

LITTLE ELM, TEXAS  
HILLSIDE BEACH DEVELOPMENT CORNER  
6 – 13 ACRES FOR SALE



*6 ACRES AVAILABLE FOR \$1,250,000*

*13 ACRES AVAILABLE FOR \$3,100,000*

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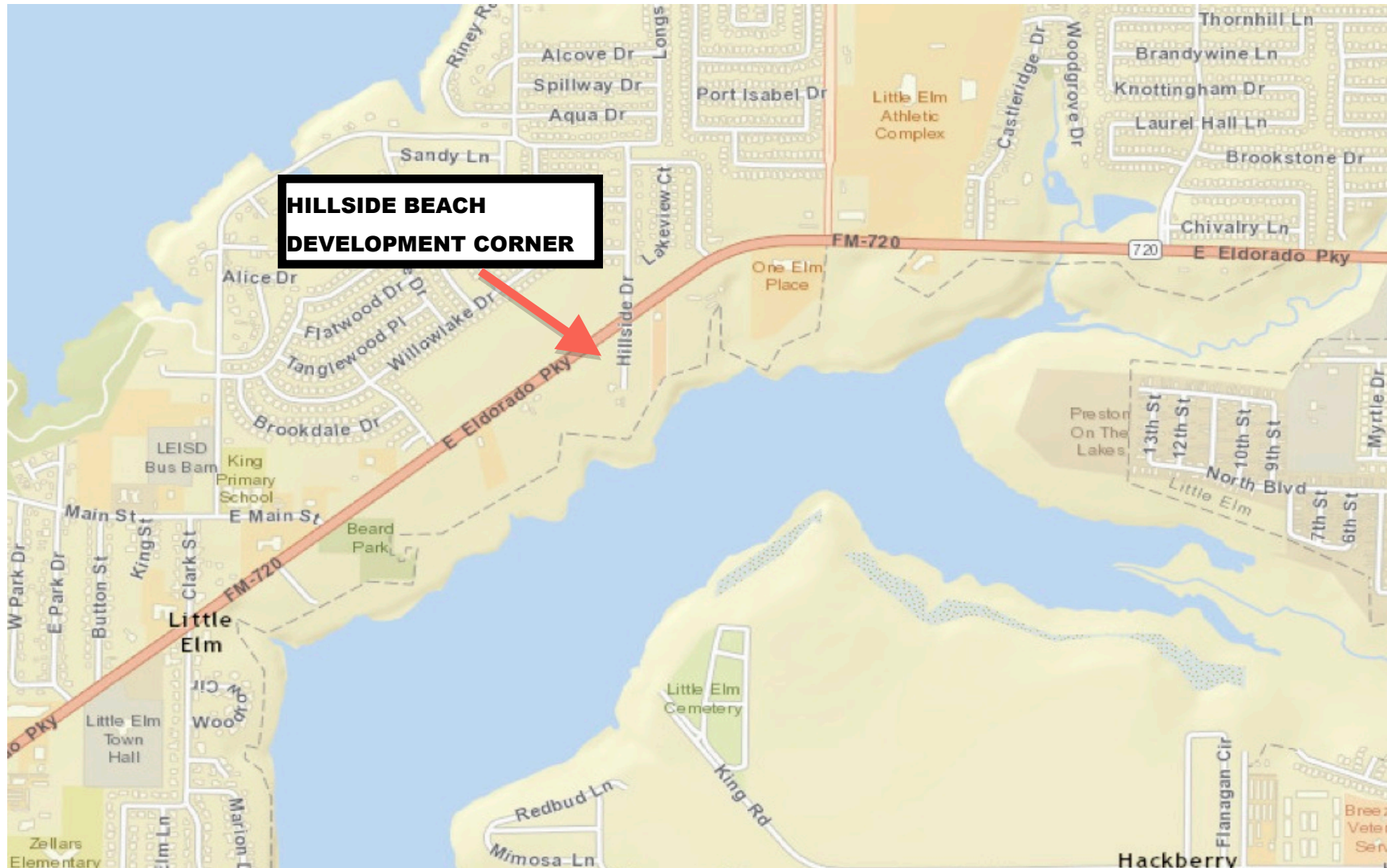
# EXECUTIVE SUMMARY – Overview of Little Elm

- The Town of Little Elm is located on the shores of Lake Lewisville, and has seen significant growth over the past decade in both residential and commercial/retail development. Since 2000, Little Elm has grown over 500%!
- Little Elm is developing into one of the most attractive Lakefront cities in the DFW Metroplex
- Little Elm's growth can be attributed to several factors
  - The Dallas North Tollway extension to Highway 380 and the completion of the the Lewisville Lake Toll Bridge gives Little Elm residents easy access to the major arteries in northern Dallas.
  - Little Elm boasts an Academically Recognized school district which attracts families in search of excellent schools with reasonable commutes.
  - Little Elm offers diverse housing opportunities, from master planned communities to large wooded lakefront home sites and luxury apartments.
- Little Elm continues to grow while it maintains it's small town charm. Due to it's proximity to booming Frisco, the number of companies relocating to North Texas, the widening of Eldorado Parkway, the abundance of available land, and the development-friendly attitude of the Town's leaders, Little Elm will continue to grow and is an excellent place for commercial real estate investment and development.

## EXECUTIVE SUMMARY – The Subject Site

- We are offering **a package of 4 contiguous sites on the Southwest Intersection of Eldorado Parkway and Hillside Drive in Little Elm, TX, from 6 – 13 acres**. These sites together would make an excellent mixed-use or retail development with views of Lake Lewisville, proximity to the Lakefront District and the residential subdivisions, and access to the Lakefront Trail System.
- Some of **the developments in the nearby Lakefront District** follow: Hydrous Wake Park, the soon to be re-designed Beard Park, the new Austin-based Hula Hut restaurant under development, and soon to be constructed luxury apartments.
- **The site will eventually be connected to the Lakefront Trail system** that will be expanded along the Lewisville Lake shoreline and will connect to various parks throughout Little Elm.
- **The widening of Eldorado Parkway to a 6-lane divided highway** will be completed by the end of 2015. Eldorado will become a major east/west thoroughfare that will connect I-35E in Denton to the Dallas North Tollway in Frisco. Currently, there are over 24,000 vehicles per day traveling on Eldorado Parkway through Little Elm, and traffic volume is expected to increase and commute times reduced when the widening is completed.
- Utilities: water, sewer and electric are to site
- Zoning: Light Commercial

# MAP OF AREA



# AERIAL OF +/- 12.87 AVAILABLE ACRES

