



# LAKESIDE VILLAGE

LAKESIDE EAST - FLOWER MOUND, TX



SHOP COS.

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# ABOUT

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## PROJECT SCOPE

Located near the intersection of International Parkway and Lakeside Parkway in southeast Flower Mound, Lakeside Village is a 160-acre urban-style development next to the shores of Lake Grapevine and master planned with a variety of residential choices, restaurants, shops, cafes, offices, and a boardwalk creating a beautiful, walkable community for locals and visitors from all over the DFW Metroplex.

Lakeside East will feature up to 132 townhome units, up-scale restaurants and retail, and an upscale hotel. The mixed-use project will also feature a nature trail park and plazas for arts, entertainment, and activities.

## TRAFFIC COUNTS

- Long Prairie Rd.: 40-,579 VPD-25

## DETAILS

- Restaurant and Retail Opportunities
- 2028 Delivery
- Join:



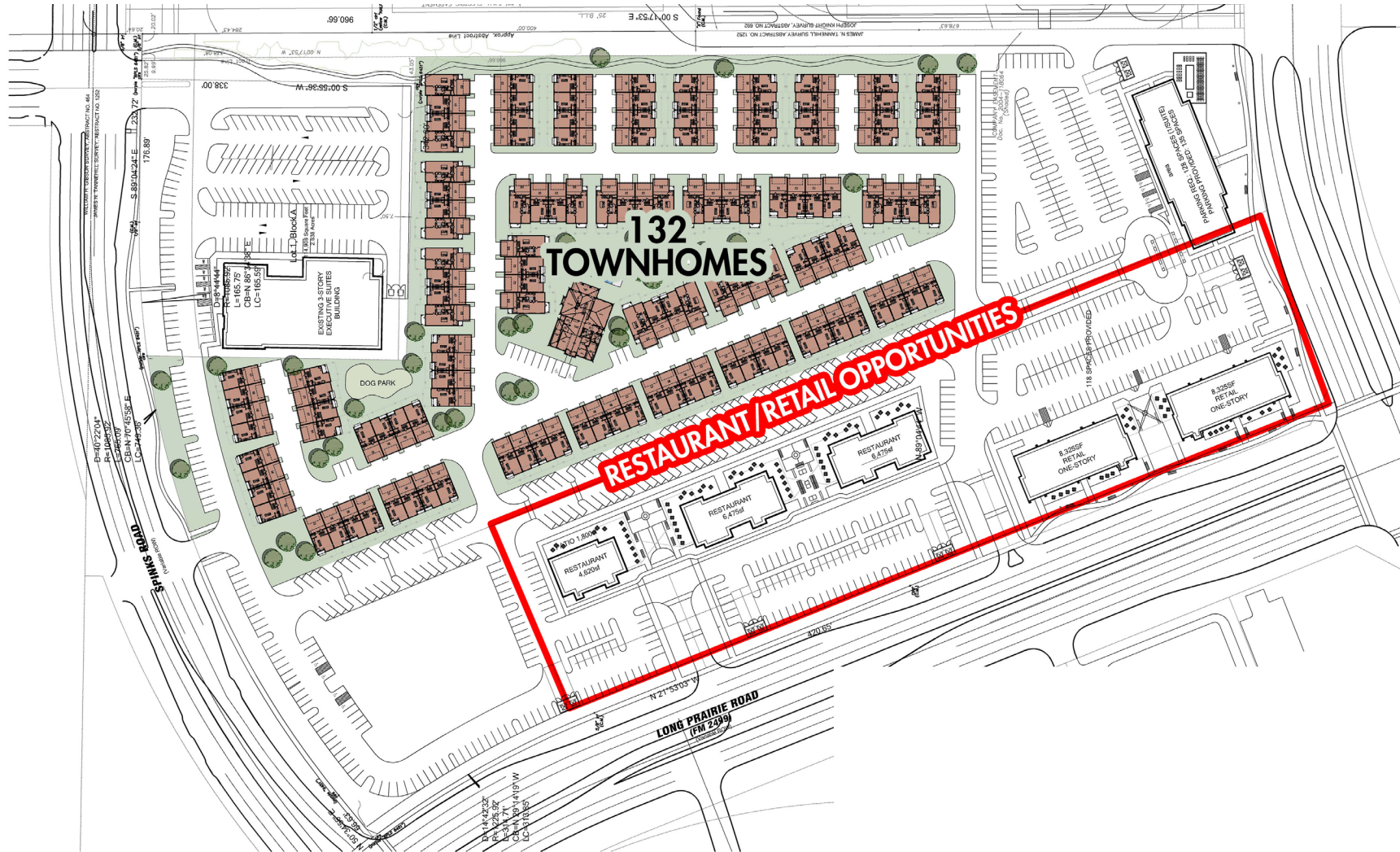
# TRADE AERIAL



# SITE AERIAL



# SITE PLAN



1 SITE PLAN  
1"=60'-0"



# NEIGHBORHOOD VIBE RESTAURANTS



## 1845 - TASTE TEXAS

1845 offers a refined, intimate setting that feels equal parts Dallas and Fort Worth. Serving steaks and outhen classics.



## LOS CAMINOS

Indulge in the modern flavors of Mexico, while relaxing with one a signature cocktail in a suburban paradise.



## CLINK WINE BAR & BITES

Clink Wine Bar + Bites is a food and wine haven for locals and out of towners alike.



## EGG FARM CAFE

Offering hot and cold breakfast and lunch options to fit every appetite and preference.



## EPIC GELATO & CRAFT COFFEE

Handcrafted gelato made with the finest ingredients. Selection of single-origin coffees.



## FLURRY'S MARKET LAKESIDE

Serving the community with convenience, freshness, and value. Quality prepared foods, beer, and wine.



## THE TAVERN AT LAKESIDE

American restaurant and bar where you can enjoy all your favorite things: friends, family, sports, great whiskey, and beer.



## BRANDED BOWLS

Customizable and chef-crafted bowls that are quick, delicious, and fresh.



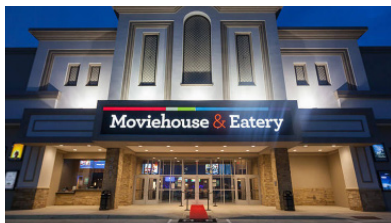
## SAKHUU THAI

Authentic Thai dishes crafted with fresh ingredients and traditional flavors



## LAKESIDE DONUTS

Fresh Donuts, Sausage Rolls and Breakfast Sandwiches



## MOVIEHOUSE & EATERY

Luxury cinema experience with exanded gourmet food menus.



## MIO NONNO TRATTORIA

Mio Nonno's menu is inspired by central and southern Italian cuisine.



## MENA'S TEX MEX GRILL & CANTINA

Dishes exclusively from the freshest ingredients and finest traditional Mexican recipes.



## DEL CAMPO EMPANADAS

Delicious handmade and baked Argentine Empanadas

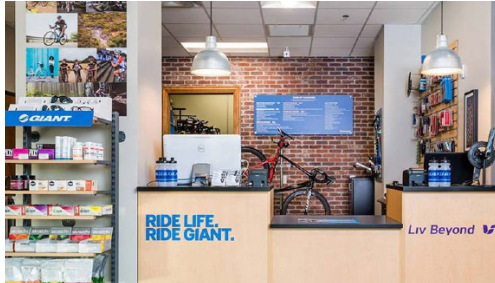


## HANAYA

Establishment committed to serving the best hibachi, sushi, ramen, and other Asian cuisine to the neighborhood.

# NEIGHBORHOOD VIBE RETAILERS

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## CADENCE CYCLERY

Bicycle shop with old-school service approach. Offering bicycles and bicycle accessories along with bicycle repairs and services.



## SPA VELA

Relax and rejuvenate at SpaVela. Experience a range of spa treatments, including massages, facials, and body treatments



## URBAN VYBE

Complete wellness experience through a wide selection of classes, courses, and events that integrate nutrition, community, yoga, cardio, strength, flexibility, and mediation.



## SUGARING NYC

Organic hair removal and innovative services like Keratin Lash Lift and Brow Lamination.



## TRAILHEAD RUNNING SUPPLY

Carefully curated inventory of high-quality, trail-tested running gear. Hosts frequent community events.



## BLOOM-A-ROUND FLORAL DESIGN

High-end flower shop, where luxury meets botanical artistry.

# RENDERING

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# SHOP<sup>CO.</sup>

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# 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.

## 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.

## 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 or subagent 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

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