

THIRTY-ONE 41
SUNSET
16-Story
209 Luxury Units



ELORA
FLOWER MOUND
466 Units

AVALON
425 Units

THE TAVERN
AT LAKESIDE

MENAS
GRILL
TEX MEX
CANTINA

2,068 SF
2ND GEN
RESTAURANT
AVAILABLE

Mio Nonno
trattoria

850 SF
2ND GEN
JUICE BAR
AVAILABLE



1845

epic gelato
craft coffee

MAJESTIC
NAIL SPA

LAKESIDE
FLOWER MOUND, TX

SHOP COS.

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ABOUT

PROJECT SCOPE

Located near the intersection of International Parkway and Lakeside Parkway in southeast Flower Mound, Lakeside DFW 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 the Town of Flower Mound.

TRAFFIC COUNTS

- Long Prairie Rd.: 41,482 VPD-23

DETAILS

- 850 SF Available - Former Rush Bowls
- 2,068 SF Available - Former Craft Pies
- Exclusive parking & Signage Opportunities
- Join:



SITE PLAN

The Shops at LAKESIDE



DIRECTORY

- | | | | | | |
|-----------------------------|---------------------------------|------------------------------------|--------------------------------------|--------------------------------|--|
| 1. Egg Farm Cafe | 9. Lakeside Donuts | 17. In The Box Pack & Ship | 25. City Chiro Sports Center | 33. The Tavern at Lakeside | 41. Los Caminos Restaurant - Coming Soon |
| 2. Sugaring NYC | 10. Del Campo Empanads | 18. Mobile Kangaroo | 26. Leased | 34. Ramen Akira | 42. Available - Class A Office |
| 3. 1845 Restaurant | 11. Starbucks | 19. Barbershop at Lakeside | 27. Crystal Flower Health & Wellness | 35. Trailhead Running Supply | 43. Century 21 Judge Fite Company |
| 4. Epic Gelato | 12. Moviehouse & Eatery | 20. Briesly's Boutique | 28. State Farm | 36. Personal Eyes Vision Care | 44. Edward Jones Investments |
| 5. Majestic Nail Spa | 13. Mio Nonno Italian Trattoria | 21. Engel & Völkers | 29. Amber Michelle Salon | 37. CLINK Wine Bar + Bites | 45. Compass Realty- The Sharma Group |
| 6. AVAILABLE - 850 SF | 14. AVAILABLE - 2,068 SF | 22. Avalon Lakeside Leasing Office | 30. Cadence Cyclery | 38. AshJenn Signature Desserts | 46. Texas Corporate Housing Solutions |
| 7. Martinizing Dry Cleaning | 15. House of Mo Boutique | 23. Flurry's Market Lakeside | 31. Urban Vybe Yoga | 39. Med Spa of Flower Mound | 47. Olimpia Splendid |
| 8. Hanaya Hibachi & Sushi | 16. Bloom Around Flower Shop | 24. Mena's Tex Mex Cantina | 32. RESULTS Center | 40. Elora Flower Mound Office | 48. 7 Eleven |

NEIGHBORHOOD VIBE RESTAURANTS



1845 - TASTE TEXAS

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



CRAFT PIES PIZZA CO.

Unforgettable pizza served fresh and fast.



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.



LOS CAMINOS

Restaurant featuring Modern Mexican and coastal influenced cuisine, an extensive bar program and great hospitality.



RAMEN AKIRA

Boutique traditional Japanese Ramen restaurant with a slight Italian twist.



LAKESIDE DONUTS

Fresh Donuts, Sausage Rolls and Breakfast Sandwiches



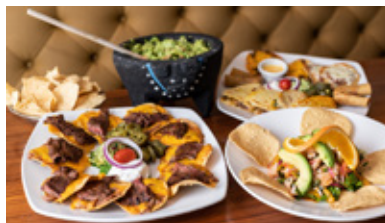
MOVIEHOUSE & EATERY

Luxury cinema experience with extended 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



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.



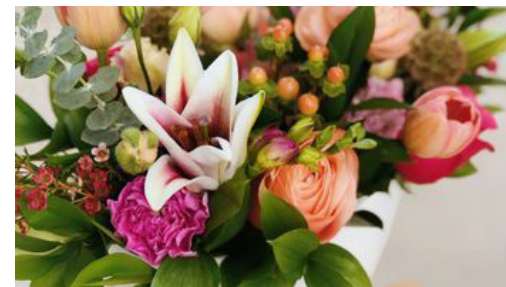
SUGARING NYC

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.

PHOTOS



PHOTOS



SHOP^{cos.}

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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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