



The Shops at LAKESIDE

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

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
-  55+ MULTI-FAMILY - OVERTURE FLOWER
-  PARKS / PERFORMANCE VENUES / DOG PARKS
-  PROPOSED HOTEL / RETAIL / RESTAURANT / OFFICE SPACE
-  BOARDWALK / BIKING TRAIL

The Shops at LAKESIDE



PHASE 1

(96,819 sq. ft.)

- | | | | |
|-----------------------------|---------------------------------|-----------------------------------|----------------------------|
| 1. Burgerim | 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. Carvao Steak House | 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 |

Retail spaces can be divided into smaller spaces as needed

PHASE 2

(41,245 sq. ft.)

- | | |
|-------------------------------|---|
| 33. The Tavern at Lakeside | 40. Elan Flower Mound Leasing Office |
| 34. Available - 2,061 sq. ft. | 41. Available - 3,000 - 5,700 sq. ft. |
| 35. Available - 1,630 sq. ft. | 42. Available - Up to 13,500 sq. ft. Class-A Office |
| 36. Personal Eyes Vision Care | 43. Century 21 Judge Fite Company |
| 37. Available - 2,500 sq. ft. | 44. Edward Jones Investments |
| 38. Available - 1,990 sq. ft. | 45. Compass Realty- The Sharma Group |
| 39. Med Spa of Flower Mound | 46. 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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