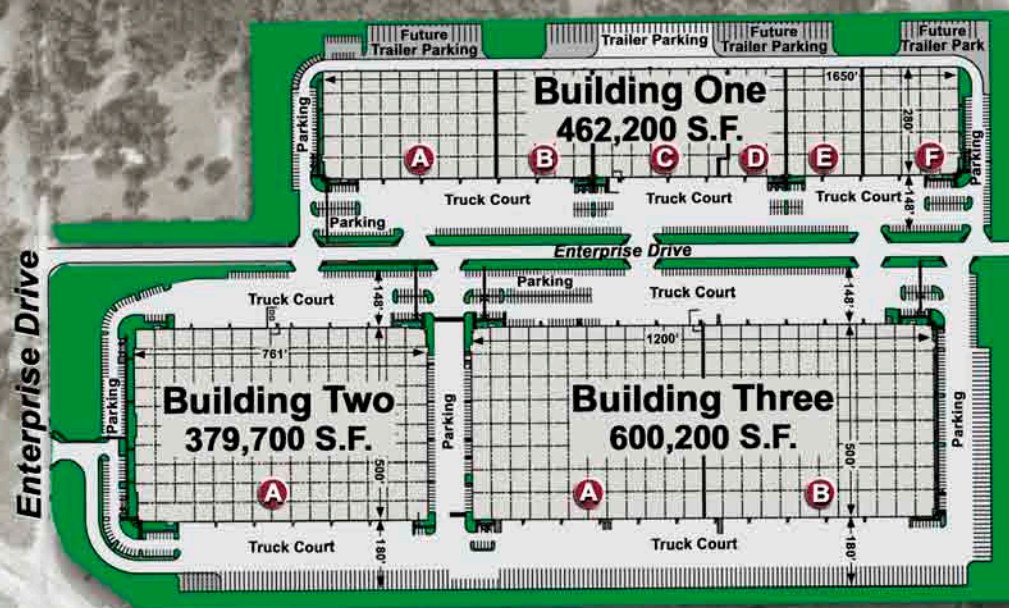
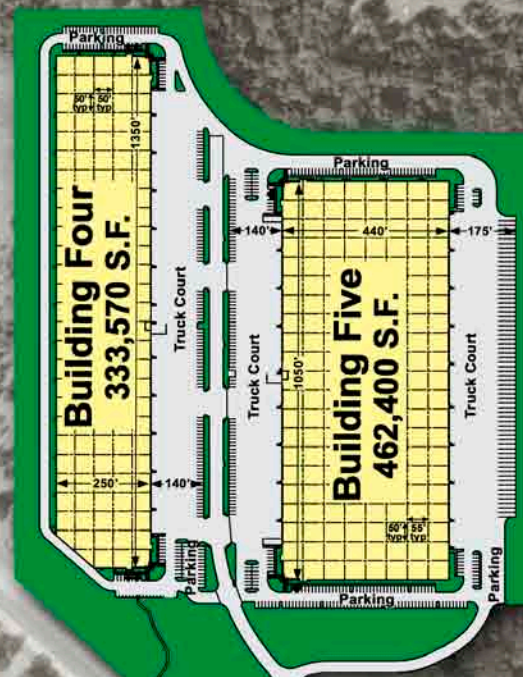


# LAKE SIDE TRADE CENTER<sup>SM</sup>



**LAKE SIDE  
TRADE CENTER**

LEASED SPACE   
 AVAILABLE SPACE   
 PLANNED SPACE

**BUILDING ONE TENANTS:**

- (A)** Anderson Merchandisers  
126,100 S.F.
- (B)** Sabry Lee, Inc.  
70,000 S.F.
- (C)** Universal Display & Fixtures Co.  
97,328 S.F.
- (D)** Exel, Inc.  
42,672 S.F.
- (E)** Sullivans, Inc.  
56,000 S.F.
- (F)** Ozburn-Hessey Logistics  
70,100 S.F.

**BUILDING TWO OWNER:**

- (A)** Stacy Furniture  
379,700 S.F.

**BUILDING THREE TENANTS:**

- (A)** Best Buy  
300,100 S.F.
- (B)** Maytag  
300,100 S.F.



FM 2499



060308

- Lowest Combined Tax Rate in the Metroplex
- 50% – 70% Tax Abatement from the Town of Flower Mound
- Buildings 4 and 5 30% / 5-Years Real and Personal Property Tax Rebate from Denton County

- Triple-Freeport Inventory Tax Exemption
- 2.5 Miles North of D/FW Airport
- Central Location within D/FW Metro Area
- Access to SH-121 via Lakeside / Freeport Parkway
- Excellent Access to SH-360, IH-635 and SH-114

- Excellent Labor Base
- Close Proximity to a Wide Range of Amenities including Restaurants, Hotels, Entertainment Venues and a Regional Mall

# LAKE SIDE TRADE CENTER<sup>SM</sup>

*Buildings Four and Five are Strategically Located at  
Lakeside Parkway and Enterprise Drive in Flower Mound, Texas*

## Building Four Features:

- 37,500 – 333,570 S.F. Available
- 30' Clear Height
- TPO Roof
- ESFR Fire Sprinkler System
- 203 Parking Spaces
- Front Loading Configuration
- 75 Dock-High Doors
- 140' Truck Court
- 50' x 50' Typical Bays
- 3 Air Changes Per Hour
- Office Finish to Suit
- Interior Tilt-Walls Painted White
- Interior Columns Painted Safety-Yellow

## Building Five Features:

- 54,475 – 462,400 S.F. Available
- Additional Trailer Parking
- 32' Clear Height
- TPO Roof
- ESFR Fire Sprinkler System
- 284 Parking Spaces
- Dedicated Trailer Parking
- 140' and 175' Truck Courts
- 116 Dock-High Doors
- Cross-Dock Configuration
- 50' x 55' Typical Bays
- 3 Air Changes Per Hour
- Office Finish to Suit
- Interior Tilt-Walls Painted White
- Interior Columns Painted Safety-Yellow

### For Development Information:



Three Lincoln Centre  
5430 LBJ Freeway, Suite 800  
Dallas, Texas 75240  
972.201.2990  
972.201.2989 fax  
www.hillwoodinvestmentproperties.com

### For Leasing Information:



4851 LBJ Freeway, Suite 1000  
Dallas, Texas 75244  
214.256.7100  
214.256.7101 fax  
www.robertlynn.com  
Mark Miller, SIOR, mmiller@robertlynn.com  
Adam Curran, acurran@robertlynn.com

# LAKE SIDE TRADE CENTER<sup>SM</sup>



## MASTER PLAN