LAKE DISTRICT WEST

LEWISVILLE TEXAS



CORINTH PROPERTIES

RUSSELL GLEN

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



LAKE DISTRICT WEST

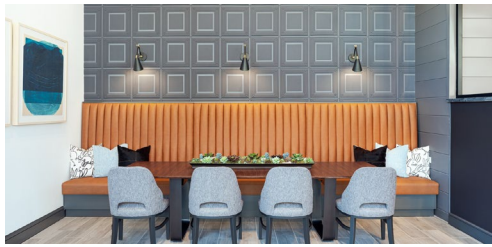
WHERE PEOPLE, ENTERTAINMENT, AND GOOD VIBES **CONNECT**, LAKE DISTRICT WEST WILL OFFER A LARGER-THAN-LIFE EXPERIENCE WHILE FOSTERING A CLOSE-KNIT COMMUNITY ATMOSPHERE.

NWQ INTERSTATE 35 AT JUSTIN ROAD





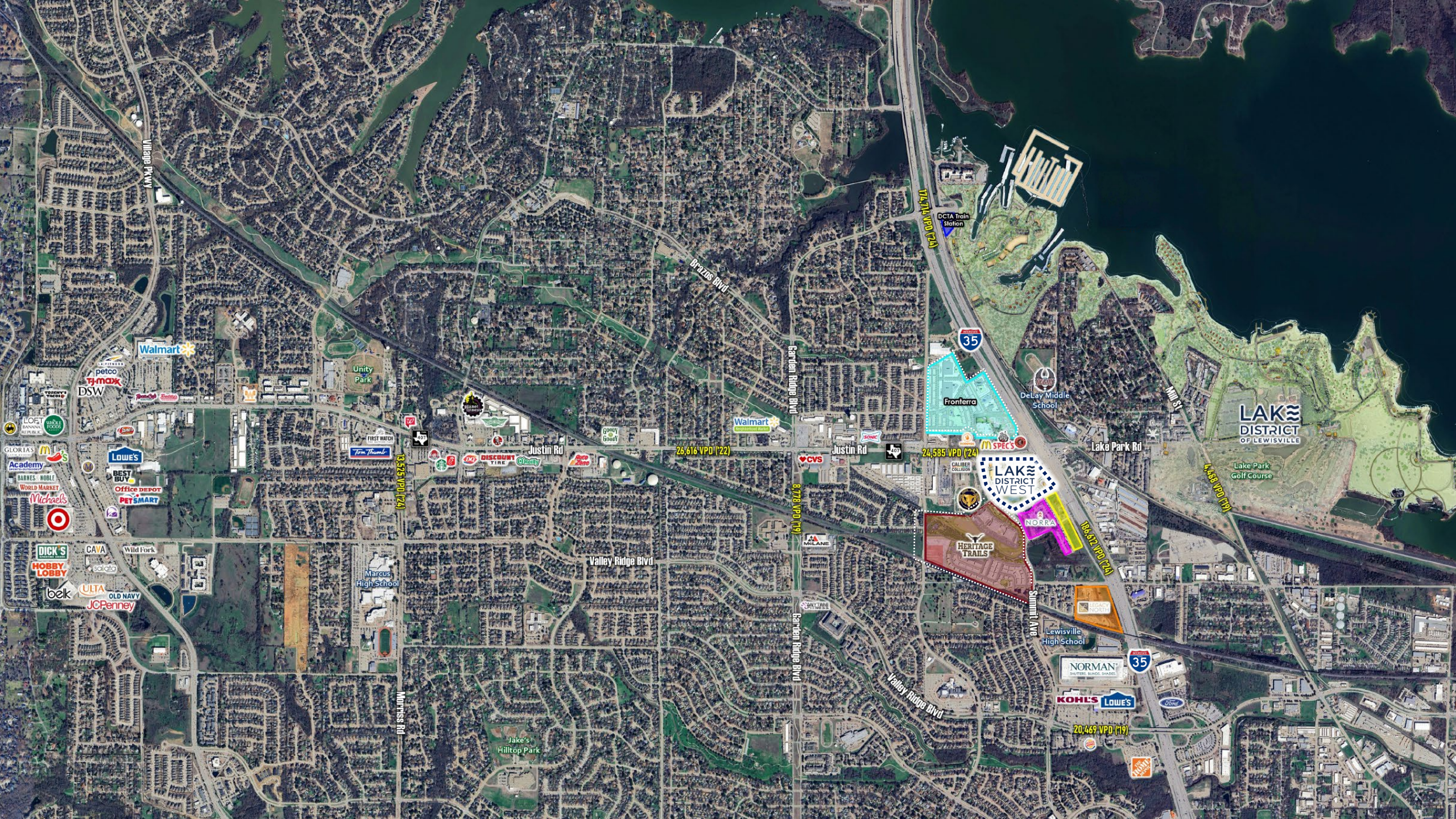




- LAKE LEWISVILLE HAS OVER **THREE MILLION** ANNUAL VISITORS
- **15 MINUTES** TO DFW AIRPORT
- 17 MINUTES TO UNT DENTON CAMPUS
- LOCATED OFF A MAJOR INTERSTATE, WITH OVER 124,000 VPD
- NORTHERN GATEWAY INTO THE CITY OF LEWISVILLE
- ADJACENT TO FLOWER MOUND AND HIGHLAND VILLAGE
- **OVER 1,500** NEW APARTMENT HOMES AND TOWNHOMES
- NEW LAKE AND ENTERTAINMENT DISTRICT

	ONE MILE	THREE MILES	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


INTERSTATE 35
INTERSTATE 35E
MCGEE
BAYTHORNE
PINEHURST
BOGARD
FALCON
BLUE JAY
ORIOLE
STARLING
LARK
BRAZOS
SAVONA
VERONA
SAN MARINO
SORRENTO
MILANO
MOCASSIN
VENEZIA
FM 407
OAKBROOK
TENNIE
EAST SHORE
WEST SHORE
POINT
BRADY
BRENT
SANDRA
SAVAGE
FRANKIE
SCOTTY
MARCUS
CAMPBELL
FOREST PARK
CLEARVIEW
N MILL ST
MONTI
OAKRIDGE BLVD
OLD MILL
MARYS
HEDGEROW LN
MIDWAY
LAKEVIEW CR
OAK PARK
LAKE PARK RD
FRANKLIN
LAKE DISTRICT OF LEWISVILLE
LAKE DISTRICT WEST
0
200
400


Village Pkwy
Brazos Blvd
Garden Ridge Blvd
Justin Rd
Valley Ridge Blvd
Morriss Rd
Summit Ave
Mill St
Lake Park Rd
Unity Park
Marcus High School
Jake's Hilltop Park
DCTA Train Station
DeLay Middle School
Lewisville High School
Lake Park Golf Course
Fronterra
HERITAGE TRAILS
NORRA
LAKE DISTRICT WEST
LAKE DISTRICT OF LEWISVILLE
Walmart
Lowe's
Academy
Office Depot
Michaels
Target
DICK'S
HOBBY LOBBY
JCPenney
OLD NAVY
ULTA
Wild Fork
CAVA
NORMAN
KOHL'S
174,174 VPD ('24)
26,616 VPD ('22)
13,525 VPD ('24)
6,775 VPD ('19)
24,585 VPD ('24)
186,672 VPD ('24)
4,468 VPD ('19)
20,469 VPD ('19)


LAKE DISTRICT OF LEWISVILLE
FRONTERRA
759 MULTI-FAMILY
201 TOWNHOMES
124,882 VPD [2019]
JUSTIN ROAD
25,879 [VPD 2019]
LAKE DISTRICT WEST
SUMMIT AVENUE
VILLAGE AT LEWISVILLE
256 MULTI-FAMILY
NORRA
NORRA
247 MULTI-FAMILY



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

LAKE DISTRICT WEST

CORINTH PROPERTIES

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