

Palladium USA to build apartments in Little Elm

Project will be Dallas developer's third in the last three months

By **STEVE BROWN**

Real Estate Editor
stevebrown@dallasnews.com

A Dallas developer has landed its third new apartment project in the last three months.

Palladium USA plans to build the 324-unit rental community in Little Elm in Denton County. Called The District at Little Elm, the four-story project will be built near Main Street and West Eldorado Parkway.

"The city of Little Elm was

instrumental in getting us closed and partnering with us on this development," Palladium USA's CEO Tom Huth said. "This is Palladium's second luxury-market-rate development in Little Elm.

"The first, Village at Lakefront with 242 units, across Main Street from The District at Little Elm, opened a few years ago and was an immediate success."

Hodges Architecture designed Palladium USA's new apartment project. Carleton Construction is the general contractor.

Berkadia Commercial Mortgage arranged the financing.

The District at Little Elm will include a parking garage with a pedestrian bridge, two resort-style pools, a dog park, trails and a fitness center.

Since December, Palladium has funded new rental projects in Midland, Garland and Fort Worth. Later this year, the developer hopes to start additional projects in northwest Dallas and southern Dallas near Interstate 20.

Palladium USA is also building a 300-unit workforce housing apartment community as part of the redevelopment of Redbird Mall in southwest Dallas.

Twitter: @SteveBrownDMN