



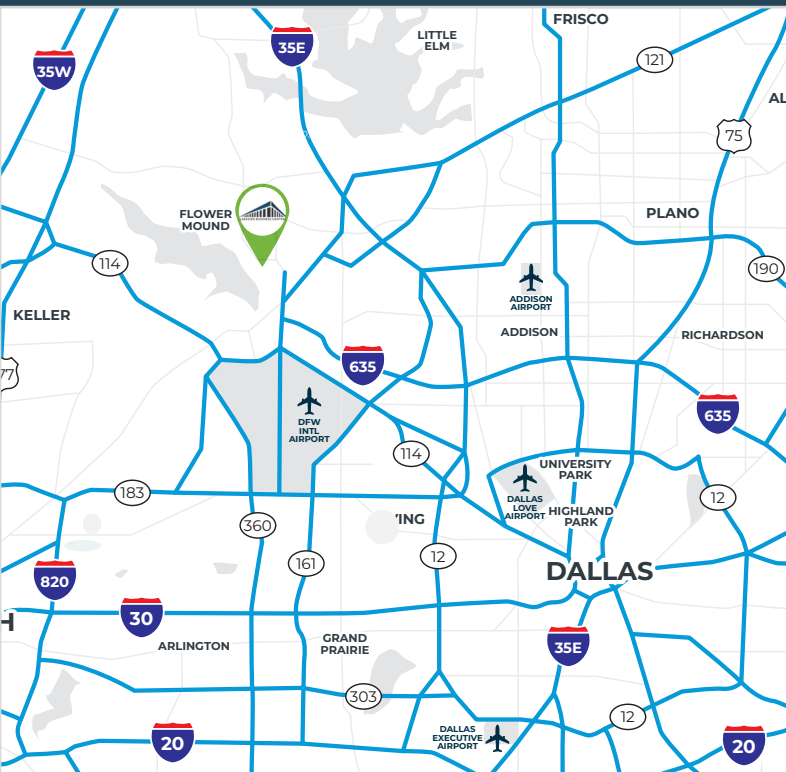
FOR SALE OR LEASE

TWO BUILDINGS TOTALING 123,910 SF
Q2 2025 DELIVERY



LAKESIDE BUSINESS CENTER I & II

LAKESIDE & GERAULT | FLOWER MOUND, TX



PROJECT HIGHLIGHTS

- Q2 2025 Delivery
- Easy Access to Major Thoroughfares
- Great Visibility
- Located in Master-planned Business Campus
- Triple Freeport Tax Exemption
- Storefront Entrances
- Ample Car Parks

FOR LEASING INFORMATION:



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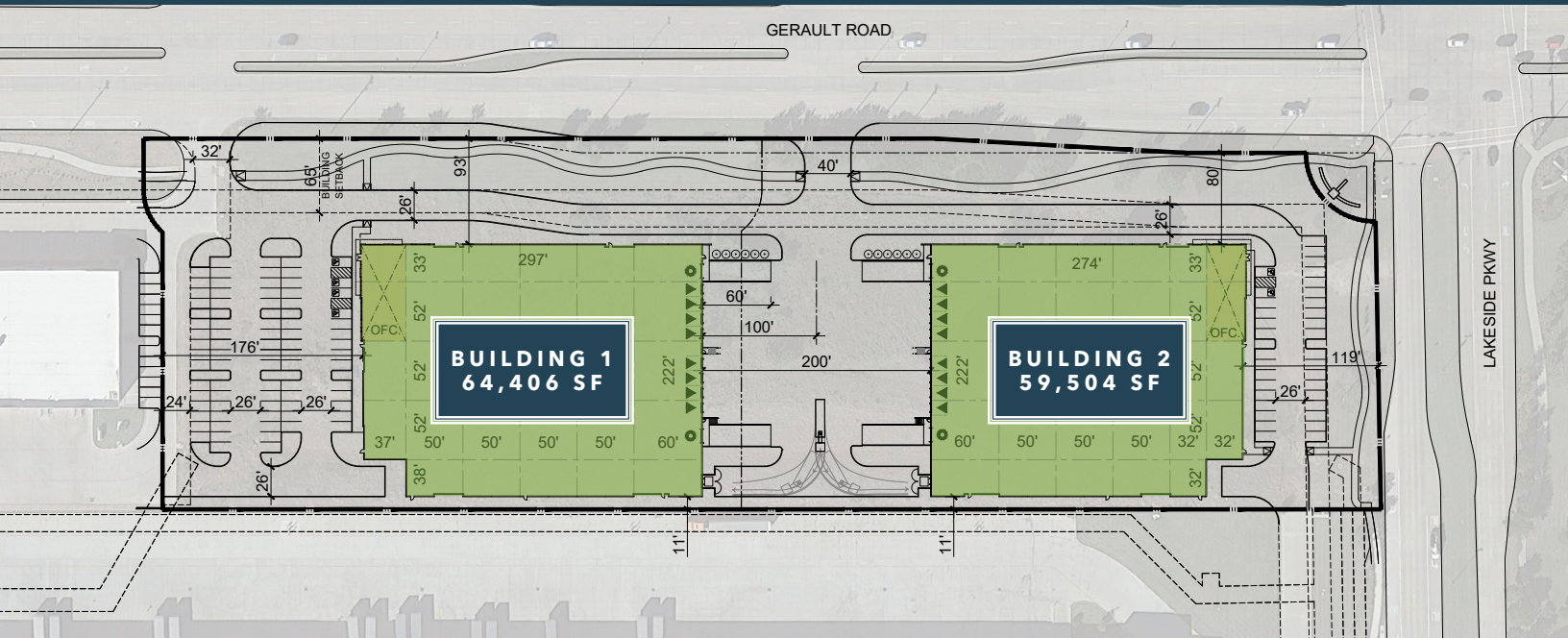
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JOINT VENTURE OF:



LAKESIDE BUSINESS CENTER I & II



BUILDING 1

Building Size	64,406 SF
Office	2,930 SF
Clear Height	32'
Dock Doors	8 (9' x 10')
Ramps	2 (12' x 14)
Truck Court	200' Shared
Column Spacing	50' x 52'
Car Parks	78
Slab Thickness	6"
Sprinkler	ESFR

BUILDING 2

Building Size	59,504 SF
Office	2,399 SF
Clear Height	32'
Dock Doors	8 (9' x 10')
Ramps	2 (12' x 14)
Truck Court	200' Shared
Column Spacing	50' x 52'
Car Parks	33
Slab Thickness	6"
Sprinkler	ESFR

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JOINT VENTURE OF:



PROJECT AERIAL



BUILDING 1 - 64,406 SF



BUILDING 2 - 59,504 SF

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JOINT VENTURE OF:





DISTANCE TO:

-  3 MIN | 2.2 MILES
-  4 MIN | 3.5 MILES
-  5 MIN | 4.7 MILES
-  8 MIN | 6.3 MILES
-  7 MIN | 6 MILES

LABOR HIGHLIGHTS

White-Collar
Workers
(10 mile radius)

35,617

Population:
75,960

Blue-Collar
Workers
(10 mile radius)

3,927

Average
Household Income:
\$154,471

AREA HIGHLIGHTS

- Flower Mound Ranks #1 in Best Places to Live in the Southwest
- Flower Mound ranked 32nd in Fastest Growing Cities overall and 10th in Terms of Small-City Growth.
- Abundant Amount of Retail, Restaurants and Entertainment Within 2 Miles
- Flower Mound is #13 Safest City in the Country.

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