



THE LAKE
DISTRICT
LIFE.ELEVATED



Retail with a Waterfront View

The Lake District
3536 Canada Rd.
Lakeland, TN 38002

www.TheLakeDistrict.us

Site Map

Mixed-Use District Residential Unit Mix					Residential Parking Required			
Type	Size	Mix	Block A	Block B	Total	Ratio	Block A	Block B
Studio	600 sf	12.1%	21 units	27 units	48 units	1.0/unit	21.0 spaces	27.0 spaces
1 Bedroom	800 sf	74.3%	132 units	162 units	294 units	1.2/unit	158.4 spaces	194.4 spaces
2 Bedroom	1100 sf	13.6%	24 units	30 units	54 units	2.0/unit	48.0 spaces	60.0 spaces
Summary	816.67 sf <small>avg. unit size</small>		177 units 144,600 sqft	219 units 178,800 sqft	396 units 306,300 sqft		228 spaces	282 spaces

Mixed-Use District	Block A	Block B	Block C	Out Parcels	Total
Main Street Retail / Restaurant	68,220 SF	94,770 SF			162,990 SF
Box Retail		84,500 SF	45,000 SF		129,500 SF
Office	65,000 SF				65,000 SF
Theatre	8 Screens				8 Screens
Hotel			1 Site	1 Site	2 sites
Flot Sites				622,450 SF (14.3 AC)	622,450 SF (14.3 AC)
Multifamily over Retail	177 Units	219 Units			396 Units



Age Restricted Residential Unit Mix					Residential Parking Required			
Type	Size	Mix	South Block	North Block	Total	Ratio	South Block	North Block
1 Bedroom	800 sf	41.7%	60 units		60 units	1.2/unit	72.0 spaces	
2 Bedroom A	1200 sf	25.0%	36 units		36 units	2.0/unit	72.0 spaces	
2 Bedroom B	1500 sf	33.3%		48 units	48 units	2.0/unit		96.0 spaces
Summary	1133.33 sf <small>avg. unit size</small>		96 units 91,200 sqft	48 units 72,000 sqft	144 units 163,200 sqft		144.0 spaces	96.0 spaces

Residential Neighborhood	
Clubhouses	6,700 SF
Age Restricted - South Block	96 Units
Age Restricted - North Block	48 Units
Single Family - 30'x100' lot	38 Lots
Single Family - 40'x100' lot	205 Lots
Single Family - 50'x100' lot	42 Lots
Total	285 Lots



NOTE: Approved concept plan.

Property Highlights

The Lake District is an approved 165 acres integrated residential, retail, lifestyle development to be built around a 10-acre lake on the SEC of I-40 and Canada Rd. in the city of Lakeland, TN.



2 HOTELS



283 SINGLE FAMILY HOMES



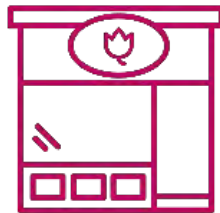
381 APARTMENTS OVER RETAIL



144 APARTMENTS AGE RESTRICTED



14 COMMERCIAL OUTPARCELS



300,000 SF RETAIL/RESTAURANT



1,000 SEAT MOVIE THEATER



65,000 SF OFFICE SPACE

Quick View - Area Demographics

INCOME



Median Income of \$98,939 within 5-mile radius

POPULATION



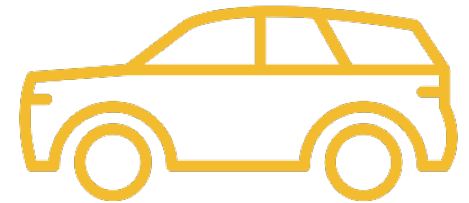
Population of 982,955 within 20-mile radius

EMPLOYERS



37,938 Businesses (NAICS11-99) within 20-mile radius

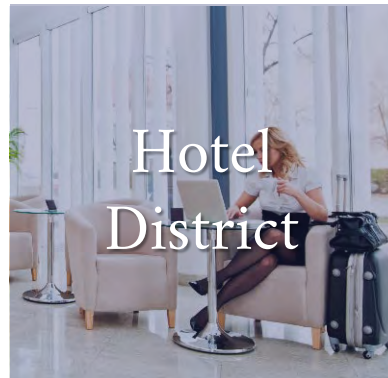
TRAFFIC COUNT



62,581 AADT for the I40 & Canada Rd. Intersection

The Districts

The Lake District offers 5 distinct “districts” for residents and guests to enjoy. Each district is designed to deliver the high-end cache that is the foundation of the community.



Bringing the city to the suburbs with a waterfront view.



Inline Retail District

The Flagship Retail Center of Memphis

- Just 23 miles outside of Memphis in Lakeland, The Lake District will be the area's retail destination.

A Daily Destination Maximizing the Human Experience

- The underserved affluent community is looking forward to an upscale retail experience.

High Visibility

- Conveniently set directly off Interstate 40, The Lake District is clearly visible to the 65,581 cars driving by daily.

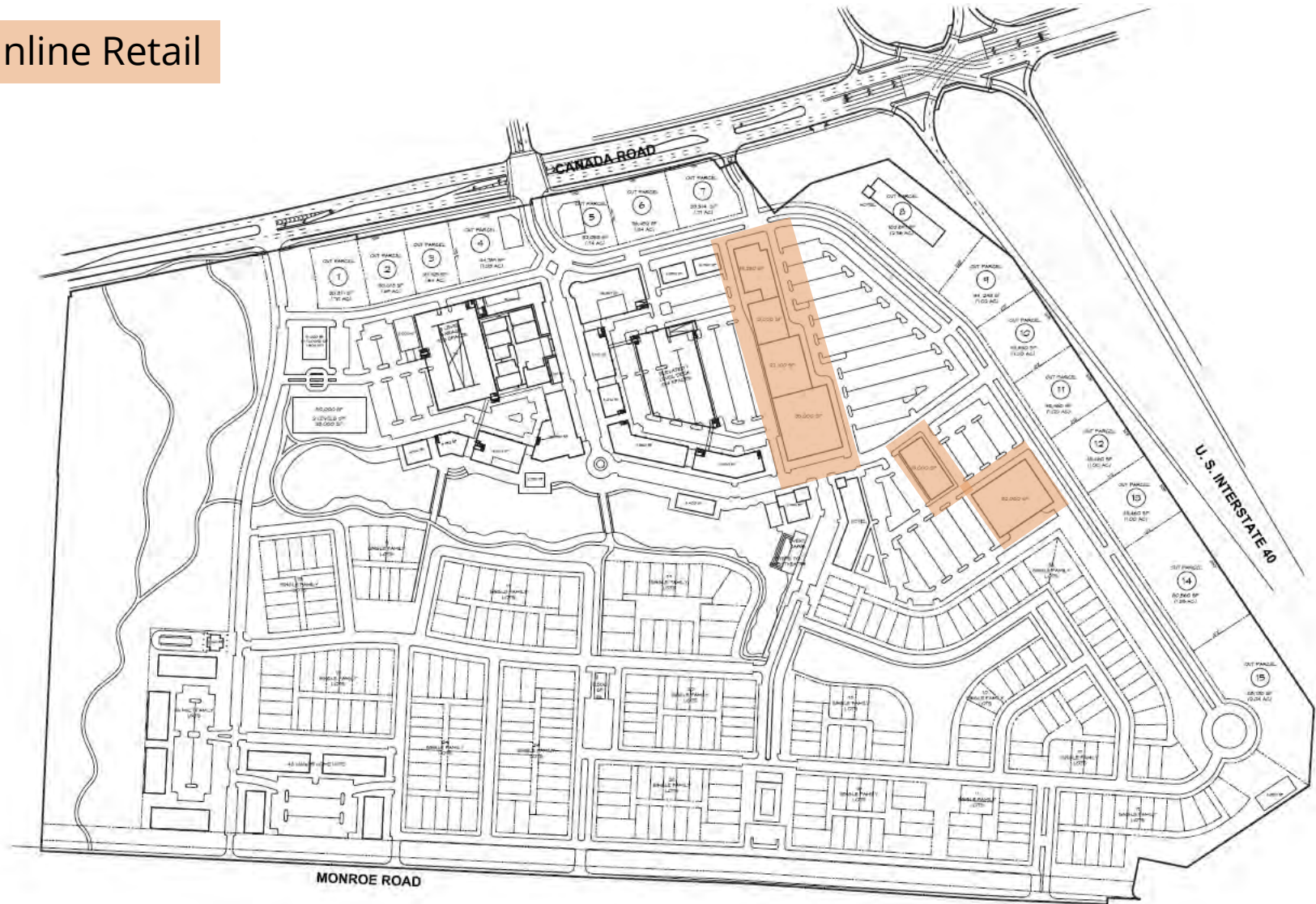
Build-to-Suit

- You can find your space at The Lake District and make it your own. With 129,500 sq ft. of Inline Retail space, you can customize the size of your storefront to fit your needs.



Inline Retail District

Inline Retail





Main Street District

Boutique & High End Retail

- As people stroll down Main Street they will notice the carefully curated stores and boutiques that offer luxury goods bringing beauty and happiness to life.

Chef Driven Restaurants

- Dining at The Lake District will delight patrons with chef driven restaurants.

Upscale Apartment Living

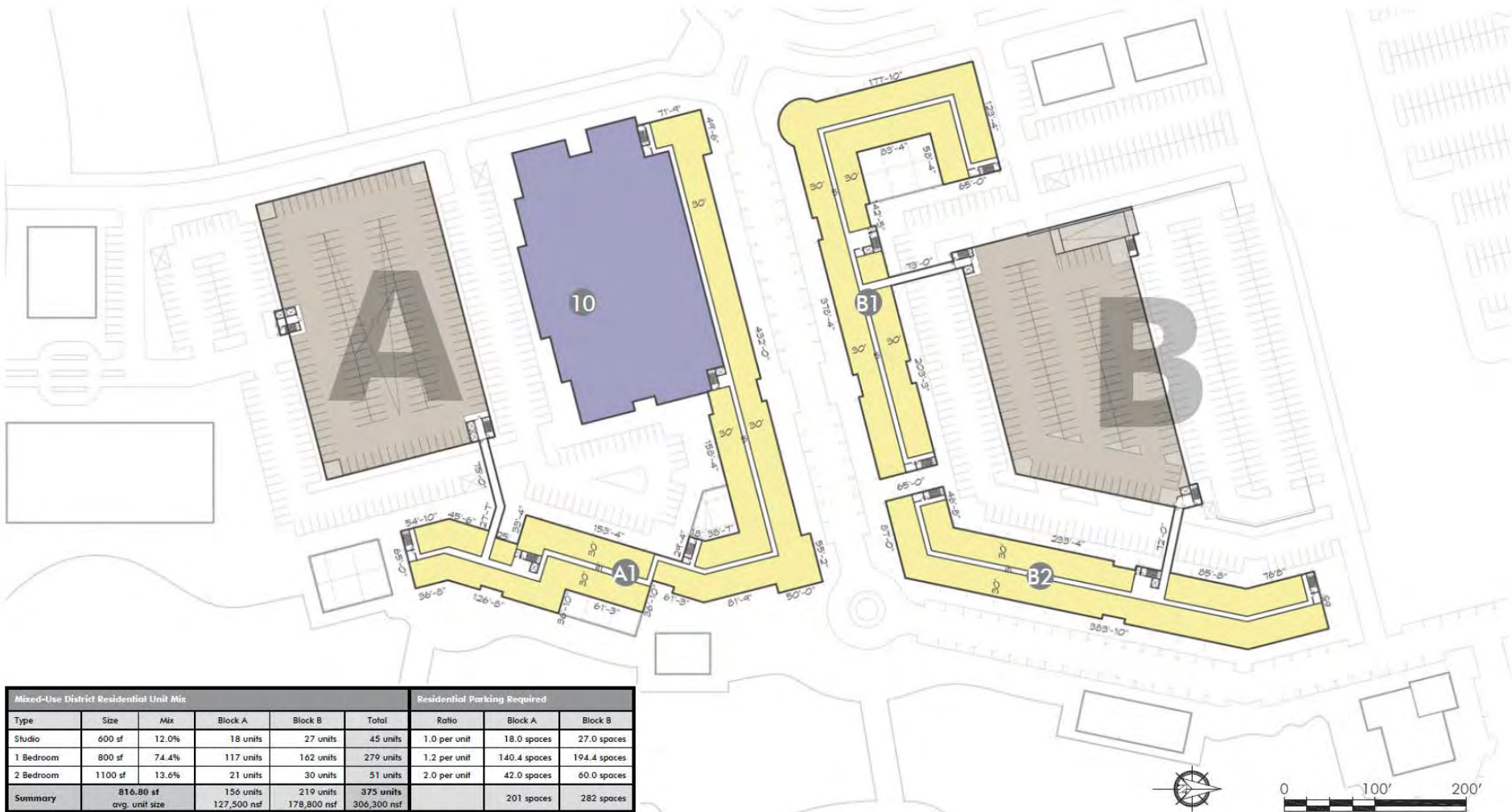
- 525 apartments, offer a variety of floor plans and sizes. Most apartments will blend into the Main Street experience.
- 144 apartments are age restricted to 55+ years old and adjacent to a nature preserve.
- All apartments will feature 9-foot ceilings and will be the largest new construction available in the area.



Master Street Concept Plan – Ground Level



Master Street Concept Plan – Upper Levels



Mixed-Use District Residential Unit Mix						Residential Parking Required		
Type	Size	Mix	Block A	Block B	Total	Ratio	Block A	Block B
Studio	600 sf	12.0%	18 units	27 units	45 units	1.0 per unit	18.0 spaces	27.0 spaces
1 Bedroom	800 sf	74.4%	117 units	162 units	279 units	1.2 per unit	140.4 spaces	194.4 spaces
2 Bedroom	1100 sf	13.6%	21 units	30 units	51 units	2.0 per unit	42.0 spaces	60.0 spaces
Summary	816.80 sf avg. unit size		156 units 127,500 nsf	219 units 178,800 nsf	375 units 306,300 nsf		201 spaces	282 spaces



14 Commercial Outparcels

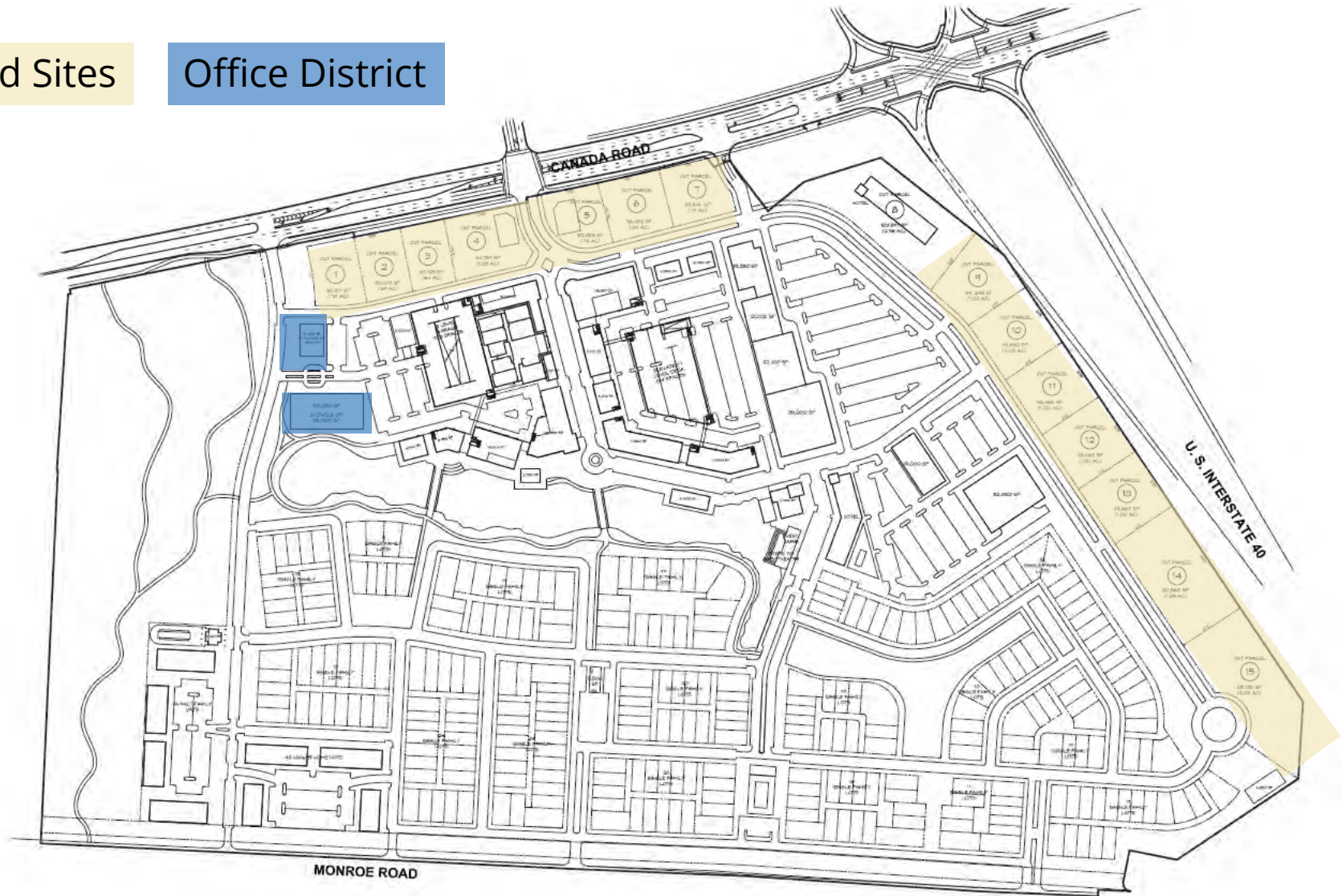
- The outparcels and pad sites total over 14.5 acres, The Lake District is set to provide the ultimate retail and fast casual experience.
- There will also be 65,000 sf. of office space



Pad Sites & Office District

Pad Sites

Office District

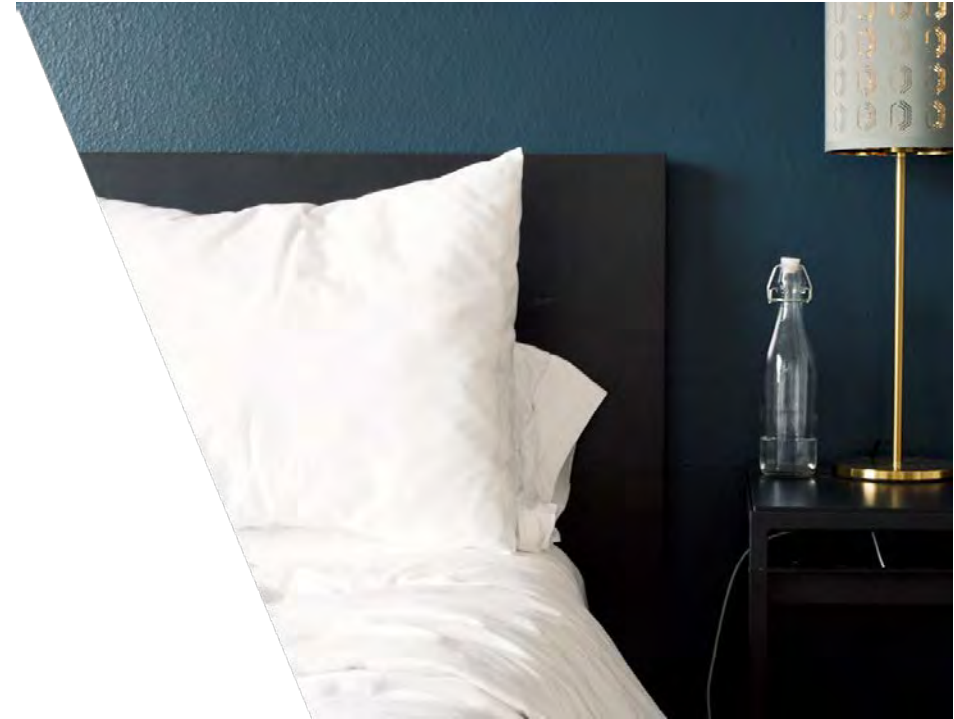




Hotel District

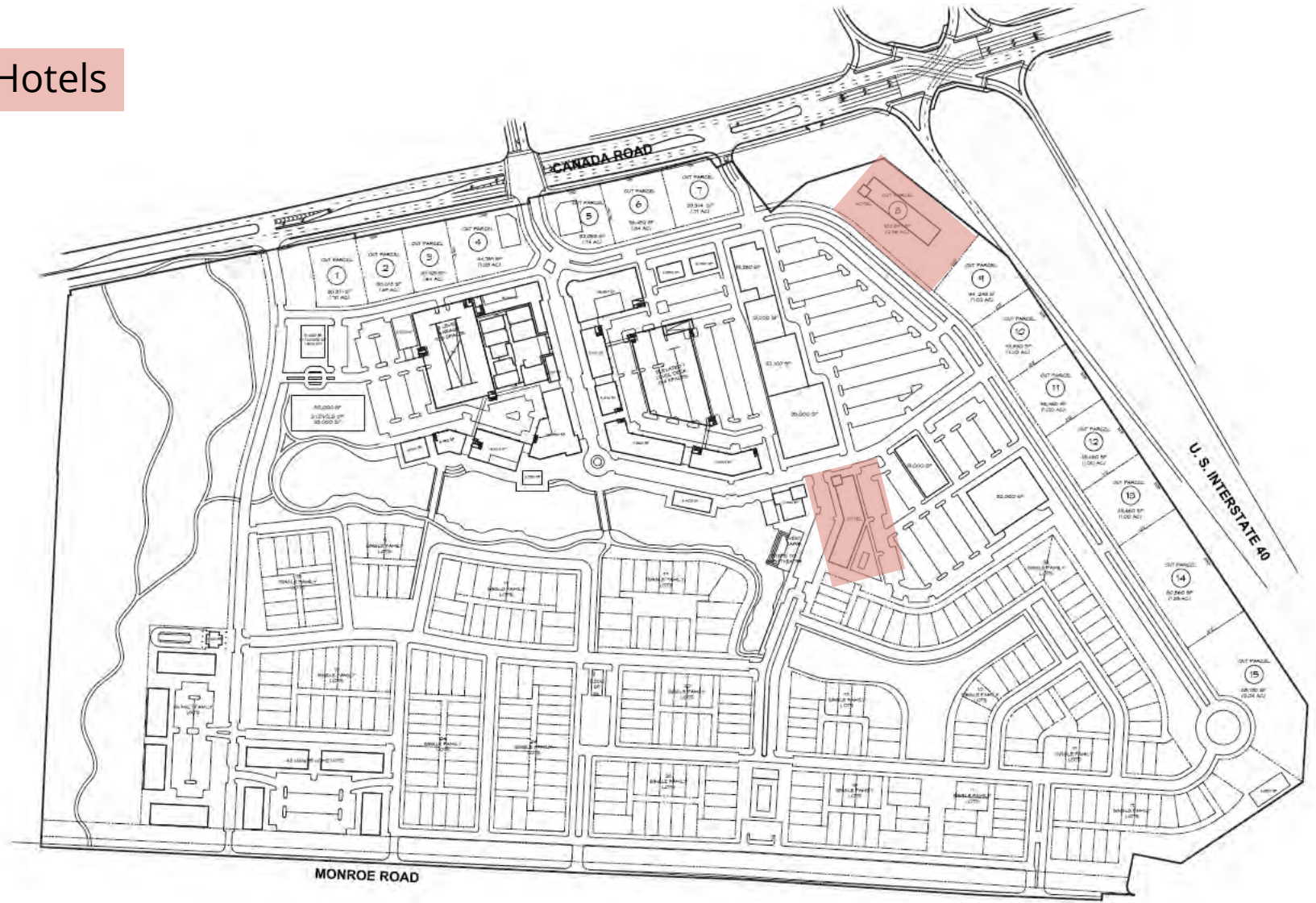
Two Hotels:

- As the premier lifestyle development in the Memphis area, The Lake District will feature two hotels on site. Built-to-suit, each hotel will be unique to it's brand and deliver The Lake District experience to guests who stay the night.



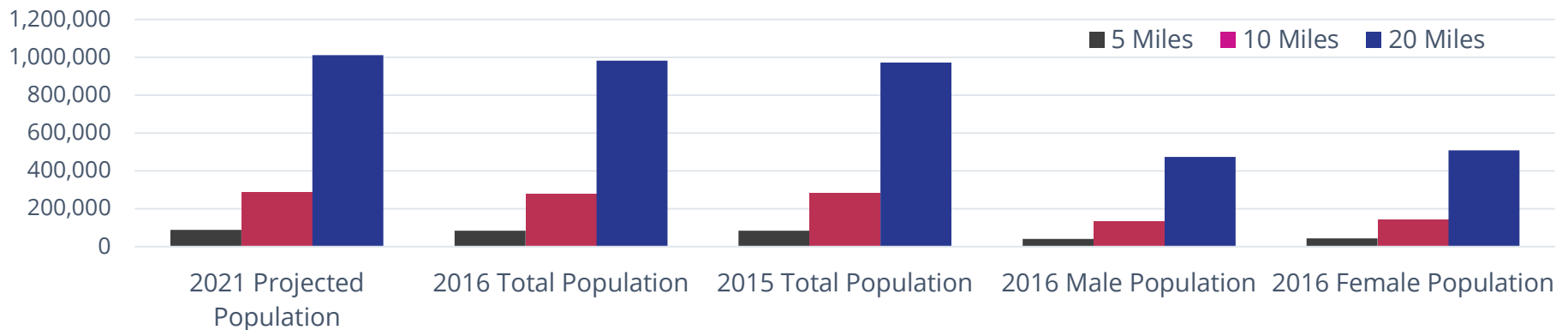
Hotel District

Hotels



Area Demographics - Population

	5 MILES	10 MILES	20 MILES
2021 Projected Population	88,115	287,173	1,011,578
2016 Total Population	84,450	278,301	982,955
2015 Total Population	84,156	282,245	972,516
2010 Total Population	80,114	272,931	949,720
2016 Group Quarters	650	6,890	18,715
2010-2016 Growth Rate	0.0095	0.0067	0.0059
2015-2020 Growth Rate	0.0092	0.0066	0.0055
2016 Male Population	40,826	134,978	473,565
2016 Female Population	43,625	143,322	509,390
2016 Median Age	36.8	37.4	35.9

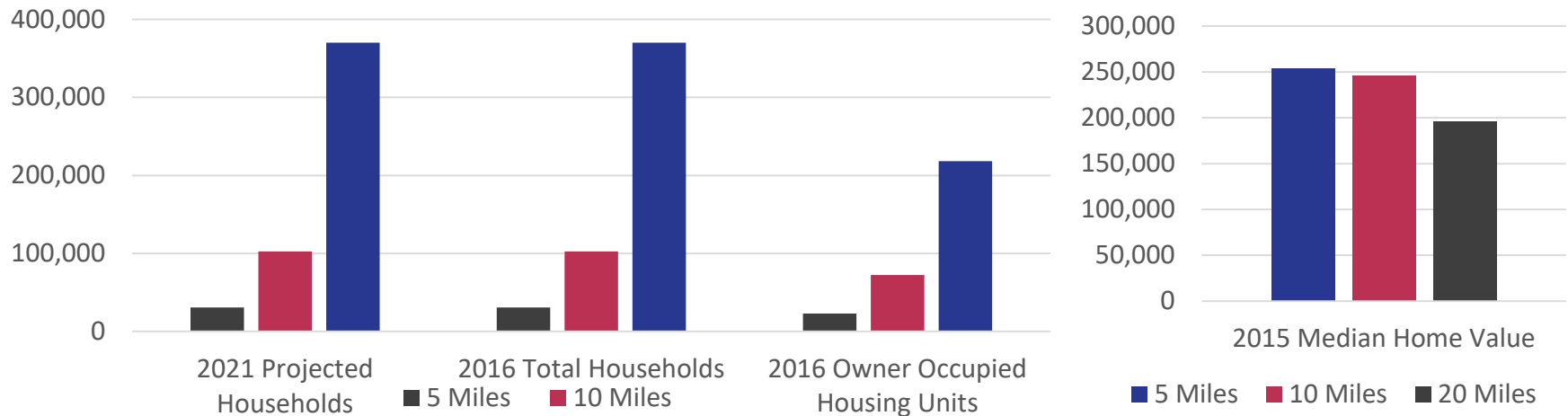


Note: Average drive time for residents living 10 miles from The Lake District is approximately 11-15 minutes. For residents living within 20 miles, the average drive time is approximately 25-30 minutes.

Area Demographics - Households

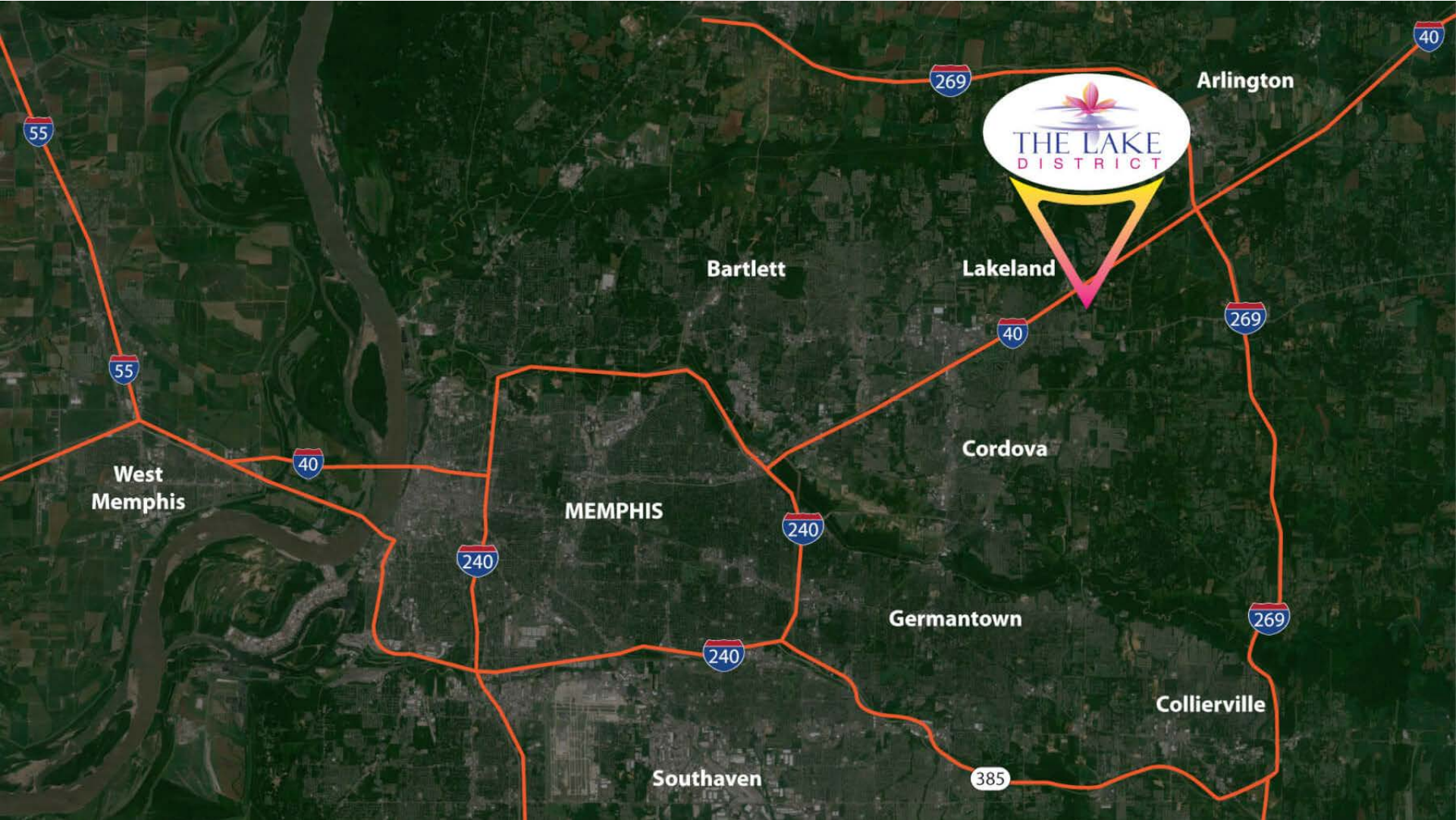


	5 MILES	10 MILES	20 MILES
2021 Projected Households	32,111	105,498	380,280
2016 Total Households	30,834	102,448	370,029
2016 Owner Occupied Housing Units	22,874	72,282	218,074
2015 Median Home Value	253,512	245,442	196,244

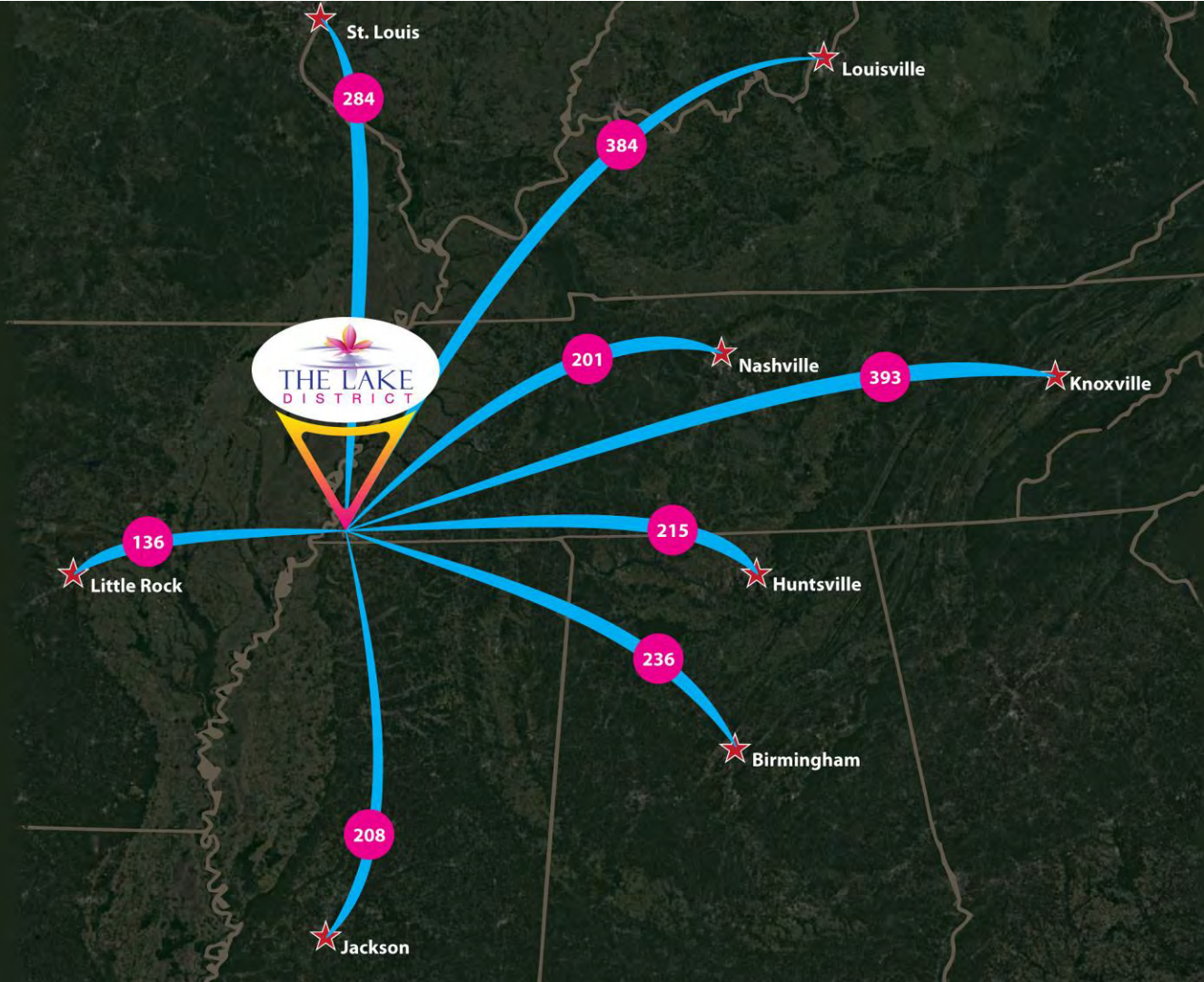


Note: Average drive time for residents living 10 miles from The Lake District is approximately 11-15 minutes. For residents living within 20 miles, the average drive time is approximately 25-30 minutes.

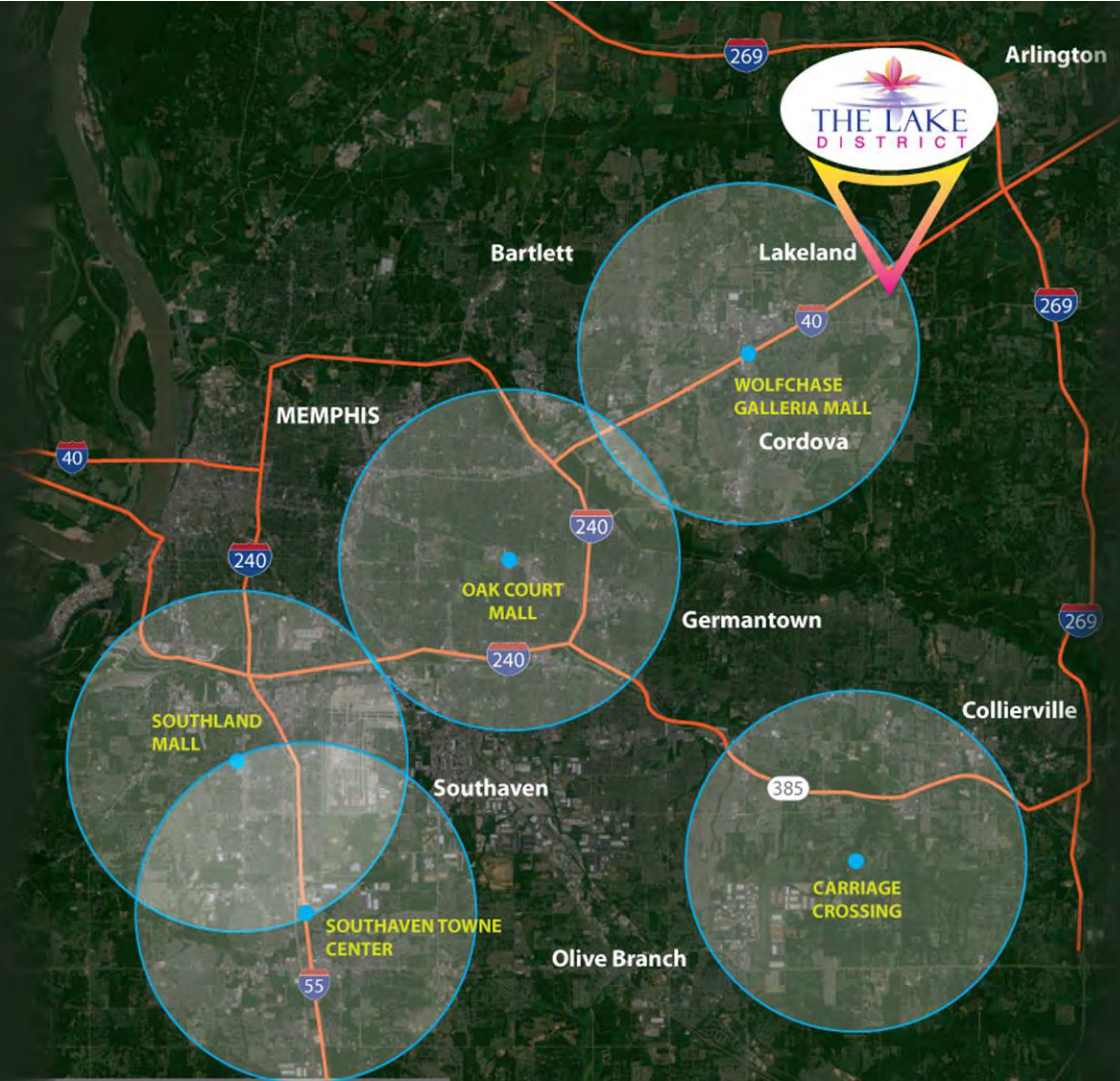
Aerial Map 1 – Memphis/Lakeland



Aerial Map 2 – Contiguous States



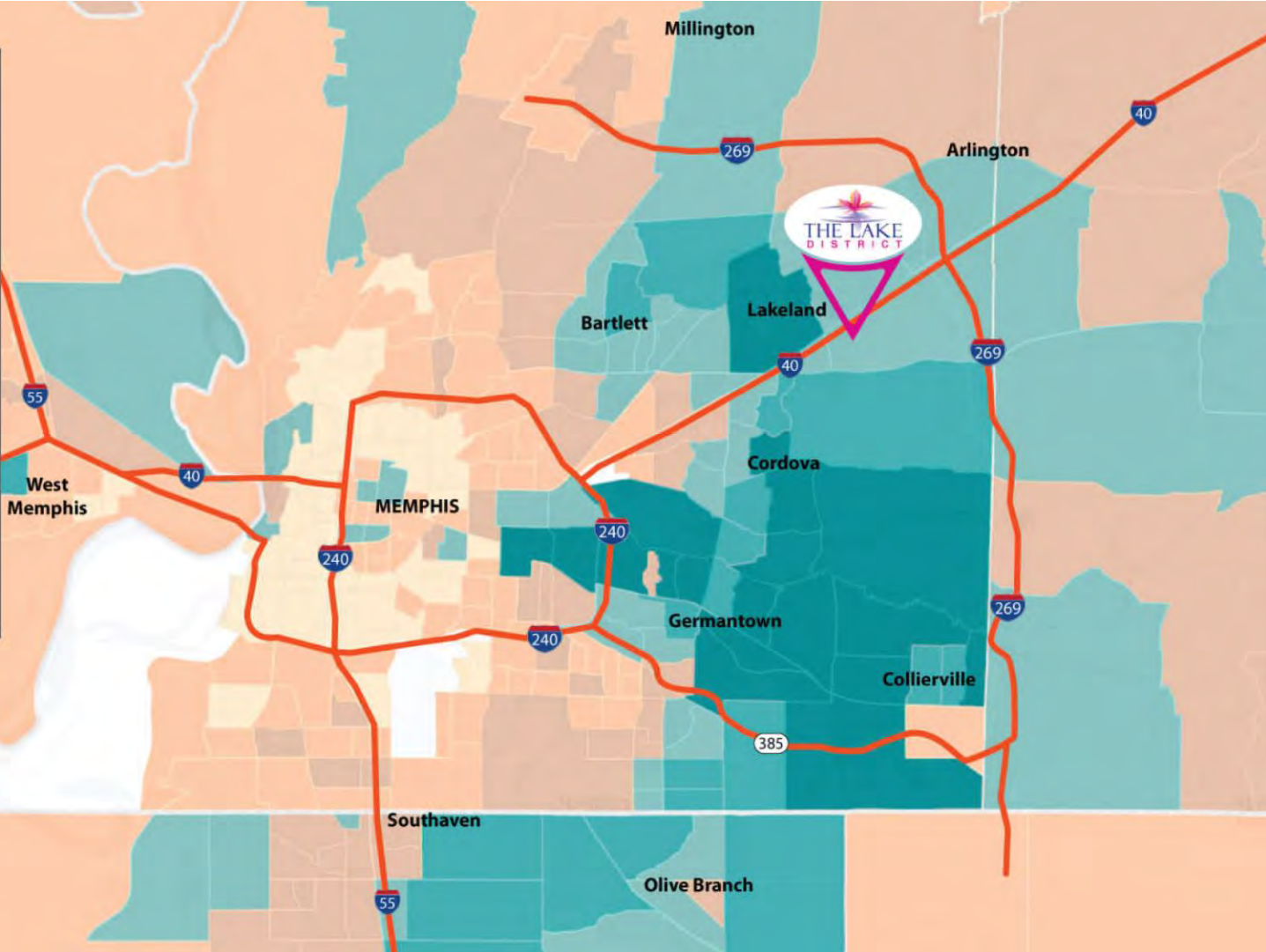
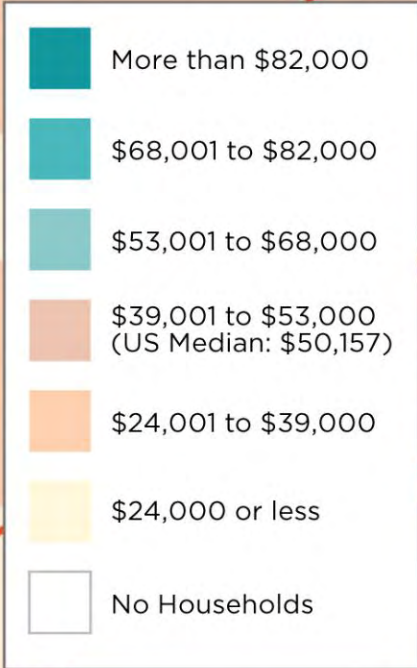
Memphis MSA Regional Malls



Wolfchase Trade Area



Population Income Map





Residential District

A Walkable Community

- The Lake District was conceived as a walkable neighborhood.

Custom Built Homes

- Looney Ricks Kiss Architects (LRK) is the lead architect creating the master plan for The Lake District and will provide guidelines to builders to assure the integrity and cache' of The Lake District.
- The buyer can choose from a variety of architectural styles for custom built homes on three different lot sizes. Homes at The Lake District start in the upper \$300's.



"As I am retiring, I am looking forward to building my dream home in a neighborhood with diversity in homes and people. Taking my grandkids down to the lake will be so fun. Even walking my dog in the evenings and enjoying the lovely homes and landscapes.
Can't wait!"

- Current Lakeland Resident

Residential District

Residential Neighborhood	
Clubhouses	4,600 SF
Age Restricted - South Block	96 Units
Age Restricted - North Block	48 Units
Single Family - 30'x100' lot	38 Lots
Single Family - 40'x100' lot	205 Lots
Single Family - 50'x100' lot	42 Lots



Age Restricted Residential Unit Mix				Residential Parking Required				
Type	Size	Mix	South Block	North Block	Total	Ratio	South Block	North Block
1 Bedroom	800 sf	41.7%	60 units	36 units	96 units	1.2/unit	72.0 spaces	
2 Bedroom A	1200 sf	25.0%	36 units	48 units	84 units	2.0/unit	72.0 spaces	
2 Bedroom B	1500 sf	33.3%		48 units	48 units	2.0/unit		96.0 spaces
Summary	1133.33 sf avg. unit size		96 units 91,200 sqft	48 units 72,000 sqft	144 units 163,200 sqft		144.0 spaces	96.0 spaces

Our Partners



www.LRK.com

LRK's team of 100 architects and staff working in eight offices is one of the most respected full-service architectural, planning, environmental and interior design firms in the United States.

LRK's sophisticated multidisciplinary approach, responsibility to clients and commitment to design quality have resulted in a portfolio of accomplished and award-winning homes, corporate headquarters, civic buildings, sports facilities, traditional neighborhoods and downtown revitalizations. This experience and success make LRK the perfect partner for The Lake District.



www.A2H.com

A2H is a Memphis-based planning and design firm founded in 1986 on the belief that all aspects of the built environment play a vital role in everyday life. With over 10,000 completed projects spanning 45 states, A2H has the capability to address The Lake District's building and infrastructure needs.

We partnered with A2H because of their reputation for placing great value on understanding the importance of how the built environment is planned, designed, and constructed. Like A2H, we believe intentional, purposeful design has the power to enhance the world around us.



www.TheShoppingCenterGroup.com

Since 1984, TSCG's retail-only real estate platform has provided a full assortment of advisory services to tenants, landlords, developers, investors and financial institutions. With 22 offices from New York to Southern California, they are the largest firm in the United States.

Gilad Development, Inc.

Yehuda Netanel – Founder, Owner

Yehuda Netanel was born in 1950 in Israel. After completing high school and matriculation exams (equal to 30 college credits in the US) he joined the Israel Defense Forces where he served as a platoon commander in the Golani Brigade. After certain additional classified training, he completed his IDF service in 1971 as an officer.

In 1972, Mr. Netanel attended college in the U.S. He began at Glendale College, CA. and then was accepted to SCI-ARC (Southern California Institute of Architecture). During the years 1973-1976, he completed one of the most focused architectural studies curriculums in the country. In 1976, while in his last year at SCI-ARC, he joined Kreisel-Shapiro, a top commercial firm in Los Angeles.

In 1978 Yehuda decided to branch out and establish his own real estate development ventures. The first ground-up project was a six-unit condominium in Culver City, CA. In the years to follow, he developed over 58 projects ranging from apartment complexes, condominium projects mixed-use and retail centers. A couple of commercial projects had even received AIA awards. In all, Yehuda developed over 1,700 apartments, 400 condominiums/townhomes and 2,200,000 square feet of retail space.

His current developed and owned retail centers are Ohio Station Outlets and the Shoppes at Zion (ohiostationoutlets.com and theshoppesatzion.com)

Mr. Netanel's development approach consists of combining marketing skills and good design to create more engaging projects. He believes that this is a good way to ensure better commercial success and long-term results to all involved.

Yehuda is involved in many civic and community organizations. His hobbies include guitar playing, hiking, reading and flying. Yehuda has been a private pilot with an instrument rating since 1975 with over 5,000 hours. He is also an active Command Pilot with Angel Flight. In 2010, he founded Wings of Rescue, a 501c3 charity that flies dogs and cats from high-kill shelters around the country to no-kill shelters where they are adopted to new homes within days (wingsofrescue.org). To date, over 27,000 pets have been flown to safety by Wings of Rescue.



Gilad Development, Inc.

Featured Past Projects



12525 Pacific Ave., Mar Vista CA
3-level townhouse complex



1850 S. Federal Ave., West Los Angeles
Award-winning townhouse over townhouse
project



Los Feliz Club
1800 N. New Hampshire Ave. Hollywood CA
134 unit apartment complex



2130 S. Sawtelle Ave., West Los Angeles CA
AIA award-winning retail office complex in West Los Angeles
1988

Gilad Development, Inc.



Featured Past Projects



Bishop Factory Stores
2006



Beachwood Estates
2118 N. Beachwood Dr., Hollywood CA
87 unit luxury condominiums
1987



The Encino Spectrum
Home of the Motion Picture Association of America
Ventura Blvd. at Firmament, Encino CA
Mixed-use project with 3 level underground parking
1995