



LAKE DISTRICT WEST

LEWISVILLE TEXAS

LAKE DISTRICT WEST is a premier mixed-use destination located within Lewisville's transformative Lake District at the northwest corner of I-35E and FM 407 (Justin Road). Designed as a walkable gathering place anchored by a central park and connected trail system, the development will seamlessly integrate retail, restaurants, entertainment, hospitality, and healthcare while capitalizing on its proximity to Lake Lewisville. Positioned at the city's northern gateway, Lake District West is poised to serve one of the fastest-growing trade areas in North Texas and become a premier destination for residents and visitors alike.

LOCATION: SWC FM 407/Justin Rd & I-35
Lewisville, TX 75077

SIZE: 25 Acres – Mixed-Use
+/- 40,100 SF Entertainment
+/- 35,484 SF Shops & Restaurants
+/- 30,000 SF Office
+/- 125 Hotel Keys

DEMOGRAPHICS (10 minute drivetime):

- Total Population: 151,629
- Daytime Population: 149,196
- Average HH Income: \$131,310

TRAFFIC COUNTS (2024 bi-directional):

- Interstate 35: 186,612 vpd
- FM 407/Justin Rd 24,585 vpd



LAK≈
DISTRICT
WEST

Where people entertainment, and good vibes **CONNECT**, Lake District West will offer a larger-than-life experience while fostering a close-knit community atmosphere.



LAKE LEWISVILLE
HAS OVER
THREE MILLION
ANNUAL VISITORS



15
MINUTES
TO DFW AIRPORT



17
MINUTES
TO UNT DENTON
CAMPUS



LOCATED OFF A
MAJOR INTERSTATE,
WITH OVER
124,000 VPD



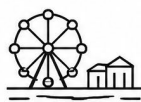
NORTHERN
GATEWAY
INTO THE CITY OF
LEWISVILLE



ADJACENT TO
FLOWER MOUND
AND HIGHLAND VILLAGE



OVER
1,500
NEW APARTMENT
HOMES AND
TOWNHOMES



NEW LAKE AND
ENTERTAINMENT
DISTRICT





LAKES DISTRICT WEST

PARCEL 1
1.472 ACRES

BUILDING A
TENANT: 1,800 SF
TENANT: 2,180 SF

PARCEL 2
0.803 ACRES

BUILDING B
TENANT: 4,200 SF
TENANT: 2,400 SF

PARCEL 3
1.347 ACRES

BUILDING C
TENANT: 4,701 SF
TENANT: 2,423 SF

PARCEL 4
1.1 ACRES

BUILDING D
TENANT: 3,500 SF

PARCEL 5
0.630 ACRES

BUILDING E
TENANT: 4,200 SF

PARCEL 6
HOTEL
1.623 ACRES

HOTEL PARCEL
1.632 ACRES
125 KEYS

OFFICE
TWO LEVELS
30,000 SF

ANCHOR
40,100 SF



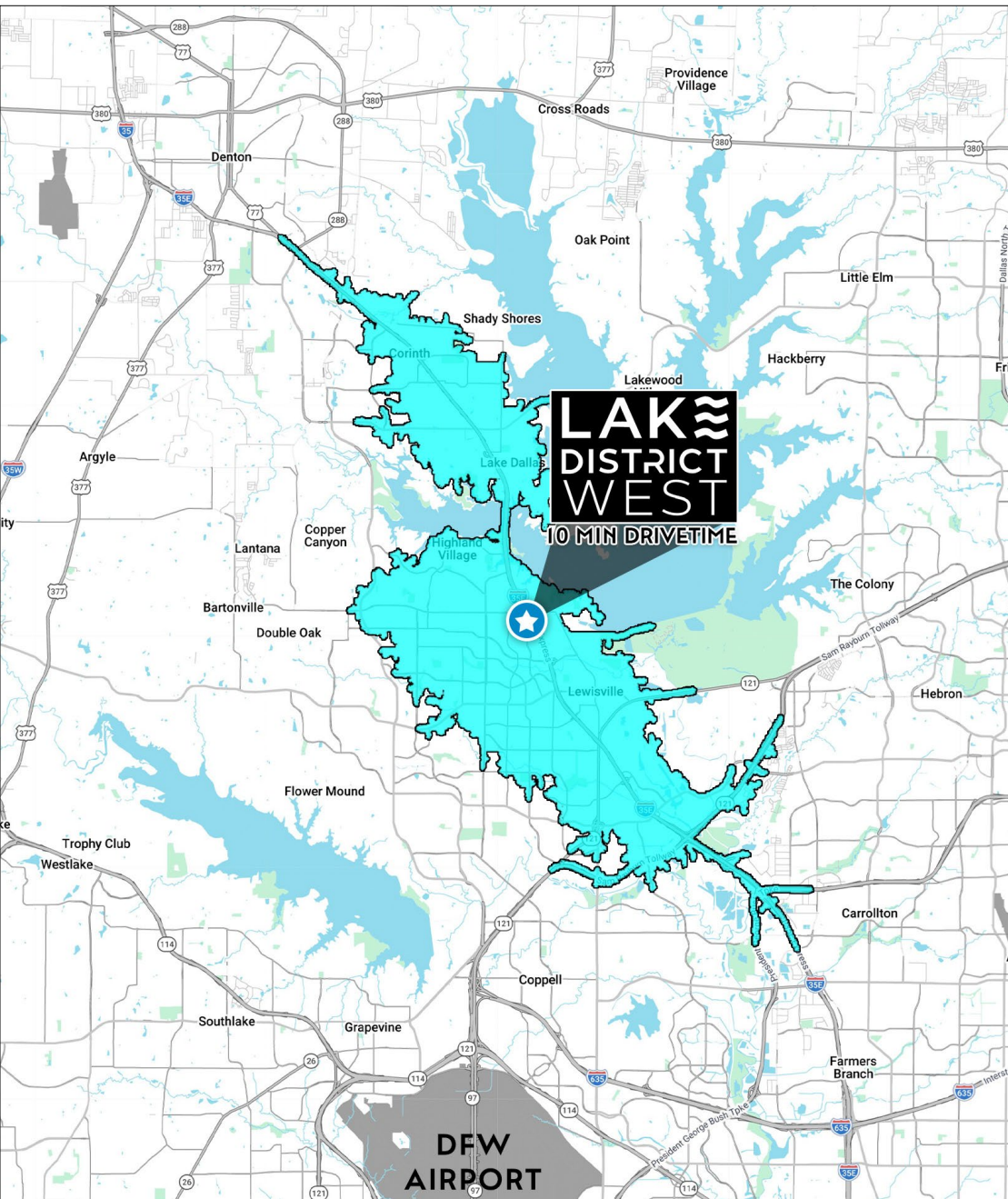


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DEMOGRAPHIC SUMMARY

Lewisville: Lake District West
Drive time of 10 minutes

KEY FACTS



151,629
Population



149,196
Daytime Population



1.09%
'23-'28 Compound
Annual Growth Rate



59,657
Households



\$395,891
Median Home Value



36.5
Median Age

EDUCATION



18%
High School Diploma



19%
Some College



42.14%
Bachelor's Degree or
Graduate Degree

INCOME



\$102,524
Median
HH Income



\$131,310
Average
HH Income



\$51,445
Per Capita
Income



\$250,696
Median
Net Worth

BUSINESS



5,760
2026 Total
Businesses



59,525
2026 Total
Employees



29.70%
Blue Collar
Occupation



70.30%
White Collar
Occupation

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$112,411
Total Annual
Expenditures



\$4,788
Meals at
Restaurants



\$8,408
Meals at Home



\$34,550
Retail Goods



\$4,531
Entertainment



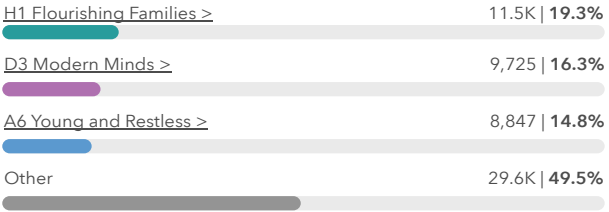
\$1,255
Personal Care



\$8,367
Health Care

Tapestry

Top 3 segments by household count



[View comparison table](#)

2026 Race and ethnicity (Esri)

The largest group: White Alone (47.72)

The smallest group: Pacific Islander Alone (0.08)

Indicator	Value	Diff	
White Alone	47.72	-5.47	
Black Alone	13.41	+1.43	
American Indian/Alaska Native Alone	1.04	+0.27	
Asian Alone	11.75	-1.58	
Pacific Islander Alone	0.08	-0.02	
Other Race	11.29	+4.00	
Two or More Races	14.71	+1.36	
Hispanic Origin (Any Race)	27.43	+6.63	

Bars show deviation from Denton County

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LAKEWOOD DISTRICT WEST

LEWISVILLE TEXAS

CONTACT

HUNTER BROUS

Director of Landlord Services

817.454.5366

hunter@falconcompanies.com

TIM HUGHES

Founder & CEO

214.384.4057

thughes@falconcompanies.com

7859 Walnut Hill Lane, Ste 375 | Dallas, TX 75230
falconcompanies.com

falcon

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date