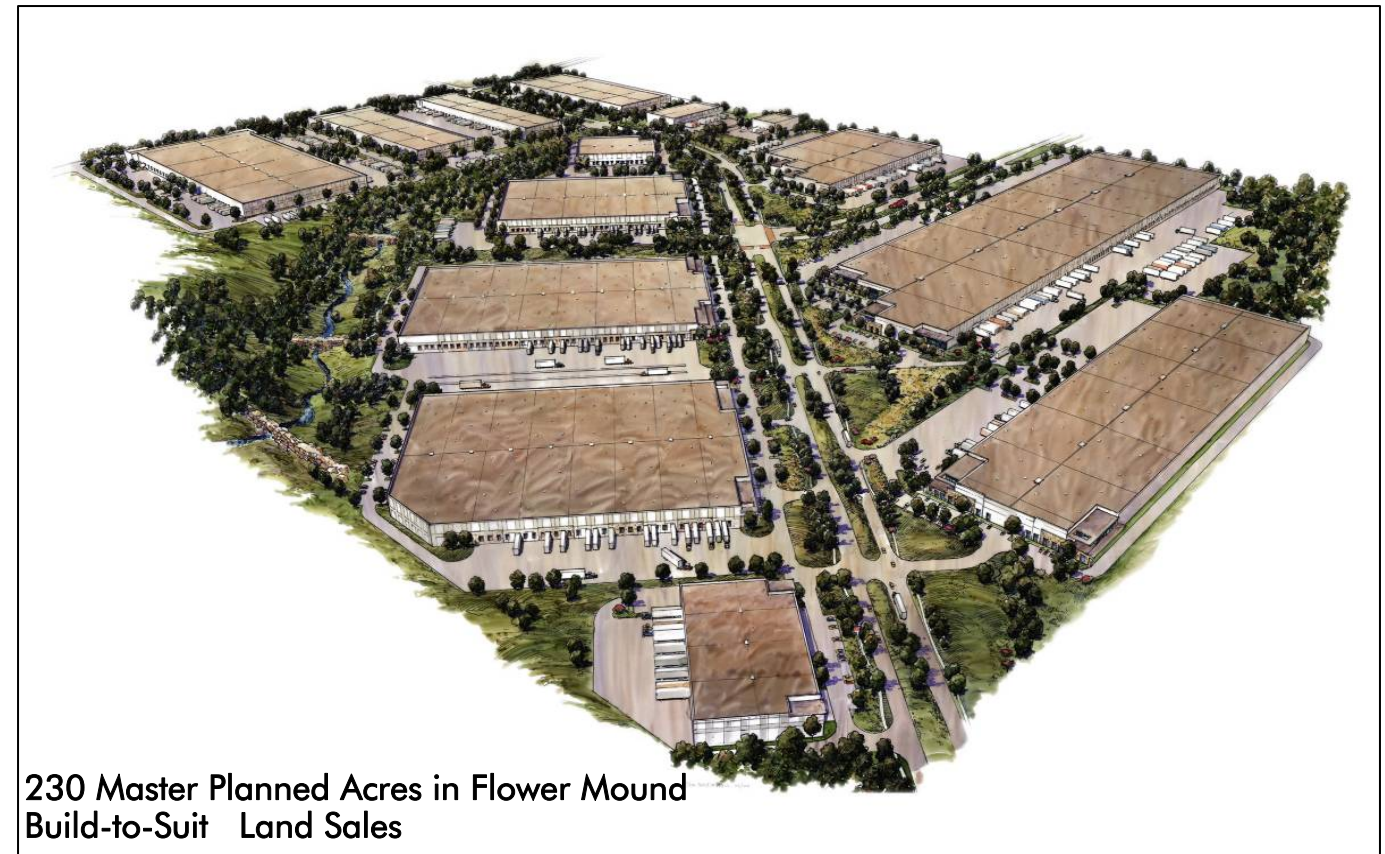




LAKESIDE RANCH
BUSINESS PARK



LAKESIDE RANCH
BUSINESS PARK



230 Master Planned Acres in Flower Mound
Build-to-Suit Land Sales

**Directions to
Lakeside Ranch Business Park:**

Just two miles North of DFW International Airport, only one mile West of State Highway 121, Lakeside Ranch Business Park is located along Lakeside Parkway and Gerault Road in Flower Mound, Texas.



Park Amenities

- Up to 3.5 million SF available
- From 20,000 SF to 800,000 SF
- Sites from 3 to 55 acres
- Triple Freeport tax exemption
- City and County tax abatements
- 24'-30' clear heights
- 160'-520' depths available
- Front load, rear load, & cross dock
- Trailer storage available

Area Amenities

- Immediate access to I-35 & I-635
- 2 miles north of DFW International Airport
- 1 mile west of Hwy 121
- Restaurants, recreational, Retail
- Service Companies

For more information visit
www.lakesideranchbusinesspark.com



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LAKE SIDE RANCH BUSINESS PARK

BUILDING DATA

11 – 170 x 260, 44,200 SF, 5.00 AC
34 – 160 x 285, 45,287 SF, 3.51 AC



Lakeside Ranch Business Park is a 230-acre master-planned industrial park being developed by LNR Property Corporation, a national commercial development company with approximately \$4 billion in assets. Since its inception in 1969, LNR has taken great pride in creating value through development and management of high quality real estate investments throughout the country.

Lakeside Ranch Business Park is located just north of DFW Airport on Lakeside Parkway in Flower Mound, Texas. Lakeside Ranch provides the perfect location for users seeking to own or lease their new Class "A" facility in Dallas/Fort Worth's most sought after submarket. Fully entitled for 3.5 million square feet of industrial space under a Planned Development Ordinance by the Town of Flower Mound, LNR will complete offsite improvements, including street infrastructure, parkway landscaping, park entry monuments, the master detention system, and a 30-acres natural area with walking trails.

Lakeside Ranch Business Park delivers to users and developers all the benefits of a first class business campus including consistent high-quality design, excellent visibility, accessibility, flexibility of product, low tax rates, and tax abatements and incentives.

While we have no reason to doubt the accuracy of the information provided here from sources we deem reliable, we regret we cannot guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. We assume no liability for errors, omissions or changes to this content.

