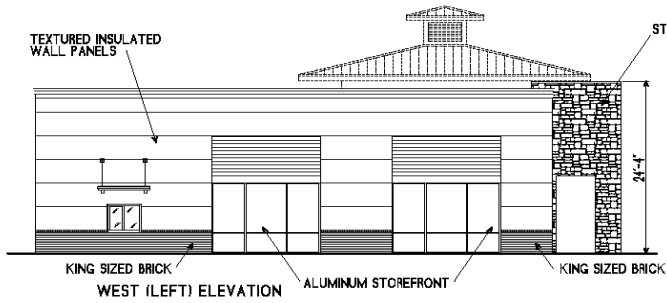
FOUR LOT



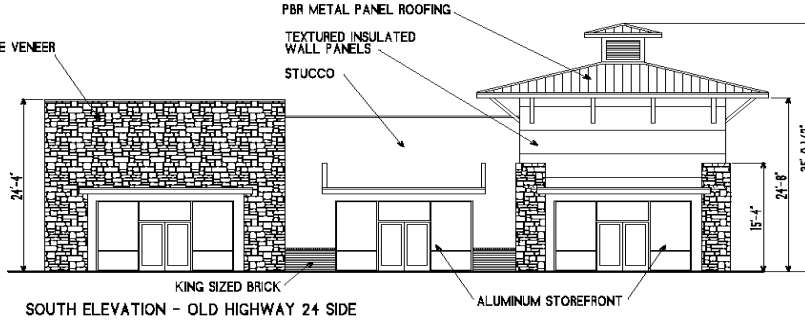
Drive Thru Included and retail approx. 11,200SF



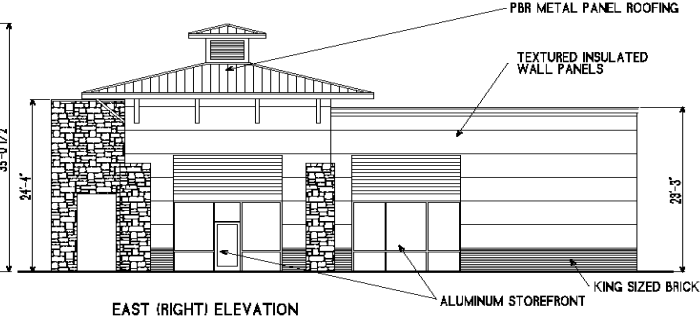
BACK ELEVATION (NOT SHOWN)
 TEXTURED PANELS = 1736 S.F. 98%
 METAL DOORS = 24 S.F. 1%
 TOTAL AREA = 1760 S.F.



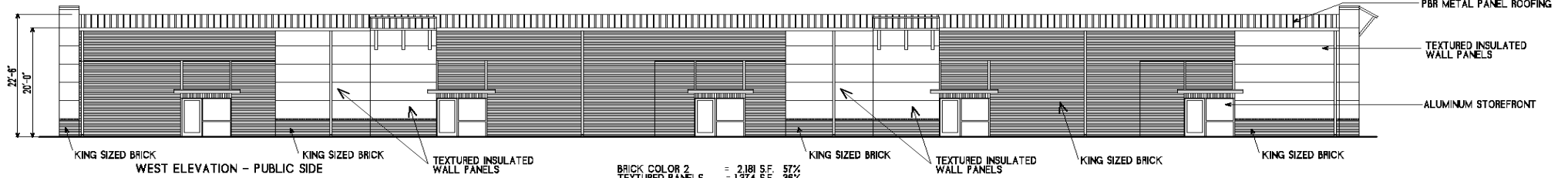
STONE = 145 S.F. 10%
 TEXTURED PANELS = 890 S.F. 61%
 STOREFRONT GLAZING = 253 S.F. 18%
 HARDI SIDING = 185 S.F. 11%
 TOTAL AREA = 1453 S.F.



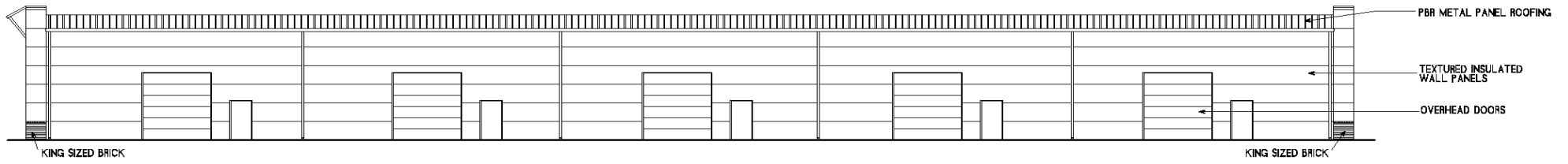
STONE = 581 S.F. 32%
 TEXTURED PANELS = 298 S.F. 17%
 STOREFRONT GLAZING = 480 S.F. 27%
 STUCCO = 427 S.F. 24%
 TOTAL AREA = 1786 S.F.



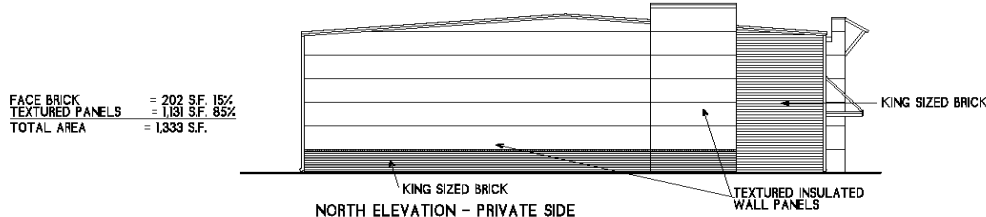
STONE = 304 S.F. 18%
 TEXTURED PANELS = 858 S.F. 54%
 STOREFRONT GLAZING = 253 S.F. 16%
 HARDI SIDING = 185 S.F. 11%
 TOTAL AREA = 1580 S.F.



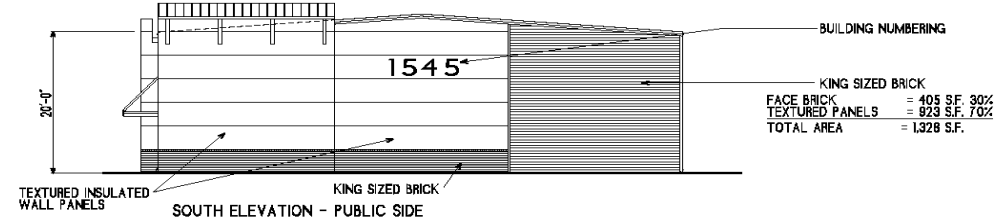
BRICK COLOR 2 = 2181 S.F. 57%
 TEXTURED PANELS = 1374 S.F. 36%
 STOREFRONT GLAZING = 273 S.F. 7%
 TOTAL AREA = 3830 S.F.



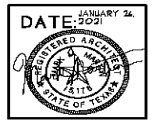
TEXTURED PANELS = 3093 S.F. 55%
 METAL DOORS = 748 S.F. 14%
 TOTAL AREA = 3844 S.F.



FACE BRICK = 202 S.F. 15%
 TEXTURED PANELS = 1131 S.F. 85%
 TOTAL AREA = 1333 S.F.



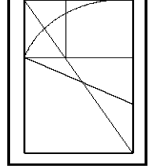
FACE BRICK = 405 S.F. 30%
 TEXTURED PANELS = 923 S.F. 70%
 TOTAL AREA = 1328 S.F.



EXPIRES: 12/31/2021

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

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 ARCHITECTS
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 MICHAEL A. BATES, ARCHITECT
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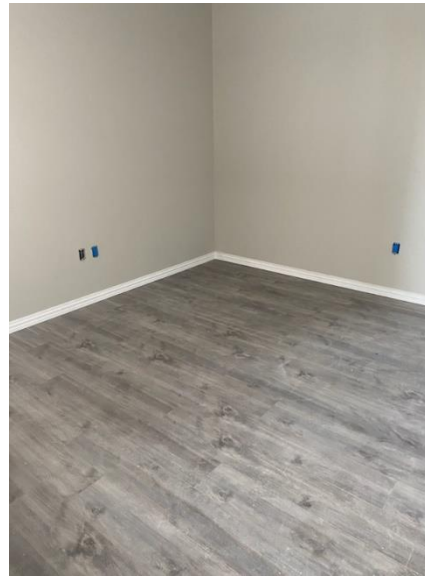


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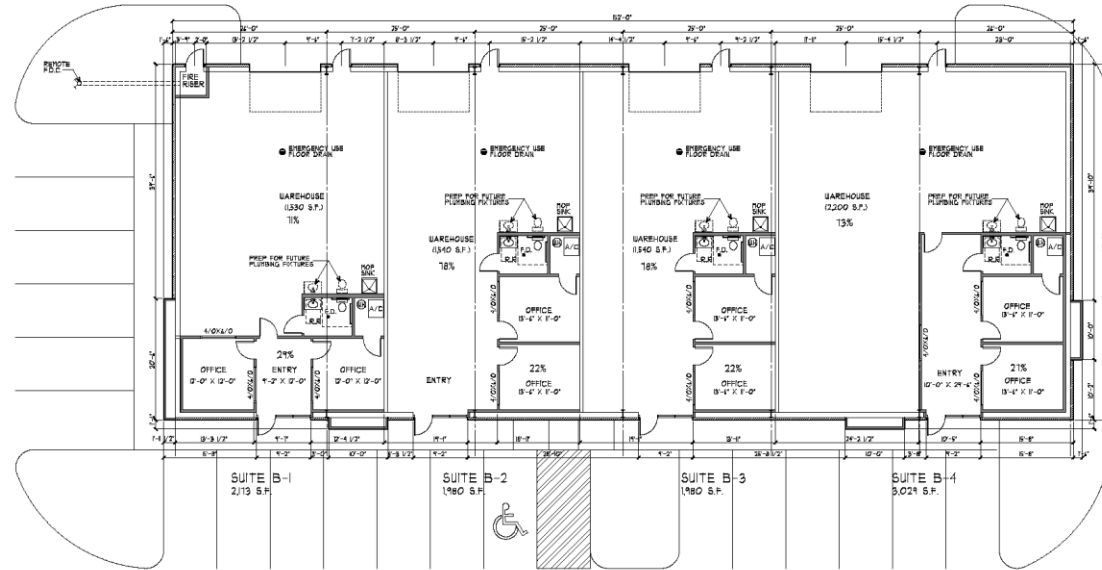
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OF **1**

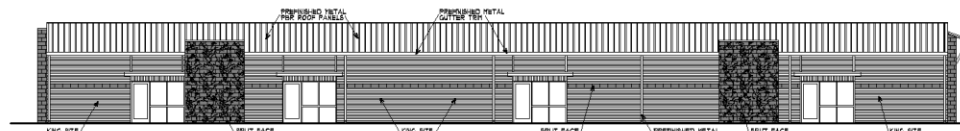
Office-Flex Layouts



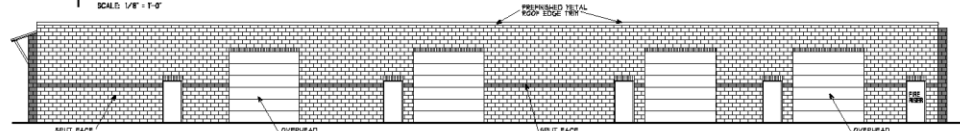
Building B Floor Plans



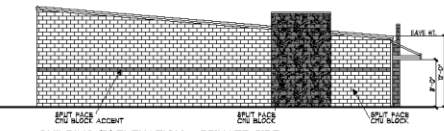
1 BUILDING B FLOOR PLAN
SCALE: 1/8" = 1'-0" 8272 SF



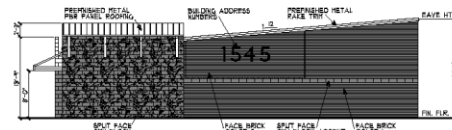
1 BUILDING B ELEVATION - PUBLIC SIDE
SCALE: 1/8" = 1'-0"



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"



TX-66134 EXP. 03/31/2022

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

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Michael A. Bales, Architect
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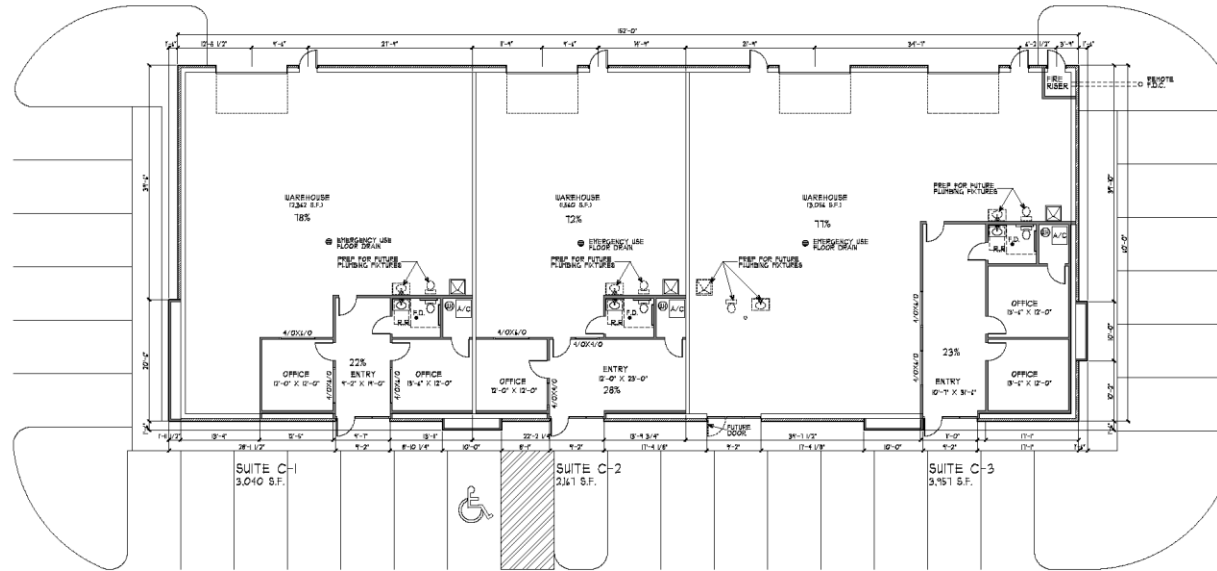
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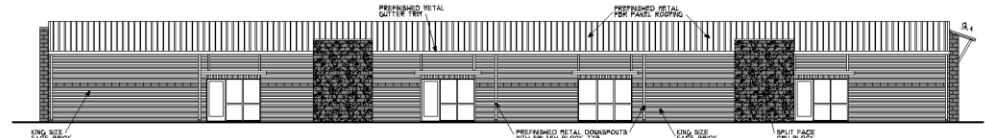
BUILDING B FLOOR PLAN

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A2.1
OF 8

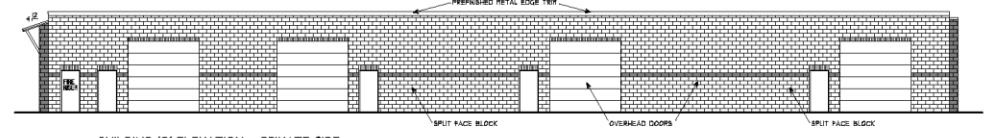
Building C Floor Plans



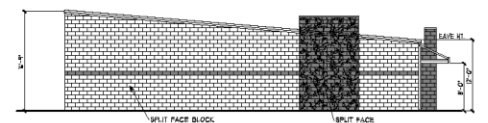
1 BUILDING 'C' FLOOR PLAN
SCALE: 1/8" = 1'-0"
8184 SF



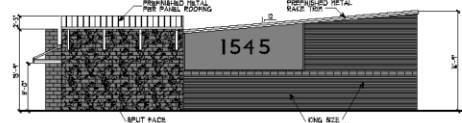
1 BUILDING 'C' ELEVATION - PUBLIC SIDE
SCALE: 1/8" = 1'-0"



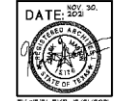
1 BUILDING 'C' ELEVATION - PRIVATE SIDE
SCALE: 1/8" = 1'-0"



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



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



DATE: 03/31/2022
 17-48174 BXP 03/31/2022
**BUILDING 'C' PLANS FOR A
 LAKESIDE SHOPS
 AND BUSINESS PARK**
 Little Elm, TX
 Old State Hwy. 24

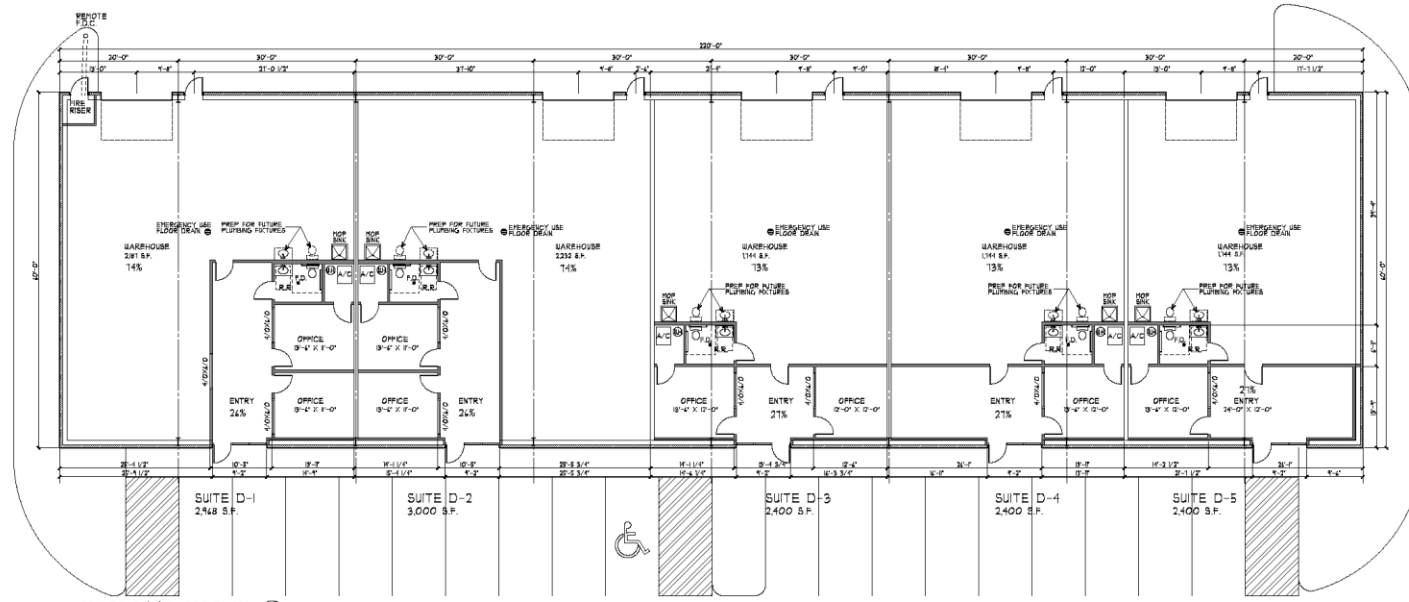
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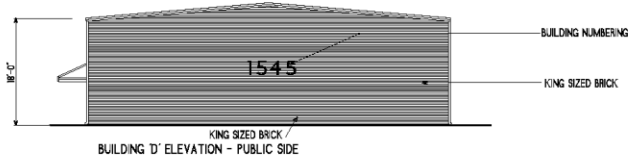
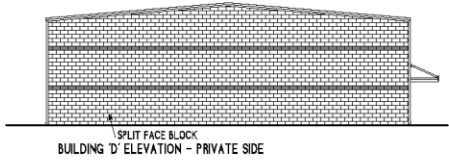
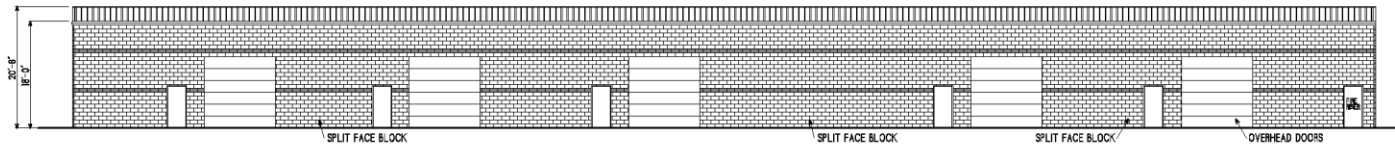
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**BUILDING 'C'
 FLOOR PLAN**

SHEET
A2.1
 OF 8

Building D Floor Plans



BUILDING D' FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 13,200 S.F.



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

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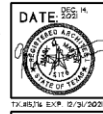
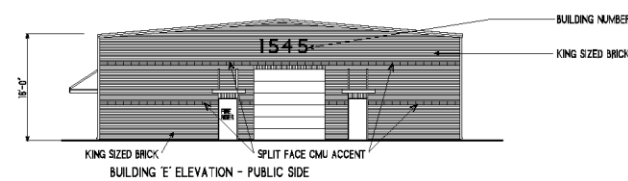
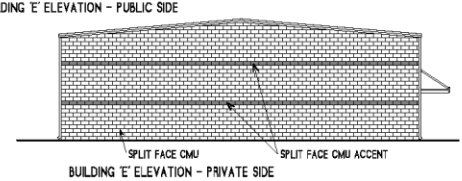
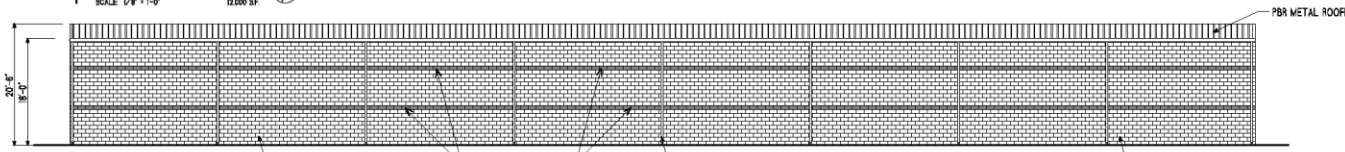
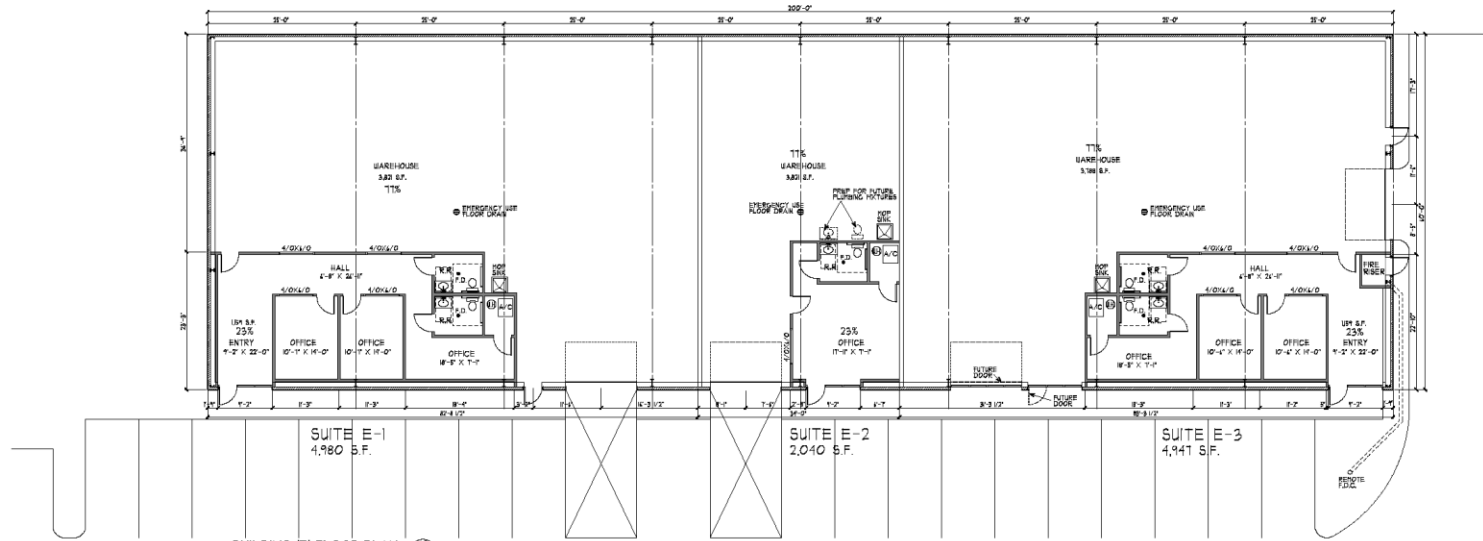
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BUILDING D' FLOOR PLAN

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A2.1
 OF 8

Building E Floor Plan



**BUILDING 'E' PLANS FOR A
LAKESIDE SHOPS
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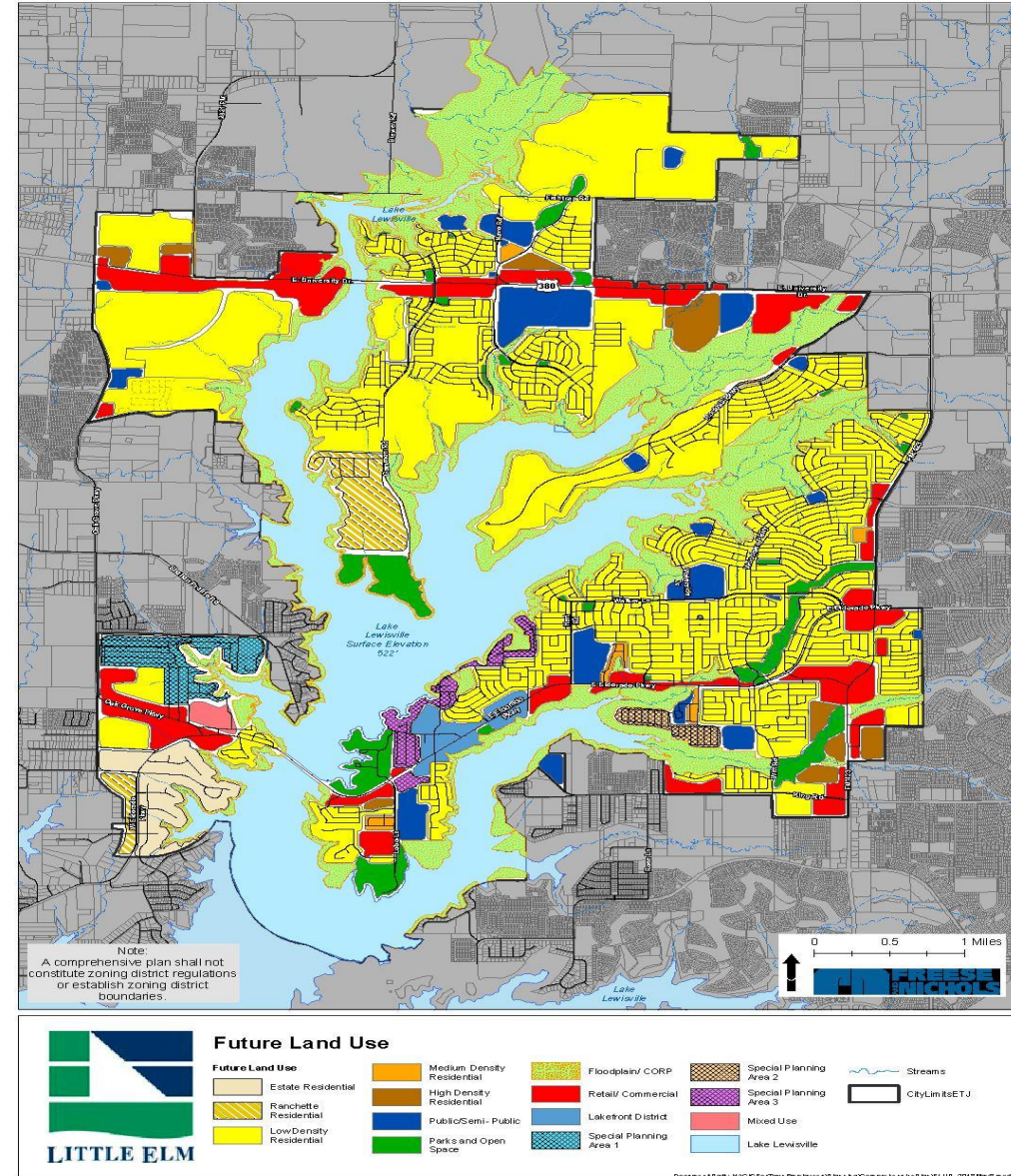
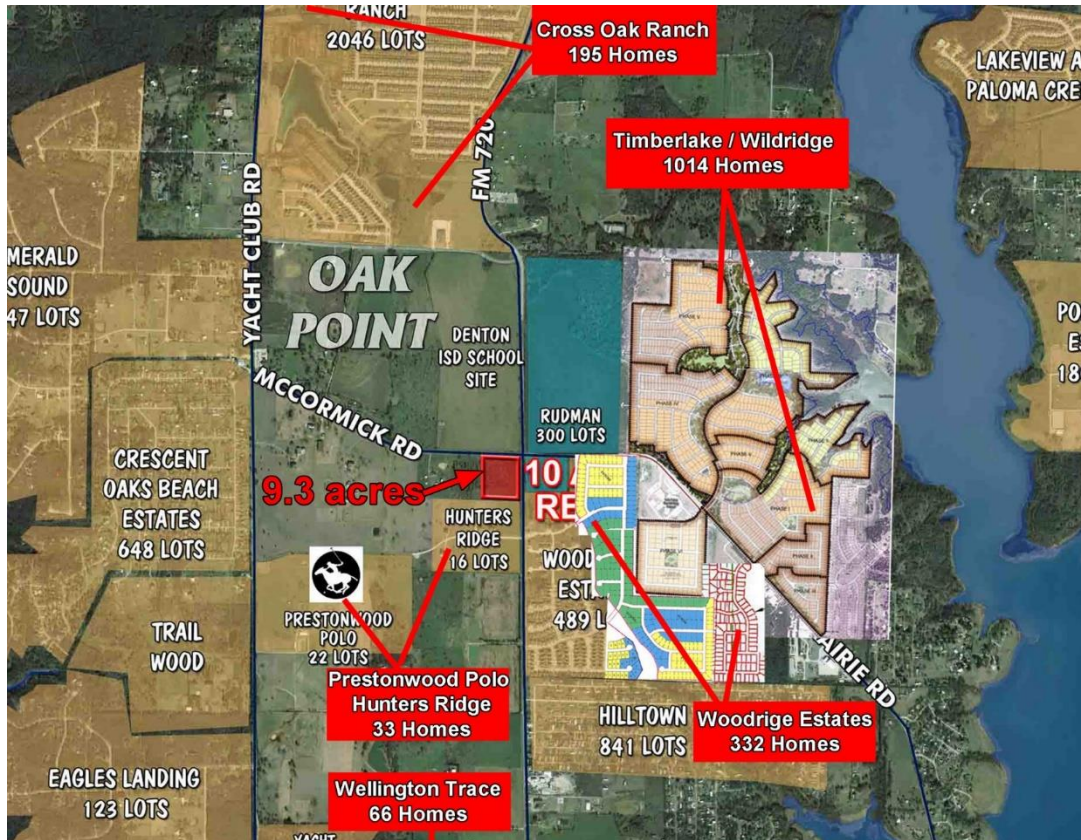
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**BUILDING 'E'
FLOOR PLAN**

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A2.1
OF 8

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



FOUR LOT



Drive Thru Included and retail approx. 11,200SF

