

**FOR LEASE**



## **CLASS A RETAIL - COMING SOON**

LONG PRAIRIE RD. ( FM 2499) & LAKESIDE VILLAGE BLVD FLOWER MOUND, TX 75028

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## FLOWER MOUND DEVELOPMENT **PROPERTY INFORMATION**



### HIGHLIGHTS

- Mixed Use Development Coming Soon - Retail, Office and Residential
- Direct access to FM 2499
- Planned Residential Units and Townhouses
- Access to Lakeside Town Center via Lakeside Village Blvd
- Close Proximity to Grapevine Lake - 1 mi from North Shore Trailhead
- 5.3 miles from DFW Airport

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### LOCATION

Long Prairie Rd (FM 2499) & Lakeside Village Blvd  
Flower Mound, TX 75028

### PHASE 1

Delivery 3rd Quarter 2020  
Building 1- Retail Space - up to 27,200 SF  
2nd Floor Office - up to 25,500 SF

### PHASE 2

Retail/Office 44,500 SF

### PADS

1- 1.21 AC  
2- 0.90 AC  
3- 1.21 AC

### AVAILABLE

±74,050 SF of Retail/ Restaurant  
Three Restaurant Pads

### ZONING

Commercial

### PRICE

Contact Anson Switzer or Frank Bullock

### TRAFFIC COUNTS

	VPD
Hwy 121	±95,464
Long Prairie Rd.	±35,657

### DEMOGRAPHICS

Regis 2019

	1 Mile	3 Miles	5 Miles
Est. Population	2,655	56,463	200,296
Avg .HH Income	\$131,751	\$130,014	\$120,699
Daytime Pop	1,514	23,077	108,559



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## FLOWER MOUND DEVELOPMENT RENDERINGS



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**McADAMS**

Context Map  
Graham Tract

Town of Flower Mound  
Denton County, Texas



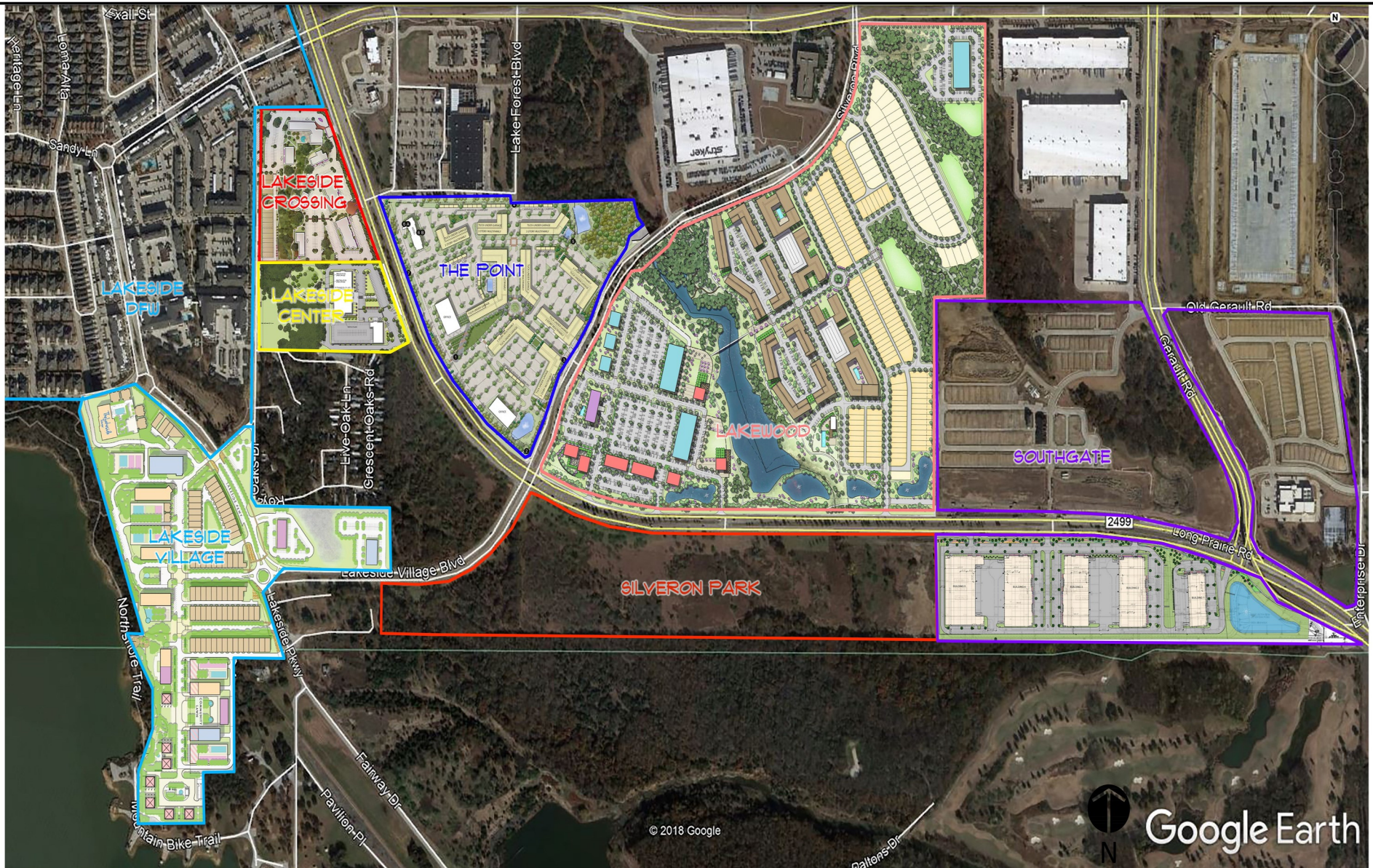
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G&A Job No. 18257 Date: 8.26.2019 By: JP  
Drawing: 1.dwg

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# Context Map Graham Tract

Town of Flower Mound  
Denton County, Texas



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