



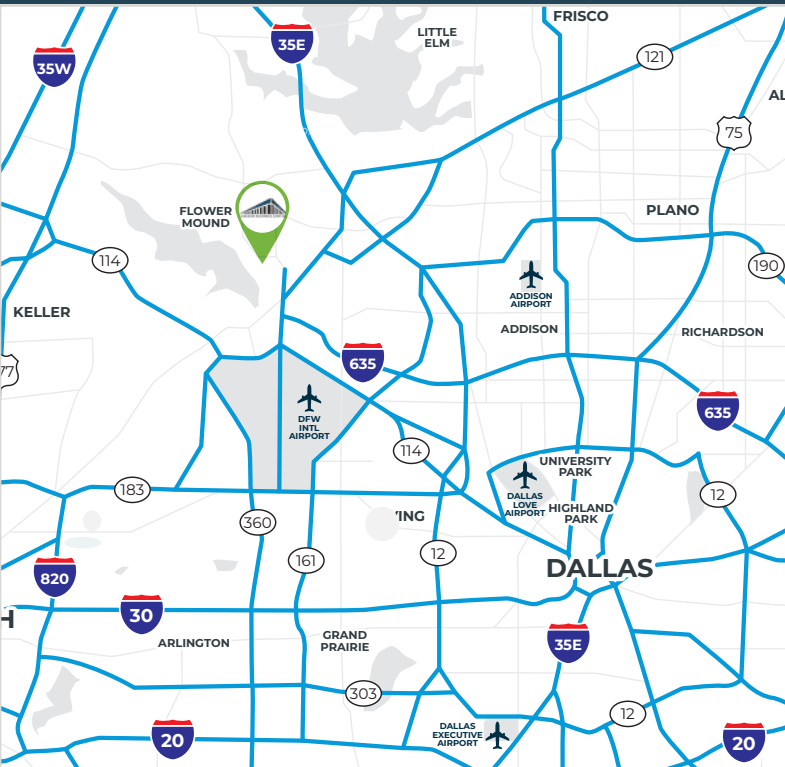
FOR SALE OR LEASE

TWO BUILDINGS TOTALING 123,910 SF



LAKESIDE BUSINESS CENTER I & II

500 & 600 GERAULT ROAD | FLOWER MOUND, TX



PROJECT HIGHLIGHTS

- Delivered September 2025
- Easy Access to Major Thoroughfares
- Great Visibility
- Located in Master-planned Business Campus
- Triple Freeport Tax Exemption
- Storefront Entrances
- Ample Car Parks

FOR LEASING INFORMATION:



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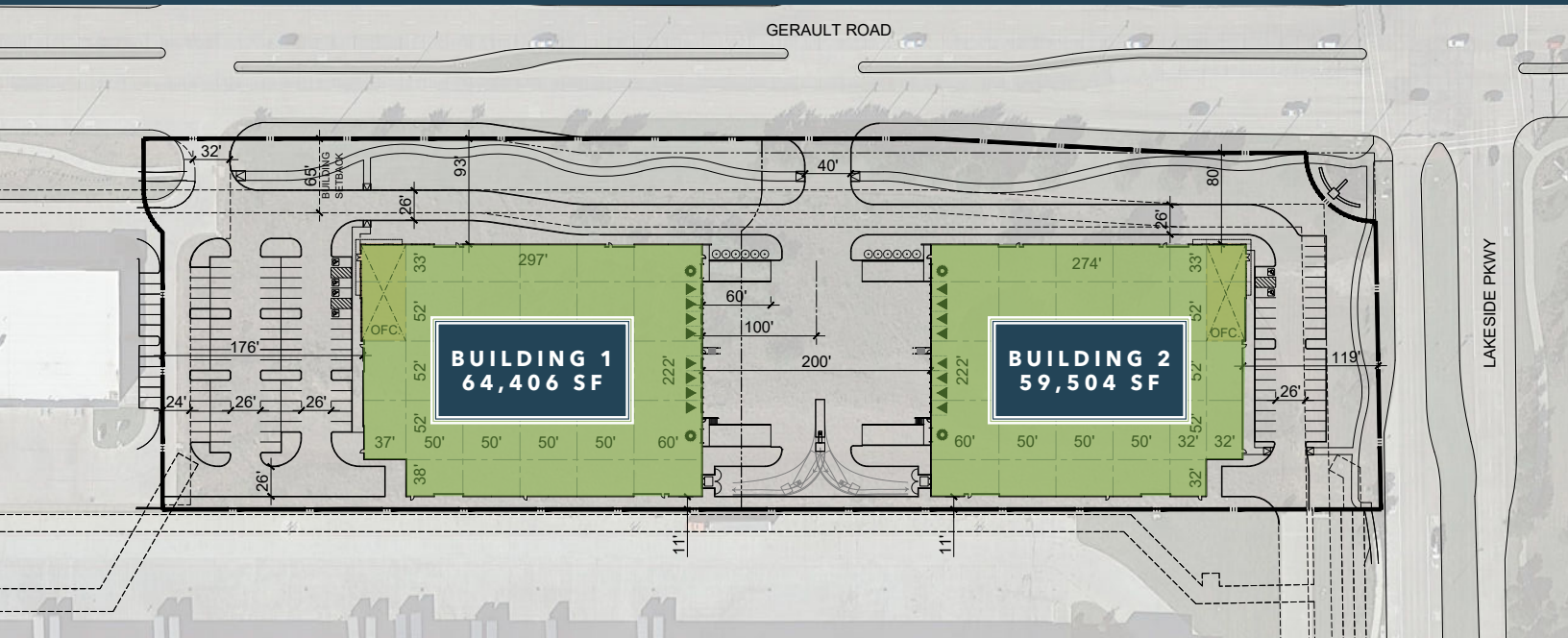
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JOINT VENTURE OF:



LAKE SIDE BUSINESS CENTER I & II



BUILDING 1

Building Size	64,406 SF
Office	2,753 SF
Clear Height	32'
Dock Doors	8 (9' x 10')
Ramps	2 (12' x 14)
Truck Court	200' Shared
Column Spacing	50' x 52'
Car Parks	78
Slab Thickness	6"
Sprinkler	ESFR

BUILDING 2

Building Size	59,504 SF
Office	1,883 SF
Clear Height	32'
Dock Doors	8 (9' x 10')
Ramps	2 (12' x 14)
Truck Court	200' Shared
Column Spacing	50' x 52'
Car Parks	33
Slab Thickness	6"
Sprinkler	ESFR

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PROJECT PHOTOS



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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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