



# The Shops at LAKESIDE

2400 Lakeside Parkway / (Lakeside @ FM 2499) / Flower Mound, TX 75022

[LakesideDFW.com](http://LakesideDFW.com)



Sunset Point



16-Story  
Condo Tower

# Lake Grapevine



200 Multi-family Units

466 Multi-family Units

424 Multi-family Units

260 Single-family Homes

Northwood Drive

Surrey Lane

Northwood Drive

Lakeside Parkway

Long Prairie Road / FM 2499  
65,000 VPD

The Shops  
of LAKESIDE  
112,364 SF

Moviehouse Eatery



- RETAIL / RESTAURANTS / OFFICE
- MULTI-FAMILY - NEXUS LAKESIDE
- RESTAURANT SPACE
- MULTI-FAMILY - ELAN FLOWER MOUND
- SINGLE FAMILY
- OFFICE
- PARKS / PERFORMANCE VENUES / DOG PARKS
- PROPOSED HOTEL / RETAIL / RESTAURANT / OFFICE SPACE
- BOARDWALK / BIKING TRAIL

# The Shops at LAKESIDE



## PHASE 1

(96,819 sq. ft.)

Retail spaces can be divided into smaller spaces as needed

- |                             |                                 |                                   |                            |
|-----------------------------|---------------------------------|-----------------------------------|----------------------------|
| 1. Egg Farm Cafe            | 9. Lakeside Donuts              | 17. In The Box Pack & Ship        | 25. Victory Sports Rehab   |
| 2. Sugaring NYC             | 10. Milwaukee Joe's Ice Cream   | 18. Hello Daffodil Boutique       | 26. Fairway Mortgage       |
| 3. 1845 Restaurant          | 11. Starbucks                   | 19. Lakeside Barber & Company     | 27. LASH by Amber Michelle |
| 4. Epic Gelato              | 12. Moviehouse & Eatery         | 20. Briesly's Boutique            | 28. State Farm             |
| 5. Majestic Nail Spa        | 13. Mio Nonno Italian Trattoria | 21. Engel & Völkers               | 29. Amber Michelle Salon   |
| 6. Rush Bowls               | 14. Craft Pies Pizza Co.        | 22. Nexus Lakeside Leasing Office | 30. Cadence Cyclery        |
| 7. Martinizing Dry Cleaning | 15. Available - 1,038 sq. ft.   | 23. The Market at Lakeside        | 31. Urban Vybe Yoga        |
| 8. Hanaya Hibachi & Sushi   | 16. Bloom Around Flower Shop    | 24. Mena's Tex Mex Cantina        | 32. RESULTS Center         |

## PHASE 2

(41,245 sq. ft.)

- |                                |   |
|--------------------------------|---|
| 33. The Tavern at Lakeside     | 41. Available - 3,000 - 5,700 sq. ft.               |
| 34. Available - 2,061 sq. ft.  | 42. Available - Up to 11,146 sq. ft. Class-A Office |
| 35. Available - 1,630 sq. ft.  | 43. Century 21 Judge Fite Company                   |
| 36. Personal Eyes Vision Care  | 44. Edward Jones Investments                        |
| 37. CLINK Wine Bar + Bites     | 45. Compass Realty- The Sharma Group                |
| 38. AshJenn Signature Desserts | 46. The Law Office of Christopher J. Sullivan, PLLC |
| 39. Med Spa of Flower Mound    | 47. Edge Team Technology                            |
| 40. Elan Flower Mound Office   | 48. 7 Eleven  |



## KEY FACTS / STATISTICS

### LAKESIDE COMMUNITIES WITHIN WALKING DISTANCE

- Nexus Lakeside – 424 apartment homes
  - Elan Flower Mound – 466 apartment homes
  - Single Family Homes – 260 single family homes
  - Lakeside Tower – 52 luxury condominiums
  - Overture Flower Mound - 200 active adult homes
- TOTAL = 1,402**

#### Flower Mound

Population = 76,681

#### 10-Minute Drive Time

Household Income = \$134,622

Traffic Counts at FM 2499 /  
Lakeside Parkway 65,000 / VPD



### CONTACT US

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