



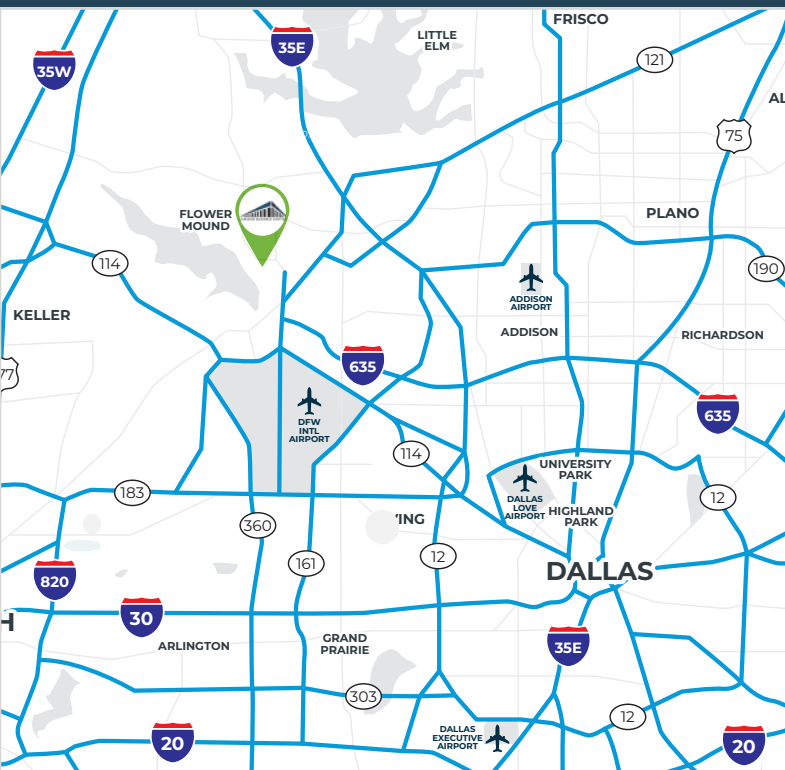
FOR SALE OR LEASE

59,504 SF AVAILABLE



LAKESIDE BUSINESS CENTER

600 GERAULT ROAD | FLOWER MOUND, TX



PROJECT HIGHLIGHTS

- Move In Ready
- New Class A, Rear Load Asset
- Located on Prominent Corner in a Master Planned Business Park
- Easy Access to Major Thoroughfare
- Close Proximity to DFW International Airport
- Triple Freeport Tax Exemption
- White-Boxed Warehouse

FOR SALE OR LEASING INFORMATION:



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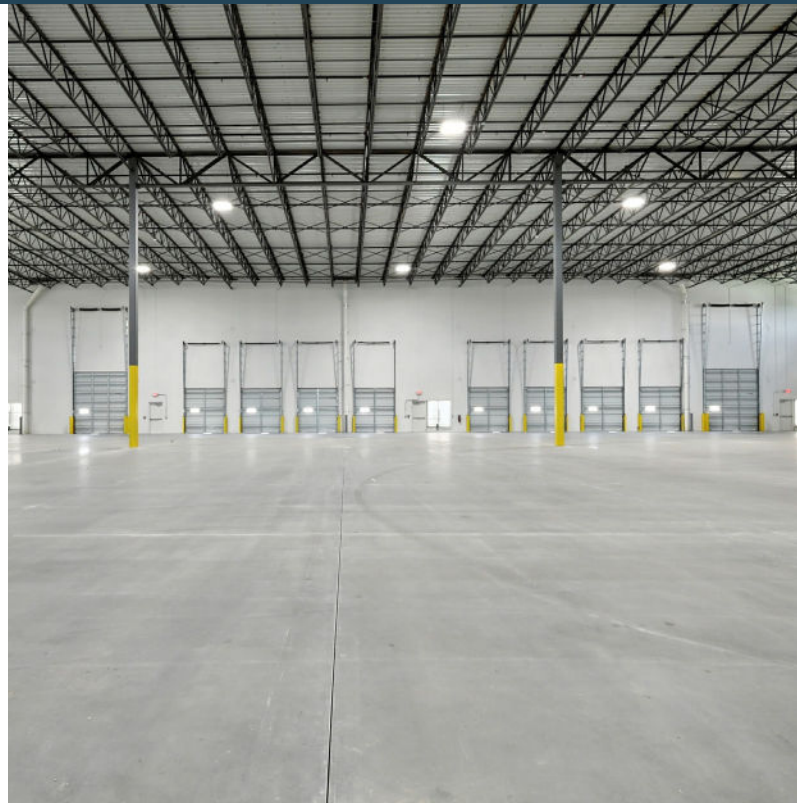
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JOINT VENTURE OF:



PROJECT PHOTOS



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JOINT VENTURE OF:





DISTANCE TO:

-  3 MIN | 2.2 MILES
-  4 MIN | 3.5 MILES
-  5 MIN | 4.7 MILES
-  8 MIN | 6.3 MILES
-  7 MIN | 6 MILES

LABOR HIGHLIGHTS

White-Collar
Workers
(10 mile radius)

35,617

Population:
75,960

Blue-Collar
Workers
(10 mile radius)

3,927

Average
Household Income:
\$154,471

AREA HIGHLIGHTS

- Flower Mound Ranks #1 in Best Places to Live in the Southwest
- Flower Mound ranked 32nd in Fastest Growing Cities overall and 10th in Terms of Small-City Growth.
- Abundant Amount of Retail, Restaurants and Entertainment Within 2 Miles
- Flower Mound is #13 Safest City in the Country.

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