



**FOR SALE**  
**Lakeside Tower Condo with 4,988 SF**  
2800 Lakeside Pkwy #100  
Flower Mound, TX 75022



### Investment Highlights | See Broker for Pricing

**METRO AREA:** Dallas-Fort Worth

**LOCATION:** Located in the Lakeside Community of Flower Mound, nestled inside the shores of Lake Grapevine. This vibrant mixed-use destination is home to luxury residences, popular restaurants, Class A office space, and boutique retail with walkable destinations and scenic waterfront views. Just minutes from DFW Airport.

**CONDO UNIT SIZE:** 4,988 SF

**YEAR BUILT:** 2020

**INVESTMENT TYPE:** Investment Opportunity to own a single tenant condo building.

**TENANT:** 100% leased to a successful, high-end luxury medical and day spa tenant since 2020.

### FOR INFORMATION:

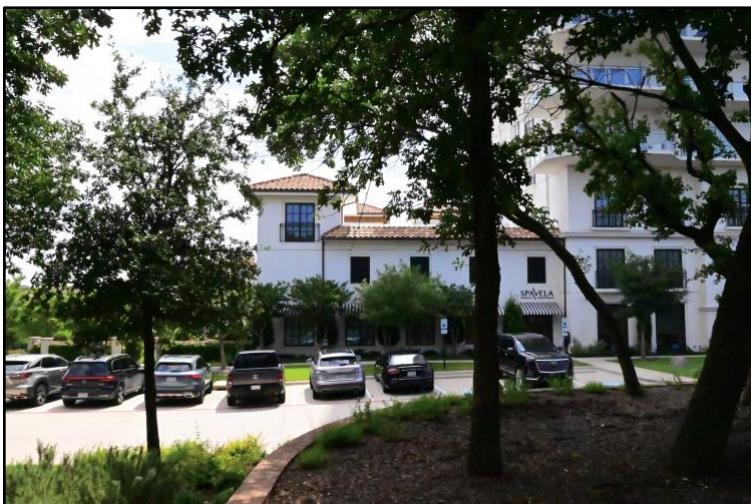
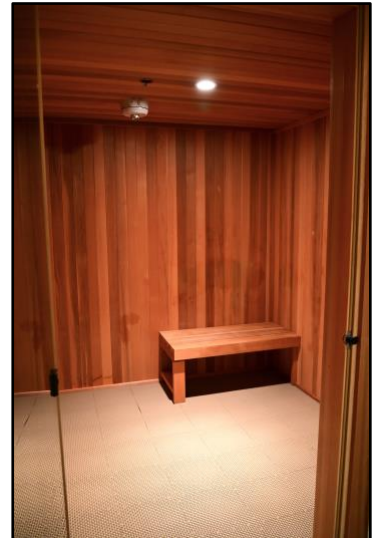
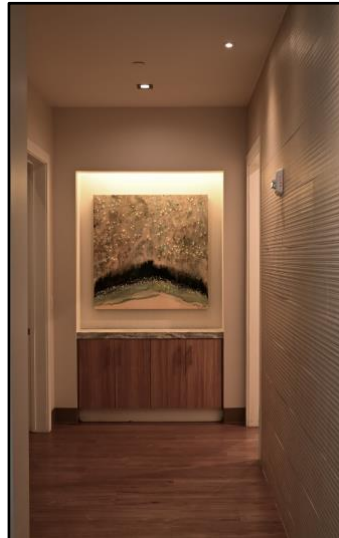
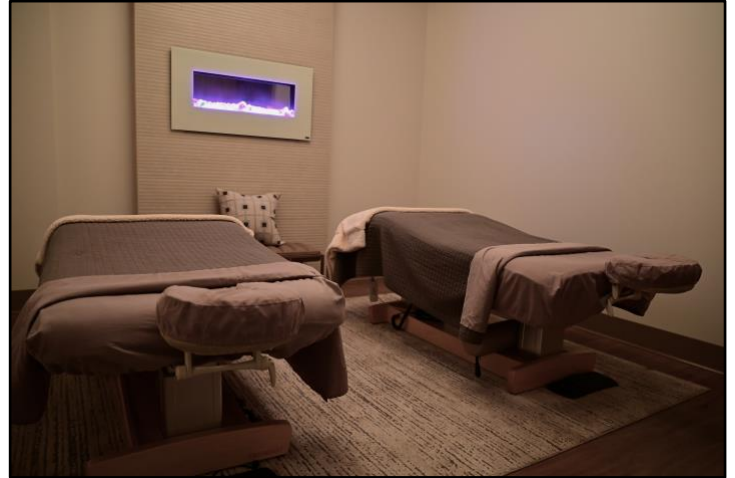
Phyllis Garcia | Diana Pergande  
972.899.1851 | [Phyllis@BridgeRealtyTexas.com](mailto:Phyllis@BridgeRealtyTexas.com) | [Diana@BridgeRealtyTexas.com](mailto:Diana@BridgeRealtyTexas.com)  
[www.BridgeRealtyTexas.com](http://www.BridgeRealtyTexas.com)  
400 Parker Square, Suite 270H | Flower Mound, TX 75028

This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease, or withdrawal without notice.





**PHOTOS**  
**Lakeside Tower Condo with 4,988 SF**  
2800 Lakeside Pkwy #100  
Flower Mound, TX 75022

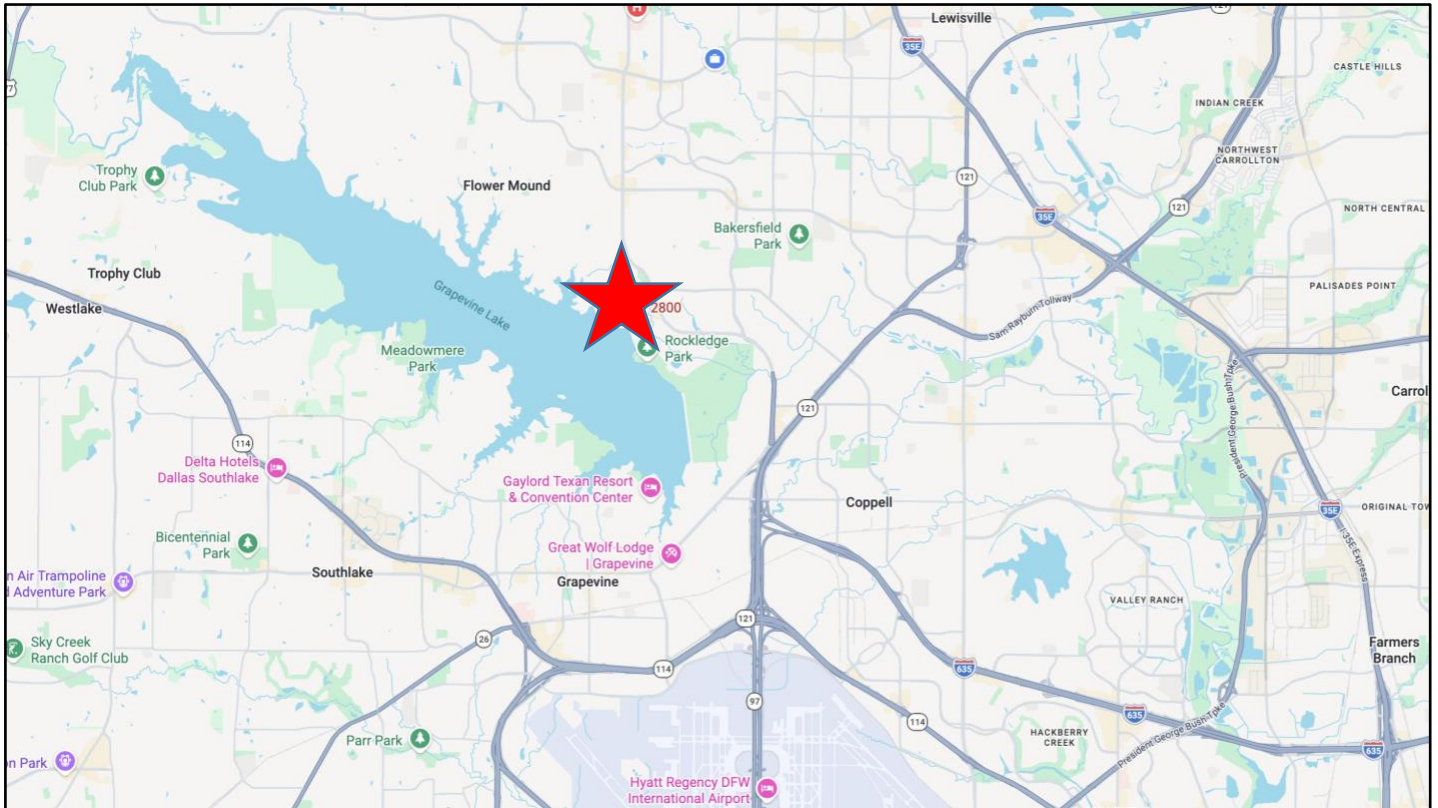




**BRIDGE REALTY**  
of  
**TEXAS**  
COMMERCIAL REAL ESTATE

## MAPS

**Lakeside Tower Condo with 4,988 SF**  
2800 Lakeside Pkwy #100  
Flower Mound, TX 75022





# DEMOGRAPHICS\*

## Lakeside Tower Condo with 4,988 SF

2800 Lakeside Pkwy #100  
Flower Mound, TX 75022

### Population

	2 miles	5 miles	10 miles
2020 Population	14,881	176,548	624,582
2025 Population	17,106	186,901	666,676
2030 Population Projection	19,017	203,791	718,536
Annual Growth 2020-2025	3.0%	1.2%	1.3%
Annual Growth 2025-2030	2.2%	1.8%	1.6%
Median Age	41	39.8	39.4
Bachelor's Degree or Higher	60%	49%	51%

### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$163,706	\$147,477	\$149,260
Median Household Income	\$135,352	\$115,513	\$116,979
< \$25,000	282	3,821	14,895
\$25,000 - 50,000	728	8,281	26,363
\$50,000 - 75,000	821	9,422	33,105
\$75,000 - 100,000	821	8,840	31,281
\$100,000 - 125,000	516	7,213	27,950
\$125,000 - 150,000	547	5,761	20,484
\$150,000 - 200,000	961	9,103	31,720
\$200,000+	2,113	17,239	63,457

### Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Lakeside Parkway	Edgemere Rd S	2,094	2025	0.10 mi
International Pkwy	Long Prairie Rd NW	32,917	2023	0.41 mi
Long Prairie Road	Long Prairie Rd NW	33,404	2025	0.41 mi
Long Prairie Road	Santa Monica St W	35,642	2025	0.42 mi
Not Available	Not Available No	2,889	2020	0.49 mi
Lakeside Parkway	-	2,791	2023	0.49 mi
Lakeside Parkway	Donald St NE	7,723	2025	0.56 mi
Lakeside Pkwy	Long Prairie Rd SW	4,093	2025	0.56 mi
Elmwood	N PkDr N	190	2025	0.67 mi
Spinks Rd	Donald St W	2,383	2025	0.86 mi

\*Demographic Data sourced from 2026 CoStar



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>PM Real Estate, LLC dba Bridge Realty of Texas</u>	<u>9005458</u>	<u>info@bridgerealtytexas.com</u>	<u>(972)899-1851</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Diana Pergande</u>	<u>714925</u>	<u>diana@bridgerealtytexas.com</u>	<u>(972)899-1851</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Phyllis Garcia</u>	<u>481146</u>	<u>phyllis@bridgerealtytexas.com</u>	<u>(972)899-1851</u>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

**IABS 1-2**

Bridge Realty of Texas, 400 Parker Square, Suite 270 H Flower Mound TX 75028  
Diana Pergande

Phone: 9728991851 Fax:  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolfo.com](http://www.lwolfo.com)

Bridge Realty of