

Fort Worth Star-Telegram (TX)

2007-06-11

Section: Work and Money

Edition: Tarrant

DEVELOPER PLANS DESTINATION COMPLEX IN FLOWER MOUND

Sandra Baker and **Andrea Jares** Star-Telegram Staff Writers

Legacy Capital Investments, a real estate development company, plans to create a destination for stores, hotels and offices on 400 acres in Flower Mound, said Ken Good, owner of the Dallas-based company.

The company bought the former Silveron acreage on International Parkway. Good, who has developed master-planned communities in Florida and Colorado, was shocked that such a large piece of land, so close to an established market, was for sale. Plus, it had all of the streets and utilities ready to go.

"It's really a miracle it's still there," Good said. When a real estate agent from Addison-based Wicker & Associates showed him the land, he said, "Talk to me no further." He plans to develop the land as Lakeside International, hoping to start by the end of the year. Good envisions high-end boutiques, upscale hotels and medical facilities offering specialized services.

The land is part of Flower Mound's Lakeside Business District, which has attracted distribution centers for Maytag and Best Buy in a portion of the commercial park operated by Ross Perot Jr.'s Hillwood development company.

"With Ken's reputation as one of the Metroplex's top developers, we are confident that the interest will translate into real projects locating in Flower Mound very soon," said Melissa Glasgow, Flower Mound's director of economic development.

— **Andrea Jares**