

DISTRICT IN LITTLE ELM

300 Lakefront Dr, Little Elm, TX, 75068

 INTERACTIVE
MARKETING PACKAGE



MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

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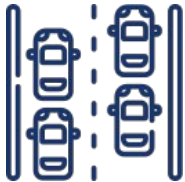


PROJECT SCOPE

- Retail Available for Lease: ±1,000 SF - ±3,651 SF
 - West Unit(s): up to ±3,651 SF
 - East Unit: LEASED
- The City of Little Elm’s Premier Mixed-Use Development
 - The District: 324 MF / Townhome Units
 - The Village: 424 MF units
 - Tinman Social, Tiff’s Treats, 575 Pizzeria, Hydrus Wake park, Hula Hut, The Cove At The Lakefront & The Elm
- Patio Opportunity & City of Little Elm Incentives Provided (Tenant Improvement Allowance)



±1,000 SF - ±3,651 SF
AVAILABLE



±38,800 VPD (Eldorado Pkwy)
±1,300 VPD (Lakefront Dr)

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	9,994	78,317	225,160
Current Year Estimate	7,473	64,631	185,701
2020 Census	6,220	58,089	166,544
Growth Current Year-Five-Year	33.73%	21.18%	21.25%
Growth 2020-Current Year	20.14%	11.26%	11.50%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,391	28,080	77,618
Current Year Estimate	2,512	22,791	62,544
2020 Census	2,075	20,097	55,261
Growth Current Year-Five-Year	34.98%	23.21%	24.10%
Growth 2020-Current Year	21.06%	13.40%	13.18%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$98,218	\$127,269	\$164,539



STAIRS

AVAILABLE
3,651 SF

PATIO

BREEZEWAY

PATIO

UPTOWN
CHEAPSKATE
7,656 SF

PATIO

STAIRS

DUMPSTER
ENCLOSURE

MAIN STREET



District in Little Elm

MATTHEWSTM
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300 LAKEFRONT DR

Little Elm, TX, 75068

±3,651 SF



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THE DISTRICT
IN LITTLE ELM
- by PALLADIUM -



UPTOWN
CHEAPSKATE



ELDORADO PKWY ± 38,800 VPD



District in Little Elm

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

300 LAKEFRONT DR

Little Elm, TX, 75068



LAKEFRONT DR ± 1,300 VPD

ELMWOOD APARTMENTS
24 UNITS

RIVENDALE BY THE LAKES
705 LOTS

SUBJECT PROPERTY



THE DISTRICT
IN LITTLE ELM
- by PALLADIUM -

THE LAWN AT LAKEFRONT



ROBIN'S NEST
MONTESSORI SCHOOL

575 PIZZERIA

ELDORADO PKWY ± 38,800 VPD



BEARD PARK



LITTLE ELM BAY



THE COVE AT THE LAKEFRONT™

THE REC AT THE LAKEFRONT™

THE Village AT LAKEFRONT

the elm 575 PIZZERIA

Tiff's Treats cookie delivery

Tinman's SOCIAL

THE DISTRICT IN LITTLE ELM - by PALLADIUM -

DICKEY'S BARBECUE PIT

SONIC

Starbucks

Mr Jim's Pizza It's the Crust!

Leo's BUNCH

Margarita Hut EST. 2013

Little Elm Tacos

SUBJECT PROPERTY

ELDORADO PKWY ± 38,800 VPD

CHAVEZ ELEMENTARY
499 STUDENTS



LITTLE ELM HIGH SCHOOL
2,497 STUDENTS

LITTLE ELM ISD ATHLETIC COMPLEX



Hula Hut

HYDROUS WAKEPARKS

TOWERS TAP HOUSE RESTAURANT & BAR



BARRACUDA TEXMEX & MARISCOS

FUZZY'S TACO SHOP

DOLLAR GENERAL

SUBWAY



BRENT ELEMENTARY
700 STUDENTS

Domino's Pizza

metro by T-Mobile

Smile Doctors

WING STOP

LITTLE ELM ISD ADMINISTRATION BUILDING



PROPERTY OVERVIEW

The District in Little Elm is a visionary development comprised of Smart Apartments designed for the next generation. Surround yourself with fresh energy, high-tech amenities, and elevated style. The District in Little Elm is a new way of living that is more sustainable and collaborative with people at the core. An innovative neighborhood with 324 apartments, retail shopping, restaurants within walking distance and next to the City of Little Elm Park featuring a Splash Deck, Food Truck Events, and Beer Garden.

Smart Solutions have been implemented that offer convenience and services, all of which are integrated through a Smart App. Thoughtfully designed one, two, and three bedroom floor plans offer premium finishes and wide-open spaces. Indulge in extraordinary amenities, relax in appealing social spaces, and cultivate your ideal life.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **300 Lakefront Dr, Little Elm, TX, 75068** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.