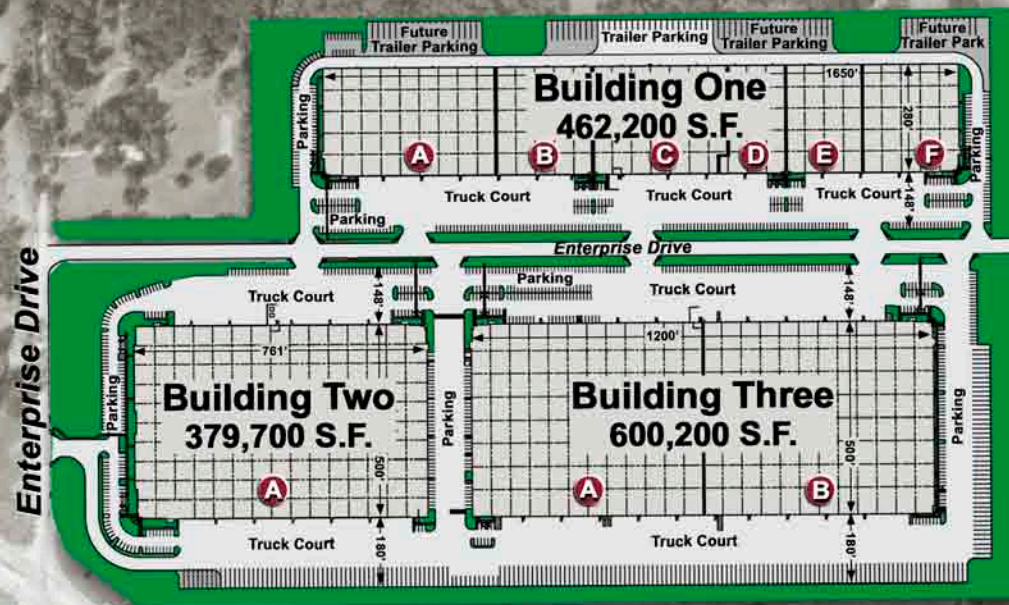
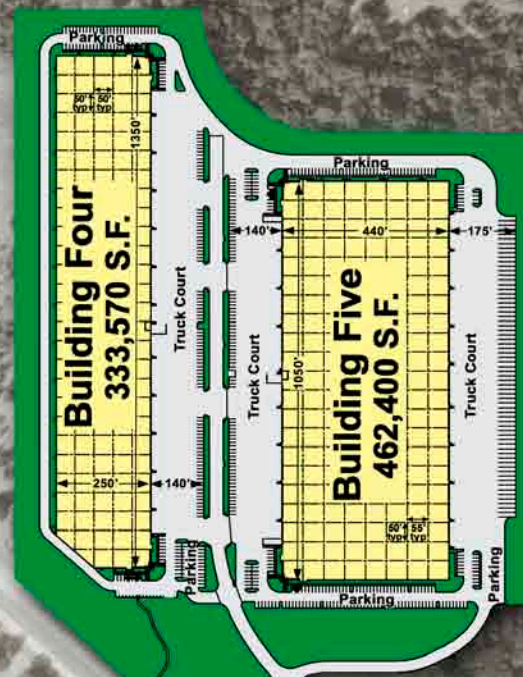


LAKE SIDE TRADE CENTERSM



**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 CENTERSM

*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:



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LAKE SIDE TRADE CENTERSM



MASTER PLAN