

LEASE

District In Little Elm

300 LAKEFRONT DRIVE

Little Elm, TX 75068

PRESENTED BY:

BRYSON HUDGENS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	1,825 - 3,651 SF
BUILDING SIZE:	12,000 SF

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PROPERTY DESCRIPTION

Unlock the ultimate location for your business with this premier 3,651 SF ground-floor retail storefront at The District in Little Elm. Perfectly positioned for a vibrant restaurant, high-end boutique, medical/wellness clinic, or flagship neighborhood service, this high-profile end-cap features coveted built-in patio opportunities designed to maximize outdoor seating and customer engagement.

Elevate your build-out with available City of Little Elm Tenant Improvement (TI) incentives, allowing you to customize this modern space to your exact brand specifications. Tenants will capitalize on an unparalleled, built-in customer base with 324 luxury smart apartments directly overhead and another 424 multifamily units just steps away at The Village.

Driven by incredible visibility from 44,330+ vehicles per day on Eldorado Parkway and surrounded by heavy-hitting regional anchors like Tinman Social, Hula Hut, and The Cove at the Lakefront waterpark, this space offers a steady, year-round flow of high-spending foot traffic.

PROPERTY HIGHLIGHTS

- 748 Apartment Units within Walking Distance
- Shell Space with Plumbing Leave Out
- Retail Glass Store Front
- Dedicated Wrap-Around Patio Space
- Dedicated Parking in Front of Space
- TI's Available

CLOSE UP PHOTOS



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SVN | VERUS COMMERCIAL 3

HIGH LEVEL RETAIL



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SIDE VIEW RETAIL



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SVN | VERUS COMMERCIAL 5

THE DISTRICT IN LITTLE ELM



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EXPERIENCE LAKESIDE LUXURY AT THE DISTRICT IN LITTLE ELM

Nestled along the vibrant shores of Lake Lewisville, The District in Little Elm offers a modern apartment community where everyday living feels like a premium getaway. Located at 300 Lakefront Dr, this pet-friendly neighborhood features a diverse selection of thoughtfully designed studio, one, two, and three-bedroom floor plans that prioritize both space and sophistication.

Each home boasts upscale finishes like elegant granite countertops, durable wood-style flooring, stainless steel appliances, and large windows that fill the open-concept layouts with brilliant natural light. Step outside your private retreat and you will find an array of resort-style amenities, including two sparkling swimming pools with sun decks, a 24/7 smart fitness center, private work pods with fast community Wi-Fi, a fenced dog park with a pet spa, and convenient EV charging stations.

Perfectly situated in the heart of The Lakefront District, residents enjoy seamless, walkable access to local dining, boutique shops, scenic running trails, and lively community festivals, making it the ultimate hub for comfort, leisure, and connection.

DEMOGRAPHICS MAP & REPORT

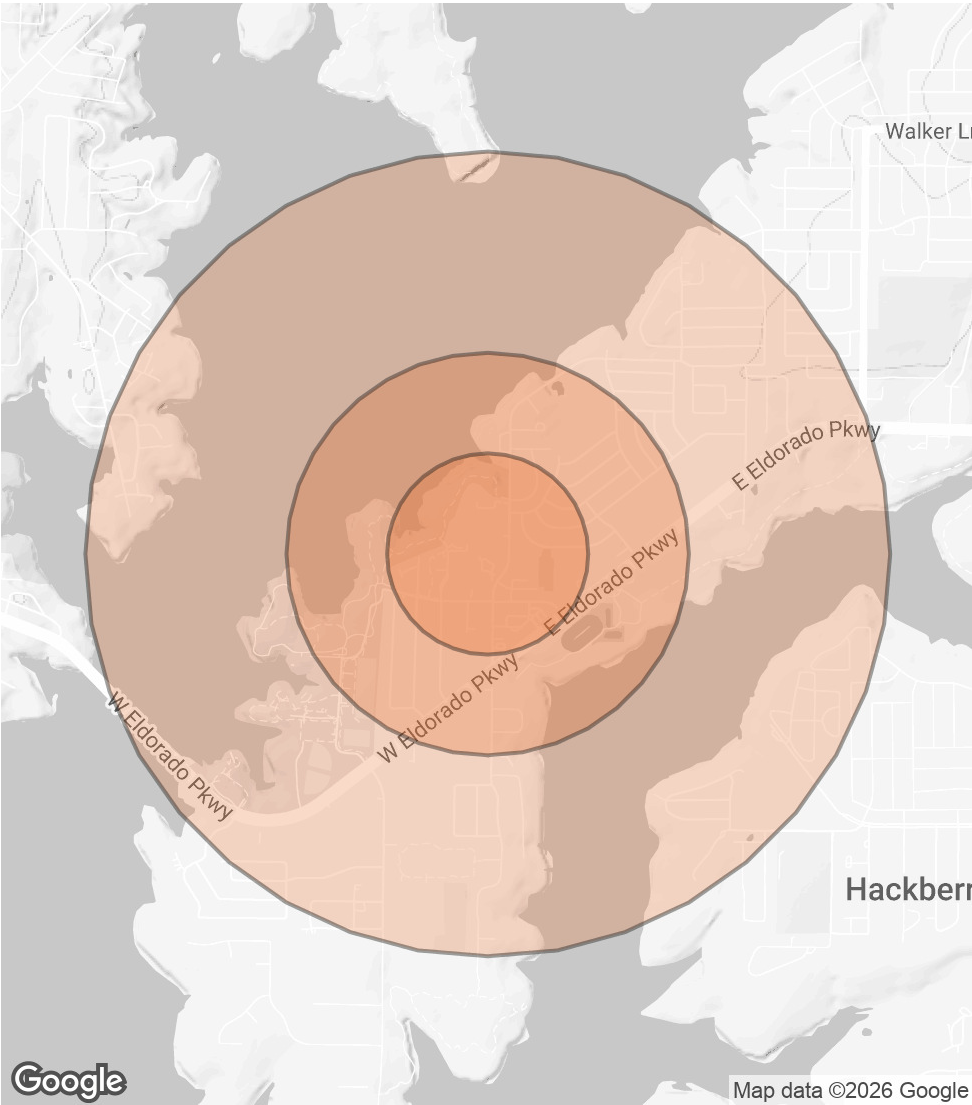
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	304	1,332	5,004
AVERAGE AGE	33.7	33.4	33.7
AVERAGE AGE (MALE)	33.6	33.4	33.8
AVERAGE AGE (FEMALE)	33.8	33.4	33.8

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	100	436	1,606
# OF PERSONS PER HH	3.0	3.1	3.1
AVERAGE HH INCOME	\$155,640	\$153,770	\$136,424
AVERAGE HOUSE VALUE	\$432,534	\$423,502	\$395,273

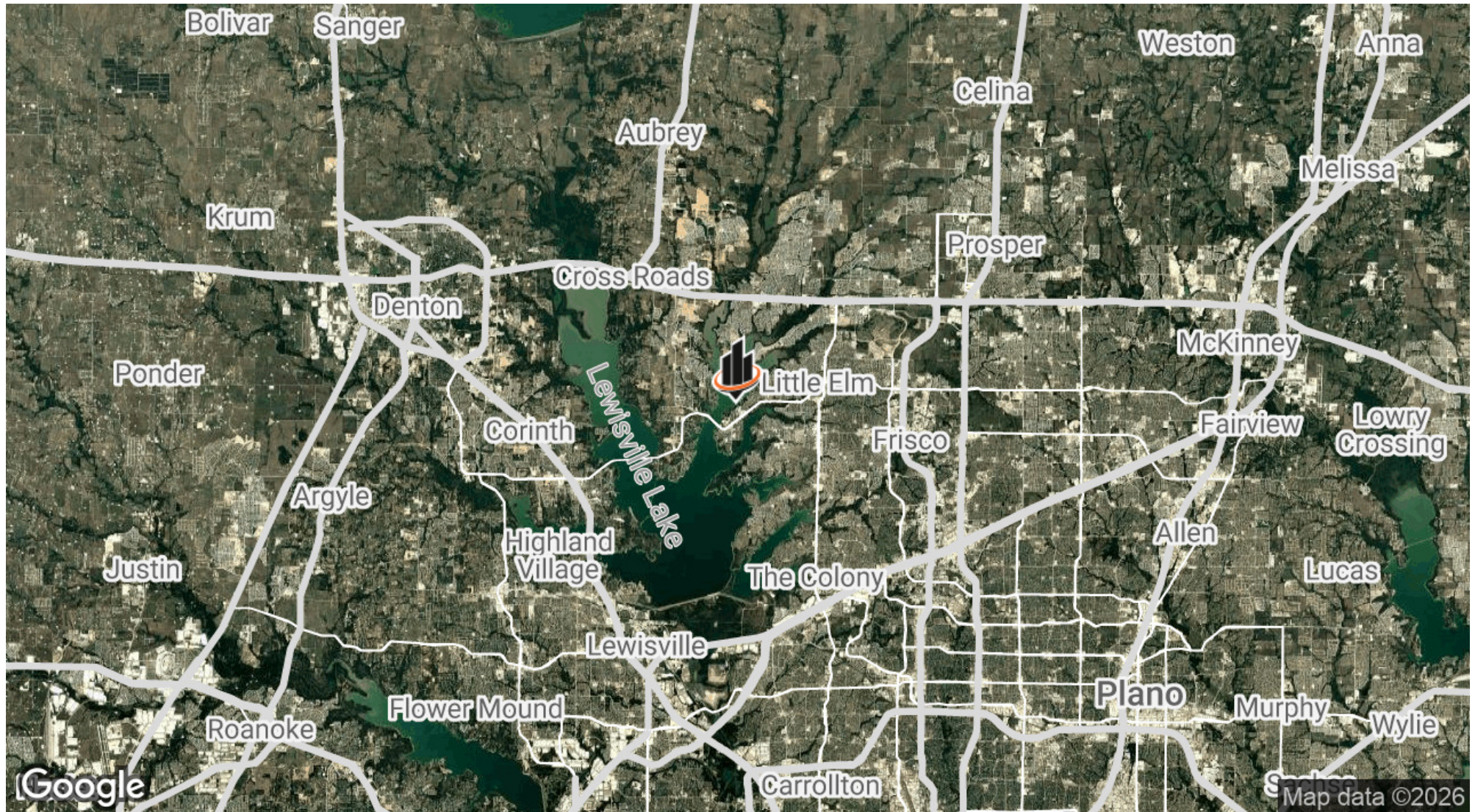
2023 American Community Survey (ACS)



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LOCATION MAP



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