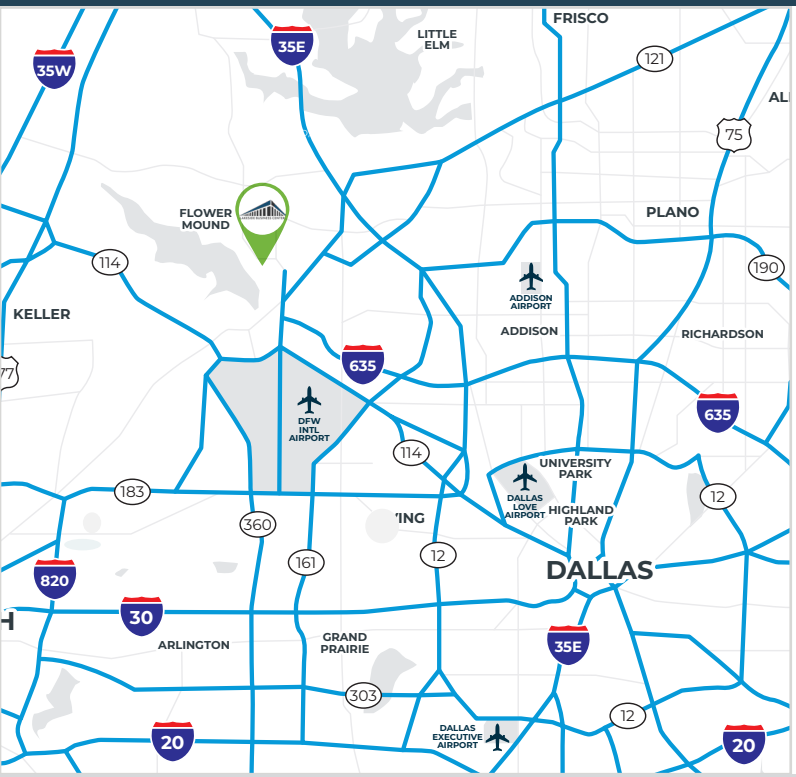
LAKESIDE BUSINESS CENTER

FOR SALE OR LEASE

TWO BUILDINGS TOTALING 123,910 SF

LAKESIDE BUSINESS CENTER I & II

500 & 600 GERAULT ROAD | FLOWER MOUND, TX



PROJECT HIGHLIGHTS

- Delivered September 2025
- Easy Access to Major Thoroughfares
- Great Visibility
- Located in Master-planned Business Campus
- Triple Freeport Tax Exemption
- Storefront Entrances
- Ample Car Parks

FOR LEASING INFORMATION:

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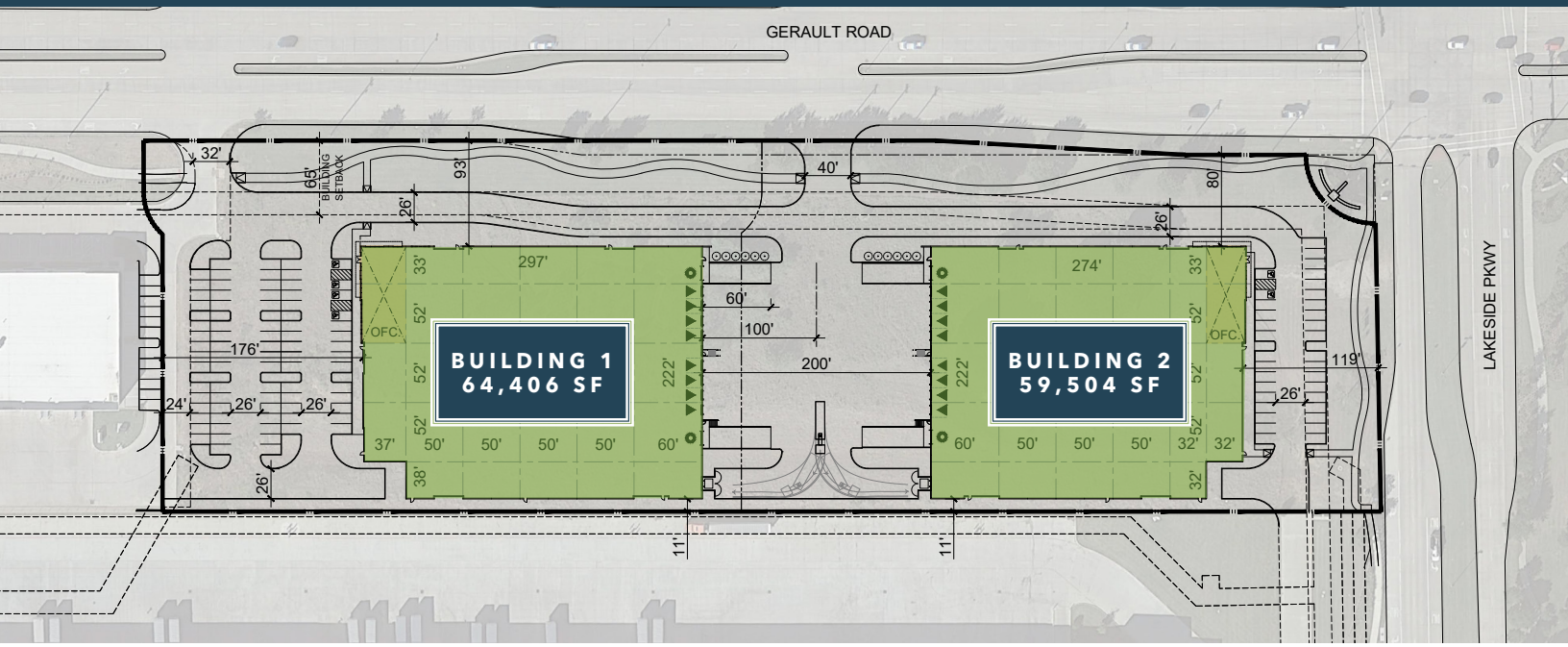
JOINT VENTURE OF:

MBK INDUSTRIAL PROPERTIES
AN MBK REAL ESTATE COMPANY

Hopewell® DEVELOPMENT

LAKESIDE BUSINESS CENTER I & II



BUILDING 1

Building Size	64,406 SF
Office	2,753 SF
Clear Height	32′
Dock Doors	8 (9′ x 10′)
Ramps	2 (12′ x 14)
Truck Court	200′ Shared
Column Spacing	50′ x 52′
Car Parks	78
Slab Thickness	6″
Sprinkler	ESFR

BUILDING 2

Building Size	59,504 SF
Office	1,883 SF
Clear Height	32′
Dock Doors	8 (9′ x 10′)
Ramps	2 (12′ x 14)
Truck Court	200′ Shared
Column Spacing	50′ x 52′
Car Parks	33
Slab Thickness	6″
Sprinkler	ESFR

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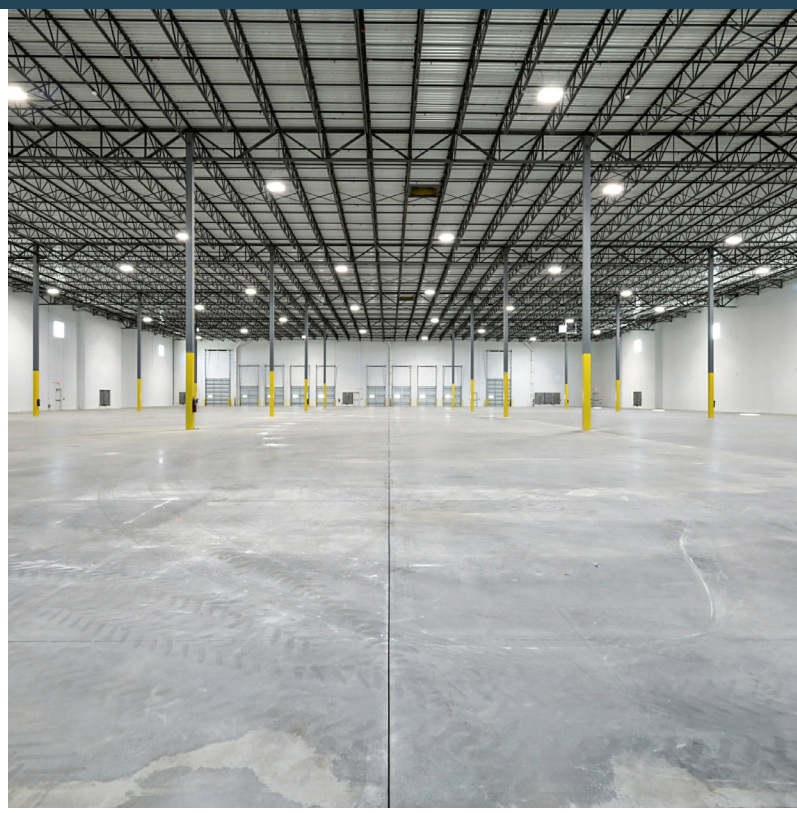
PROJECT PHOTOS



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LABOR HIGHLIGHTS

White-Collar Workers (10 mile radius)	Blue-Collar Workers (10 mile radius)
35,617	3,927
Population: 75,960	Average Household Income: $154,471

AREA HIGHLIGHTS

- Flower Mound Ranks #1 in Best Places to Live in the Southwest
- Flower Mound ranked 32nd in Fastest Growing Cities overall and 10th in Terms of Small-City Growth.
- Abundant Amount of Retail, Restaurants and Entertainment Within 2 Miles
- Flower Mound is #13 Safest City in the Country.

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