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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

LAKE 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

INTERSTATE 35E

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**



DISCOVER//
LEWISVILLE'S NEW LAKE DISTRICT MIXED-USE PROJECT

25 TOTAL ACRES	HEALTH + FITNESS	SHOPS + RESTAURANTS	OFFICE	HOTEL
	40,100 SF	35,484 SF	30,000 SF	125 KEYS



The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.



LAKE DISTRICT WEST

PARCEL 1
1.472 ACRES

BUILDING A
TENANT: 3,000 SF

BUILDING B
TENANT: 2,200 SF

PARCEL 2
0.803 ACRES

BUILDING C
TENANT: 2,230 SF

PARCEL 3
1.347 ACRES

BUILDING D
TENANT: 3,460 SF

PARCEL 4
1.1 ACRES

BUILDING E
TENANT: 1,266 SF

BUILDING F
TENANT: 3,819 SF

PARCEL 5
0.630 ACRES

BUILDING G
TENANT: 4,925 SF

PARCEL 6
1.472 ACRES

BUILDING H
TENANT 1: 4,337 SF
STARBUCKS: 2,095 SF

PARCEL 7
2.009 ACRES

HOTEL
KEYS: 125

LAWN
2.274 ACRES

LAWN A
TENANT: 4,400 SF

LAWN B
TENANT: 3,881 SF

PARCEL 8
6.489 ACRES

ANCHOR
TENANT: 37,000 SF

OFFICE/ENTERTAINMENT
TENANT: 14,000 SF



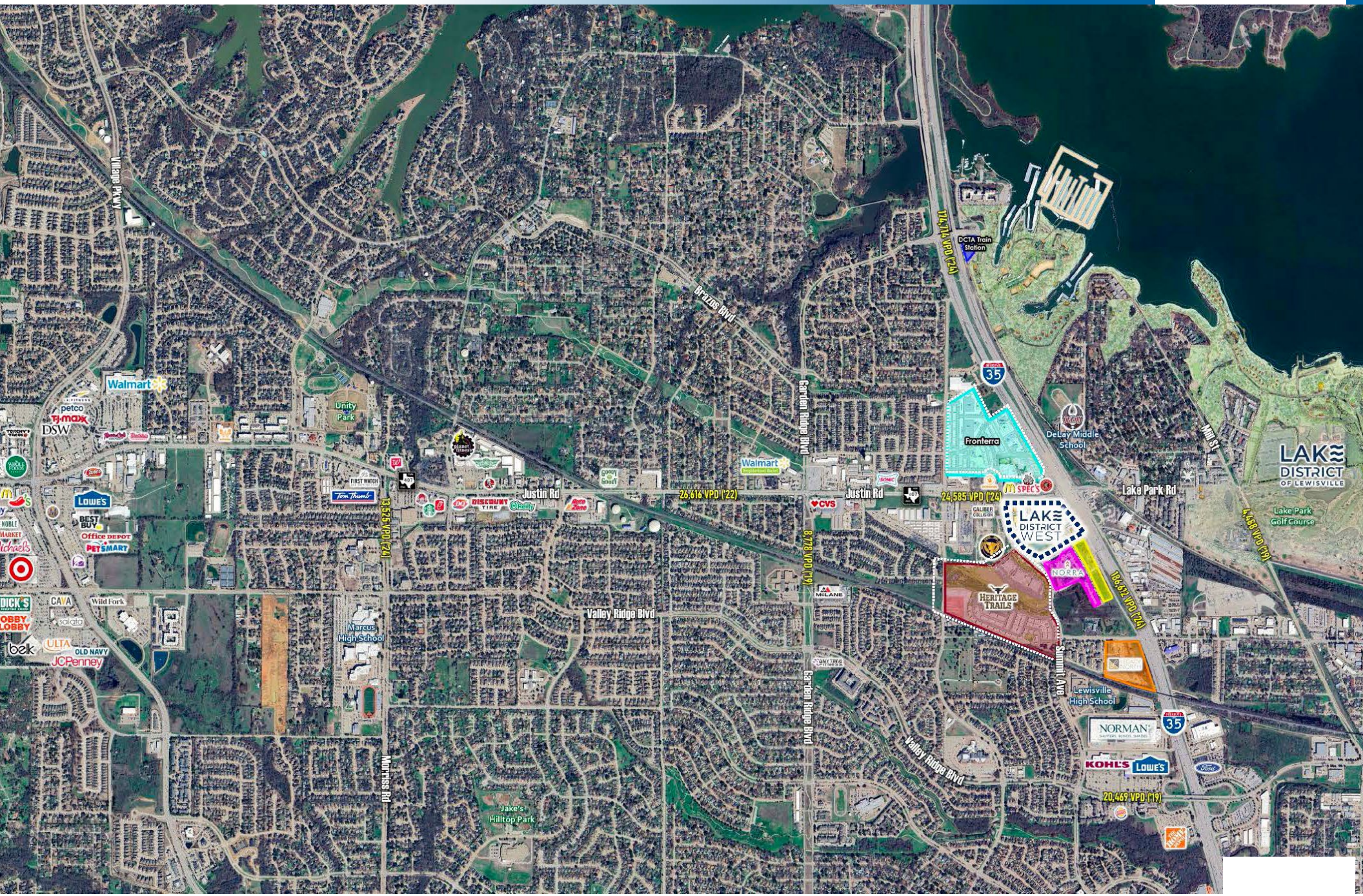








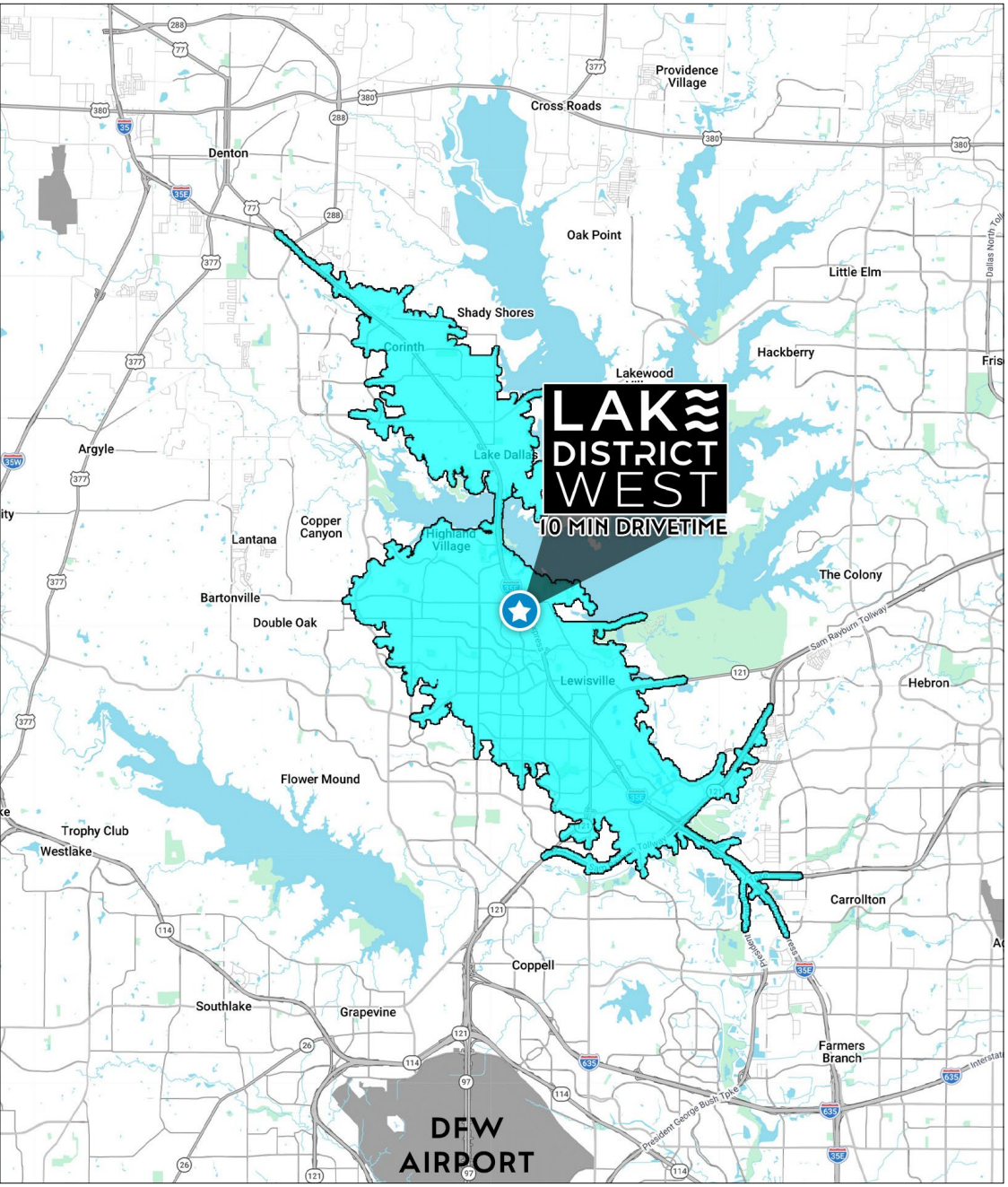
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DEMOGRAPHIC SUMMARY

Lewisville: Lake District West

Drive time of 10 minutes

KEY FACTS

151,629	149,196	1.09%
Population	Daytime Population	'23-'28 Compound Annual Growth Rate

59,657	$395,891	36.5
Households	Median Home Value	Median Age

INCOME

$102,524	$131,310	$51,445	$250,696
Median HH Income	Average HH Income	Per Capita Income	Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING

$112,411	$4,788	$8,408
Total Annual Expenditures	Meals at Restaurants	Meals at Home

$34,550	$4,531	$1,255	$8,367
Retail Goods	Entertainment	Personal Care	Health Care

BUSINESS

5,760	59,525	29.70%	70.30%
2026 Total Businesses	2026 Total Employees	Blue Collar Occupation	White Collar Occupation

Tapestry

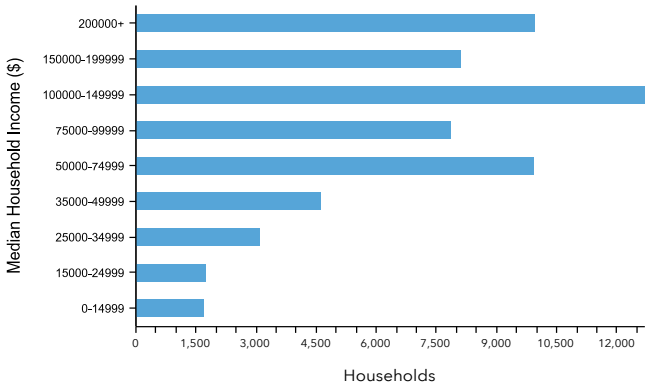
Top 3 segments by household count

H1 Flourishing Families >	11.5K | **19.3%**
D3 Modern Minds >	9,725 | **16.3%**
A6 Young and Restless >	8,847 | **14.8%**
Other	29.6K | **49.5%**

View comparison table

EDUCATION

18%	19%	42.14%
High School Diploma	Some College	Bachelor's Degree or Graduate Degree



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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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

• A BROKER is responsible for all brokerage activites, 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
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Sales Agent / Associate's Name	License No.	E-Mail	Phone

Buyer / Tenant / Seller / Landlord Initials

Date