



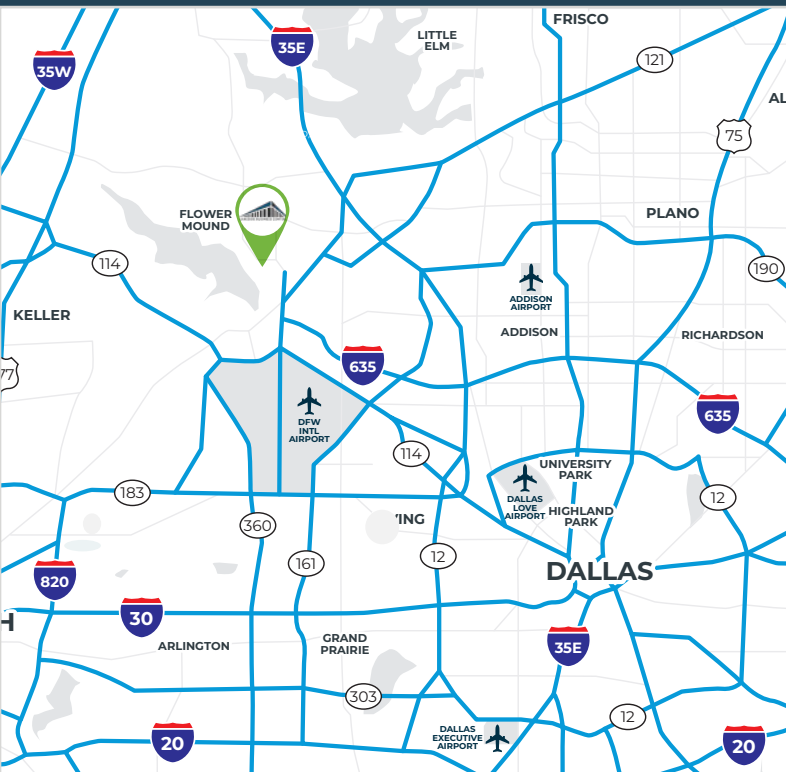
FOR SALE OR LEASE

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:



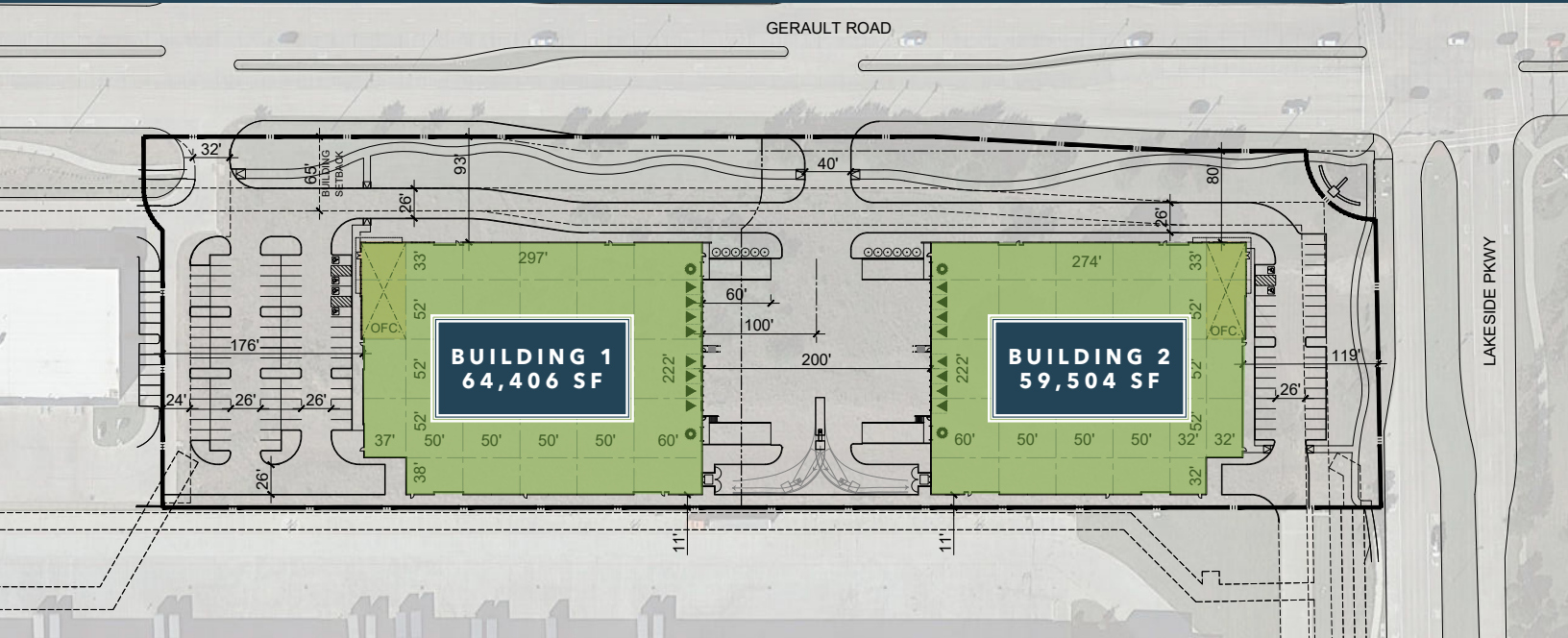
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JOINT VENTURE OF:



LAKESIDE BUSINESS CENTER I & II



BUILDING 1

Building Size 64,406 SF

Office BTS

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 BTS

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

FOR LEASING INFORMATION:



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JOINT VENTURE OF:



PROJECT AERIAL



FOR LEASING INFORMATION:



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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.

FOR LEASING INFORMATION:

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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JOINT VENTURE OF:

 **MBK INDUSTRIAL PROPERTIES**
AN IRVING REAL ESTATE COMPANY

 **Hopewell DEVELOPMENT**