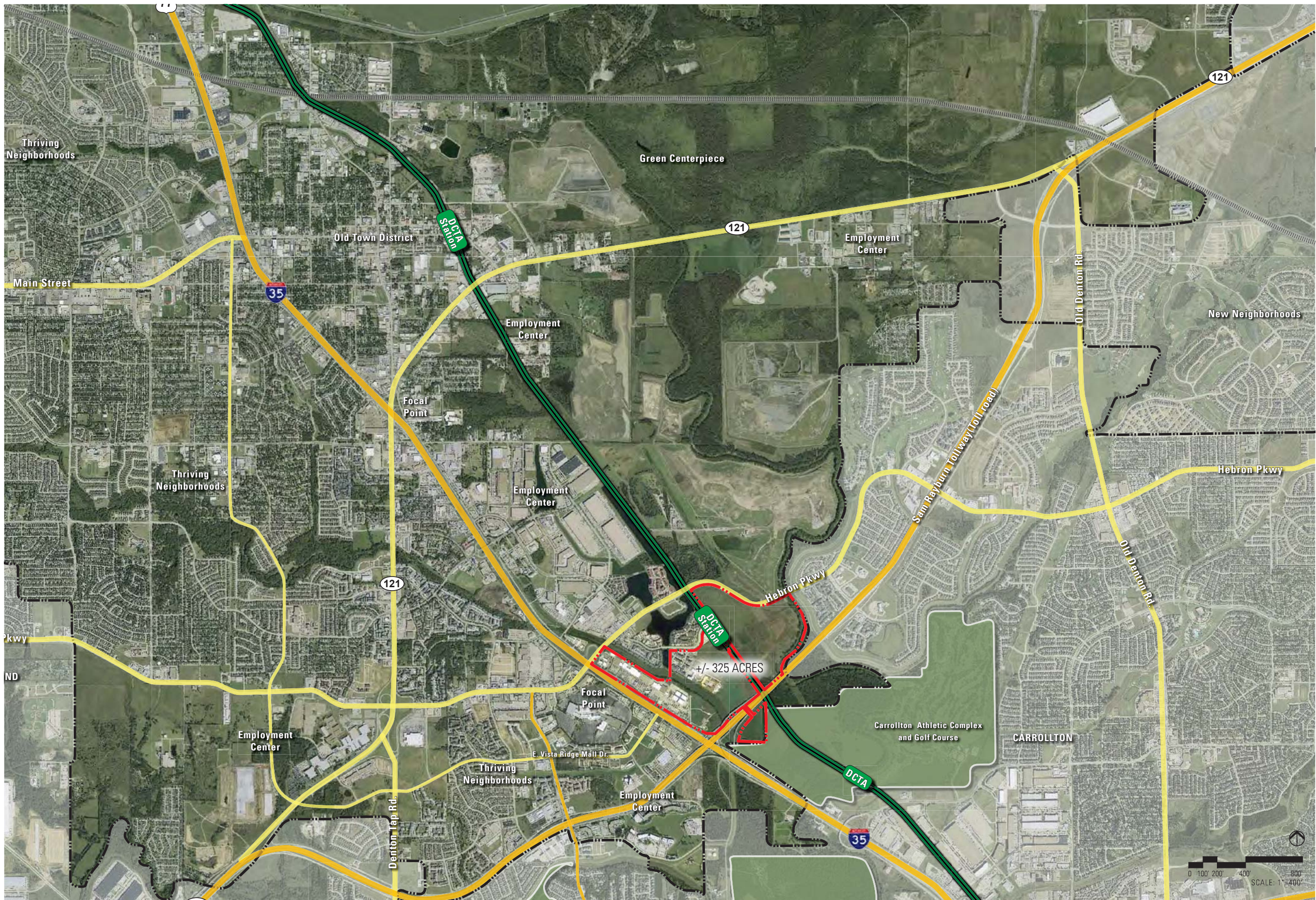


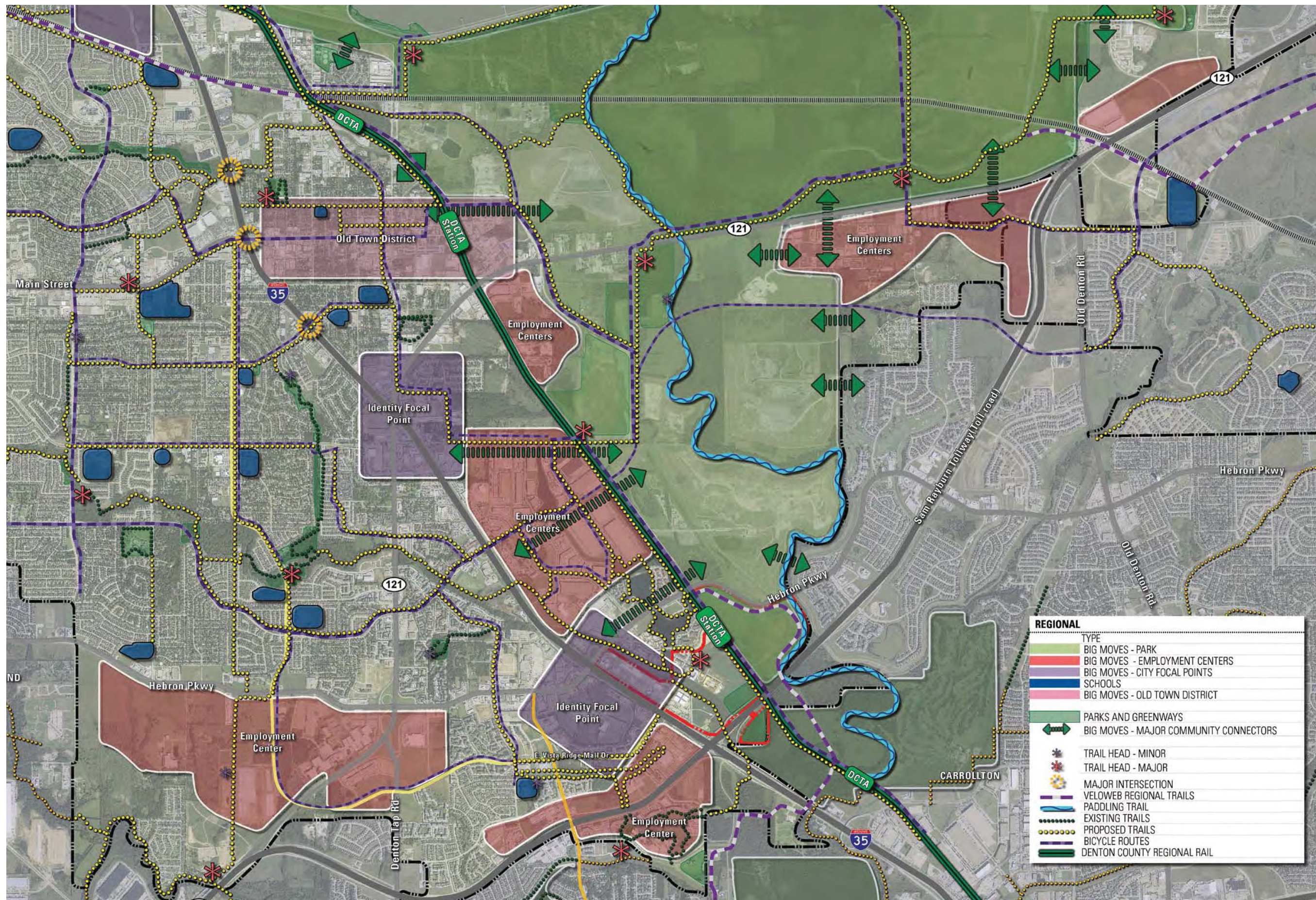
SOUTHERN GATEWAY PLAN



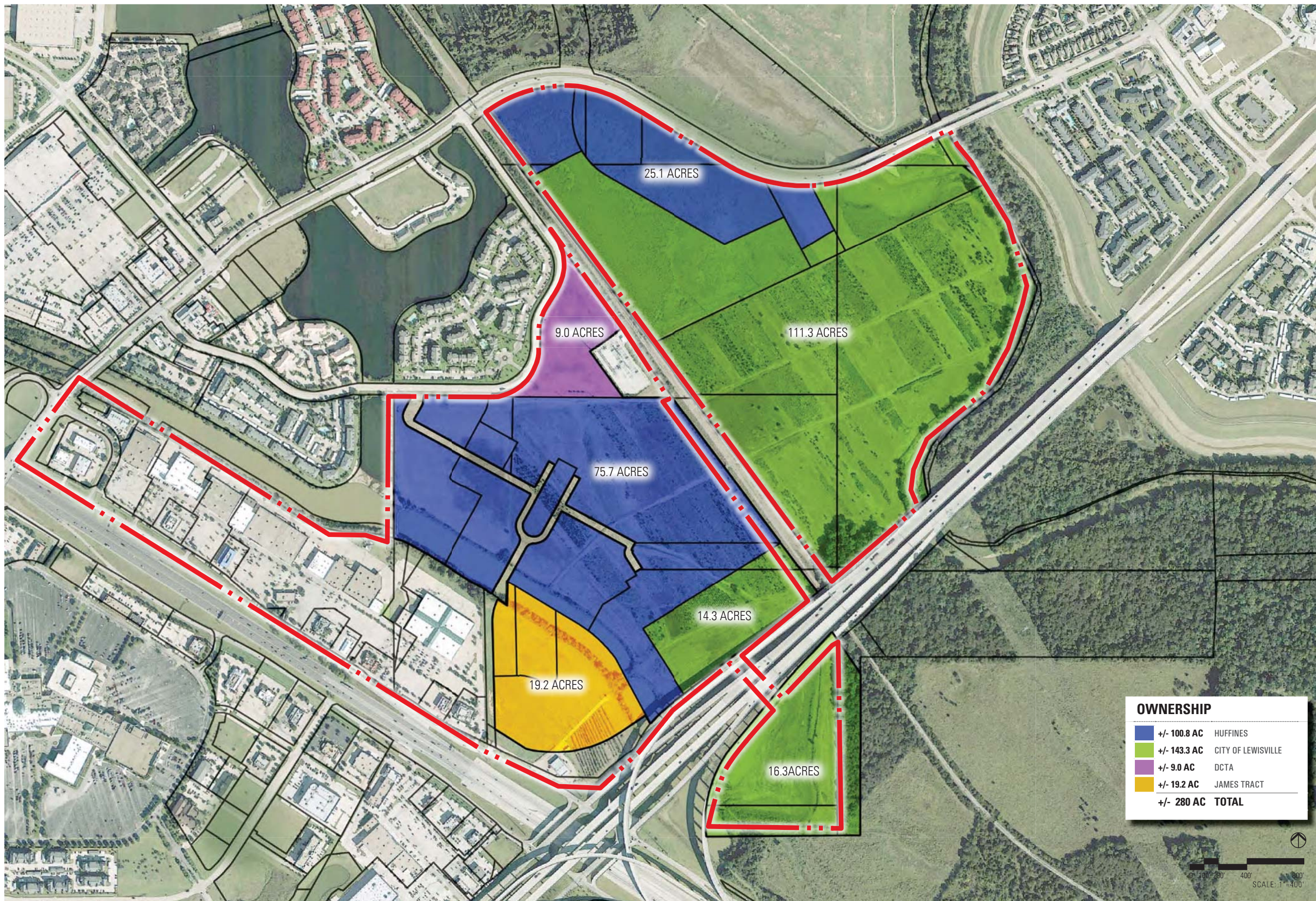
GATEWAY TO A NEW LEWISVILLE







LEWISVILLE // REGIONAL PLAN



LEWISVILLE // OWNERSHIP



IDENTITY

Establish an Identity for
Lewisville at the Gateway



CONNECT

Establish a Connected and
Walkable Community



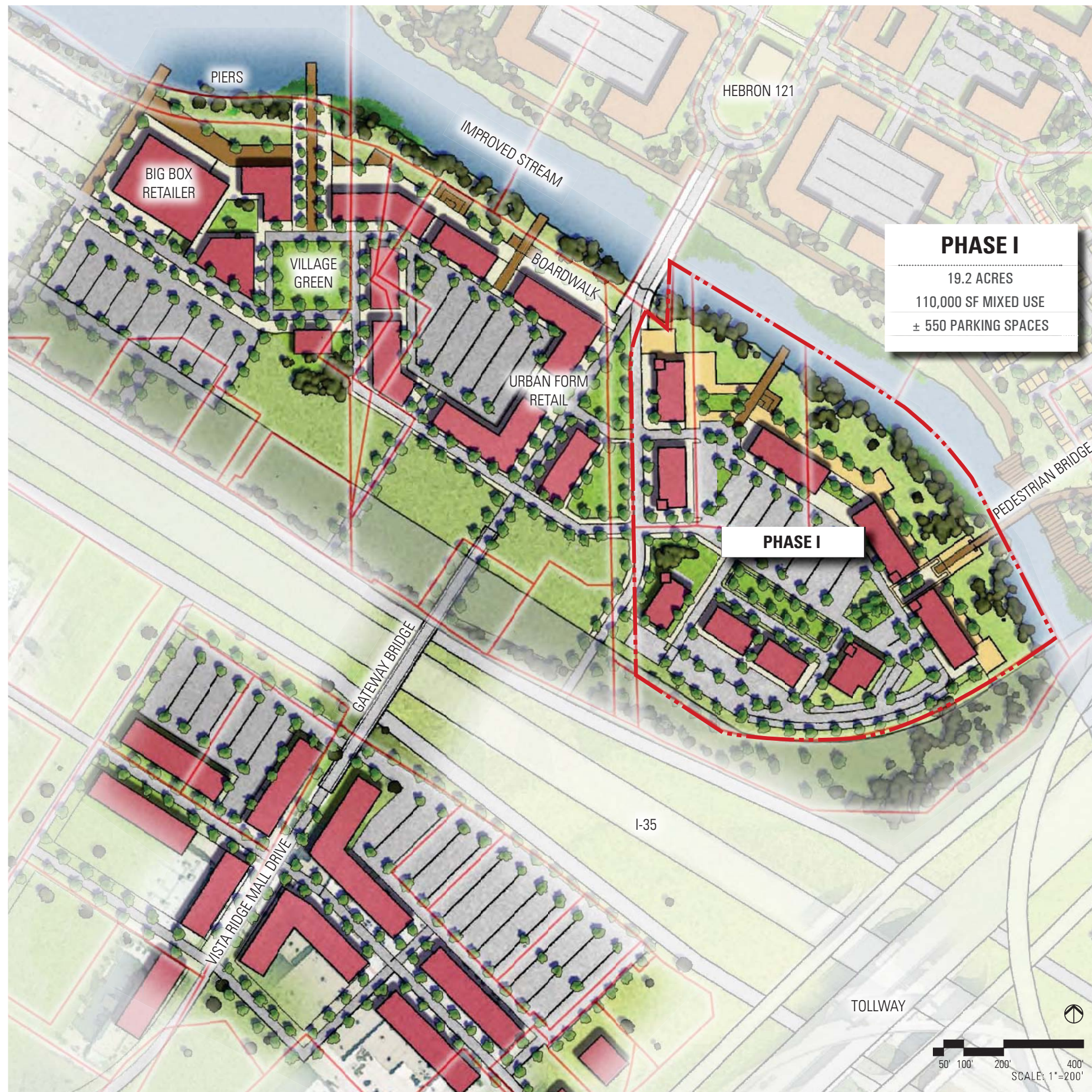
ACTIVATE

Create Great Places for
People and Events



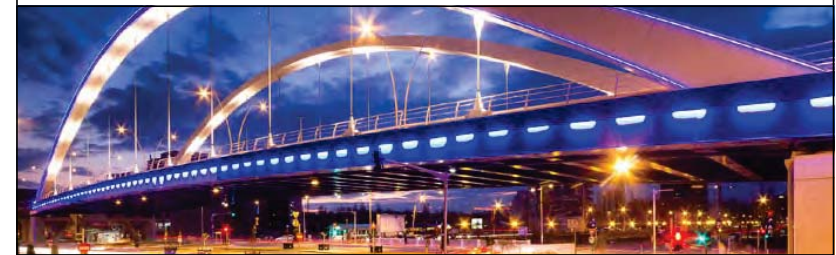
LEWISVILLE // DISTRICTS





PHASE I
 19.2 ACRES
 110,000 SF MIXED USE
 ± 550 PARKING SPACES

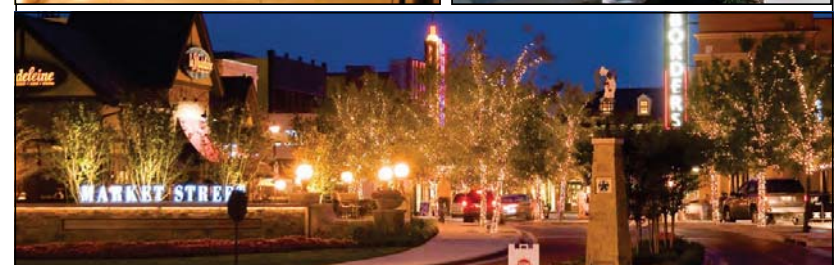
BRAND // Forging a New Identity



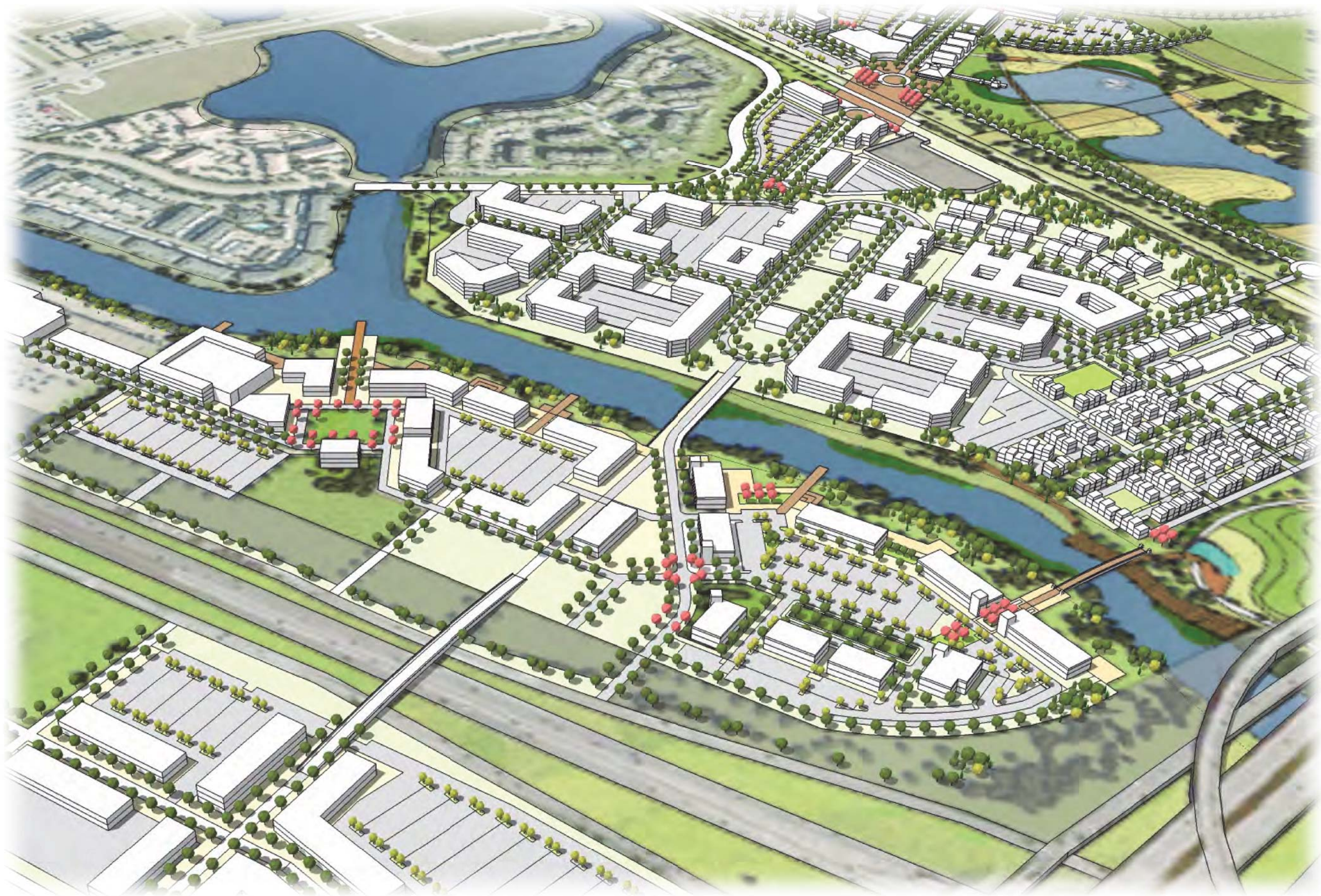
UNITE // Connecting Lewisville to Neighborhoods



DIVERSIFY // Finding a Different Market



LEWISVILLE // THE GATEWAY



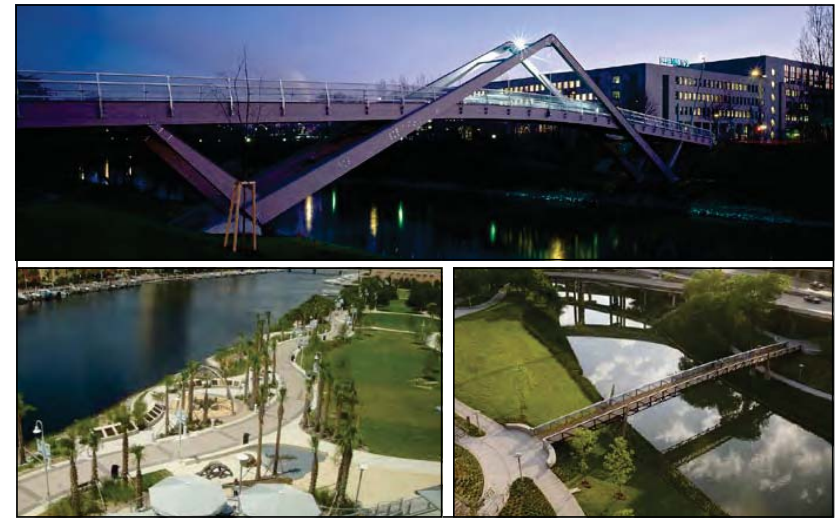
LEWISVILLE // THE GATEWAY



LEWISVILLE // THE GATEWAY



CONNECT // Merging Two Differing Districts



EXPERIENCE // A Unique Environment



ENTERTAIN // A Setting for Memorable Events



TOWNHOMES

APPROX. 4.8 AC. CITY OF LEWISVILLE PROPERTY
(14.3 ACRES TOTAL PROPERTY)
83 TOWNHOMES TOWNHOMES (20' X 50' LOT SIZE)

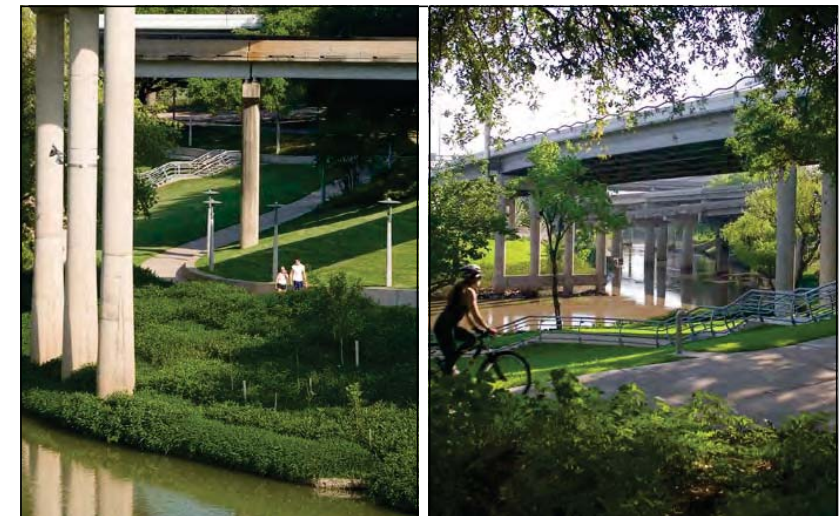
HEBRON 121



CONNECT // Merging Two Differing Districts



EXPERIENCE // A Unique Environment



ENTERTAIN // A Setting for Memorable Events





CONFERENCE / BUSINESS CENTER			
	LAND USE	SQ. FT.	PARKING
A	OFFICE	90,000 SF	360
B	OFFICE	102,000 SF	410
C	OFFICE	105,000 SF	425
D	HOTEL	(200 ROOMS)	310
D	CONF. CNTR.	48,000 SF	
E	INCUBATORS (4)	7,200 SF	-
E	NATURE CNTR.	10,000 SF	-
	TOTAL OFFICE	297,000 SF	-

TRAVEL // Shop Local while you wait for your Train



HOST // Attend an Event then Discover Lewisville



STAY // An Introduction to Life in Lewisville



WORK // New Business Space





LEWISVILLE // THE STATION



LEWISVILLE // THE STATION



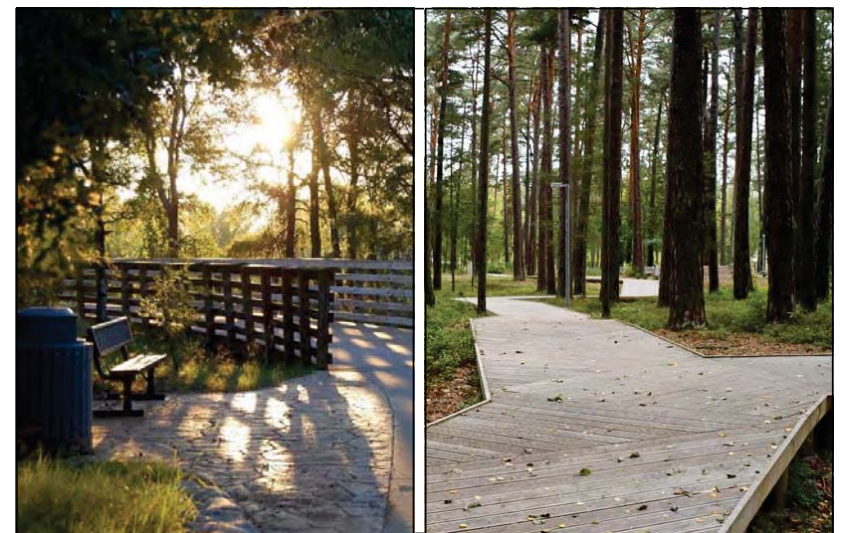
LEARN // An Environmental Center



EXPLORE // A Nature District



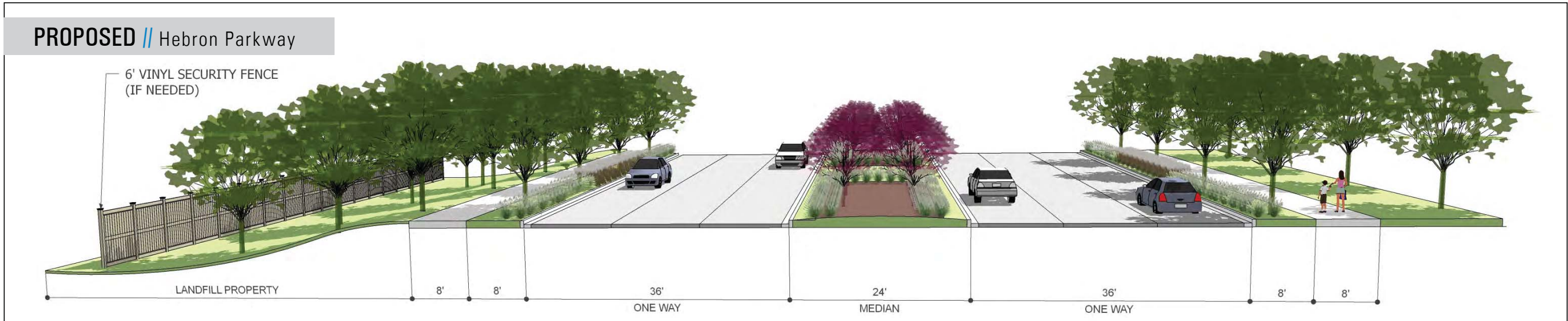
RETREAT // A Place to find Peacefulness



EXISTING // Hebron Parkway



PROPOSED // Hebron Parkway



EXAMPLE // Natural Edge Condition



EXAMPLE // Natural Edge Condition



EXAMPLE // Natural Edge Condition



