

# LAK DISTRICT WEST

LEWISVILLE, TEXAS



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

OFFICE

30,000 SF

ENTERTAINMENT

40,100 SF

SHOPS + RESTAURANTS

35,484 SF

HOTEL

125 Keys

25 TOTAL ACRES

LAKESIDE  
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.

NWQ INTERSTATE 35 AT JUSTIN ROAD



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



ONE MILE



ONE MILE



FIVE MILES

|                        | ONE MILE  | ONE MILE  | FIVE MILES |
|------------------------|-----------|-----------|------------|
| RESIDENTIAL POPULATION | 9,543     | 75,961    | 182,225    |
| DAYTIME POPULATION     | 8,951     | 72,243    | 179,348    |
| MEDIAN INCOME          | \$81,733  | \$82,140  | \$89,559   |
| AVERAGE INCOME         | \$109,101 | \$114,221 | \$127,572  |



BAYTHORNE  
PINEHURST  
BOGARD  
FALCON  
BLUE JAY  
STARLING  
LARK  
BRAZOS  
SAVONA  
VERONA  
SAN MARINO  
SORRENTO  
MOCASSIN  
VENEZIA

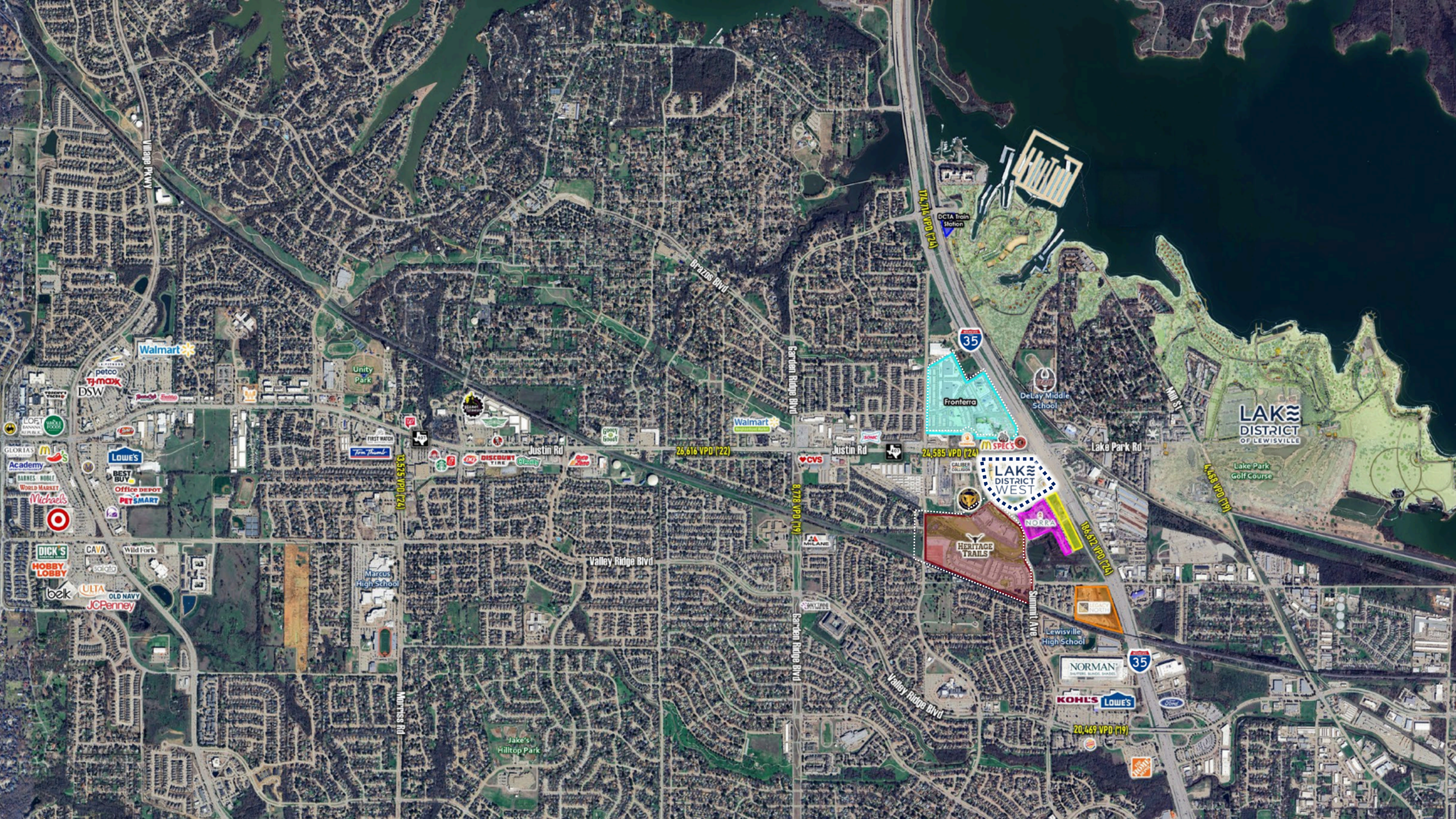
INTERSTATE  
35

INTERSTATE  
35

LAKWOOD  
DISTRICT  
WEST

LAKWOOD  
DISTRICT  
OF LEWISVILLE





FRONTIERA

LAK DISTRICT WEST

HERITAGE TRAILS

NORRA

LAK DISTRICT OF LEWISVILLE

Lake Park Golf Course

35

35

NORMAN

KOHL'S

LOWE'S

20,469 VPD (I-79)

24,585 VPD (I-24)

26,616 VPD (I-22)

8,778 VPD (I-79)

4,488 VPD (I-79)

Ullapong Pkwy

Brazos Blvd

Garden Ridge Blvd

Valley Ridge Blvd

Valley Ridge Blvd

Morris Rd

Min St

Lake Park Rd

Summit Ave

Lewisville High School

Marcus High School

Jake's Hilltop Park

Unity Park

Delaney Middle School

Walmart

Walmart

petco

TY-MAX

DSW

LOFT

GLORIAS

Academy

BARNES & NOBLE

World Market

Michaels

Target

DICK'S

HOBBY LOBBY

beek

ULTA

OLD NAVY

JCPenney

Walmart

petco

TY-MAX

DSW

LOFT

GLORIAS

Academy

BARNES & NOBLE

World Market

Michaels

Target

DICK'S

HOBBY LOBBY

beek

ULTA

OLD NAVY

JCPenney



FRONTERRA  
759 MULTI-FAMILY  
201 TOWNHOMES



25,879 [VPD 2019]



JUSTIN ROAD

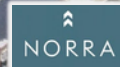
124,882 VPD [2019]

LAK  
DISTRICT  
WEST

SUMMIT AVENUE



VILLAGE AT LEWISVILLE  
FAMILY



NORRA  
247 MULTI-FAMILY



**PARCEL 1**  
1.472 ACRES

**PARCEL 2**  
0.803 ACRES

**PARCEL 3**  
1.347 ACRES

**PARCEL 4**  
1.1 ACRES

**PARCEL 5**  
0.630 ACRES

**PARCEL 6**  
HOTEL  
1.623 ACRES

**HOTEL PARCEL**  
1.632 ACRES  
125 KEYS

**OFFICE**  
TWO LEVELS  
30,000 SF

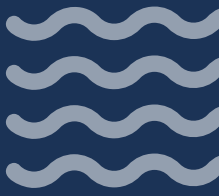
**BUILDING A**  
TENANT: 1,800 SF  
TENANT: 2,180 SF

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

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

**BUILDING D**  
TENANT: 3,500 SF

**BUILDING E**  
TENANT: 4,200 SF





# LAKE DISTRICT WEST

