

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





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

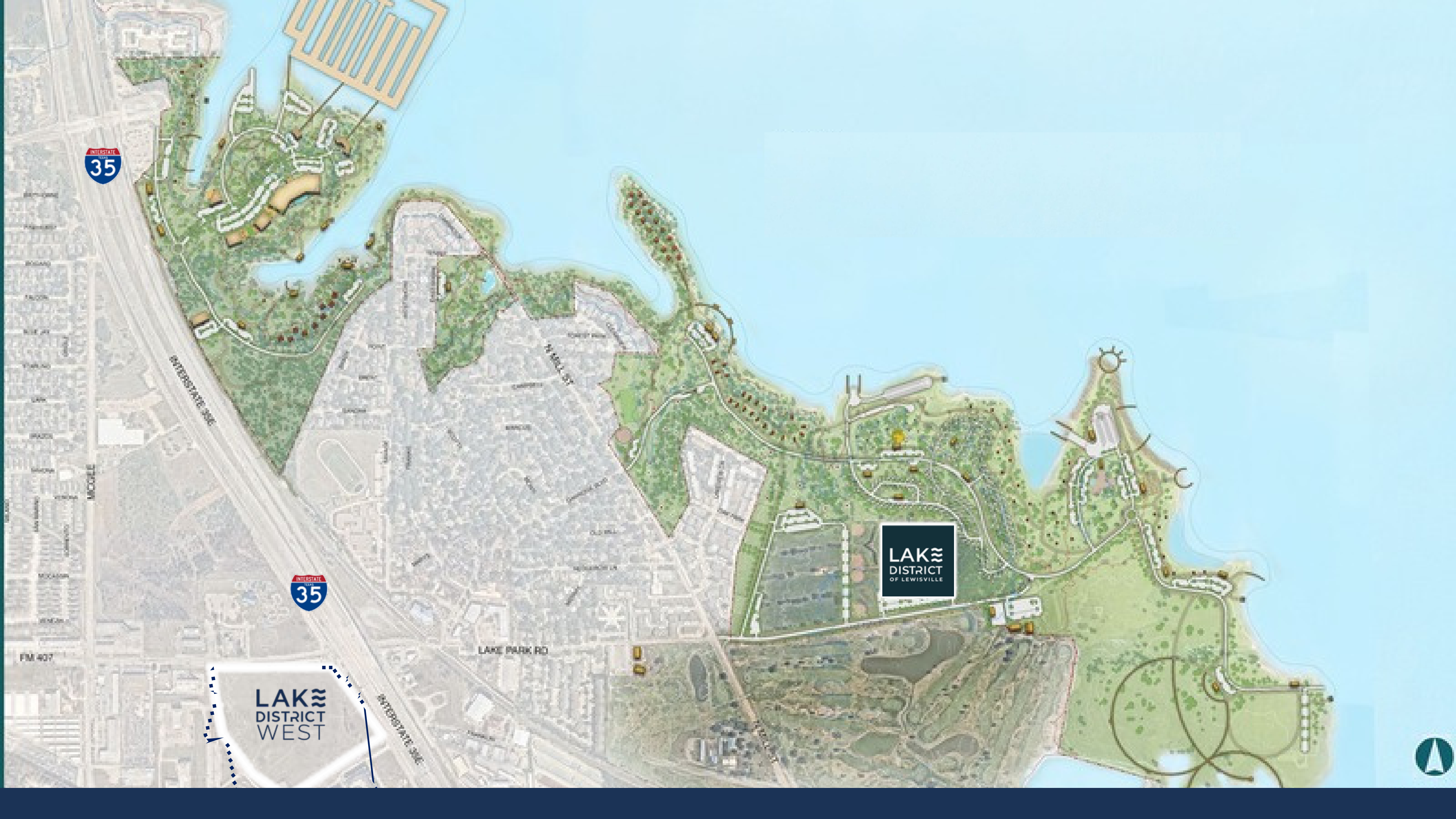


THREE MILES



FIVE MILES

	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



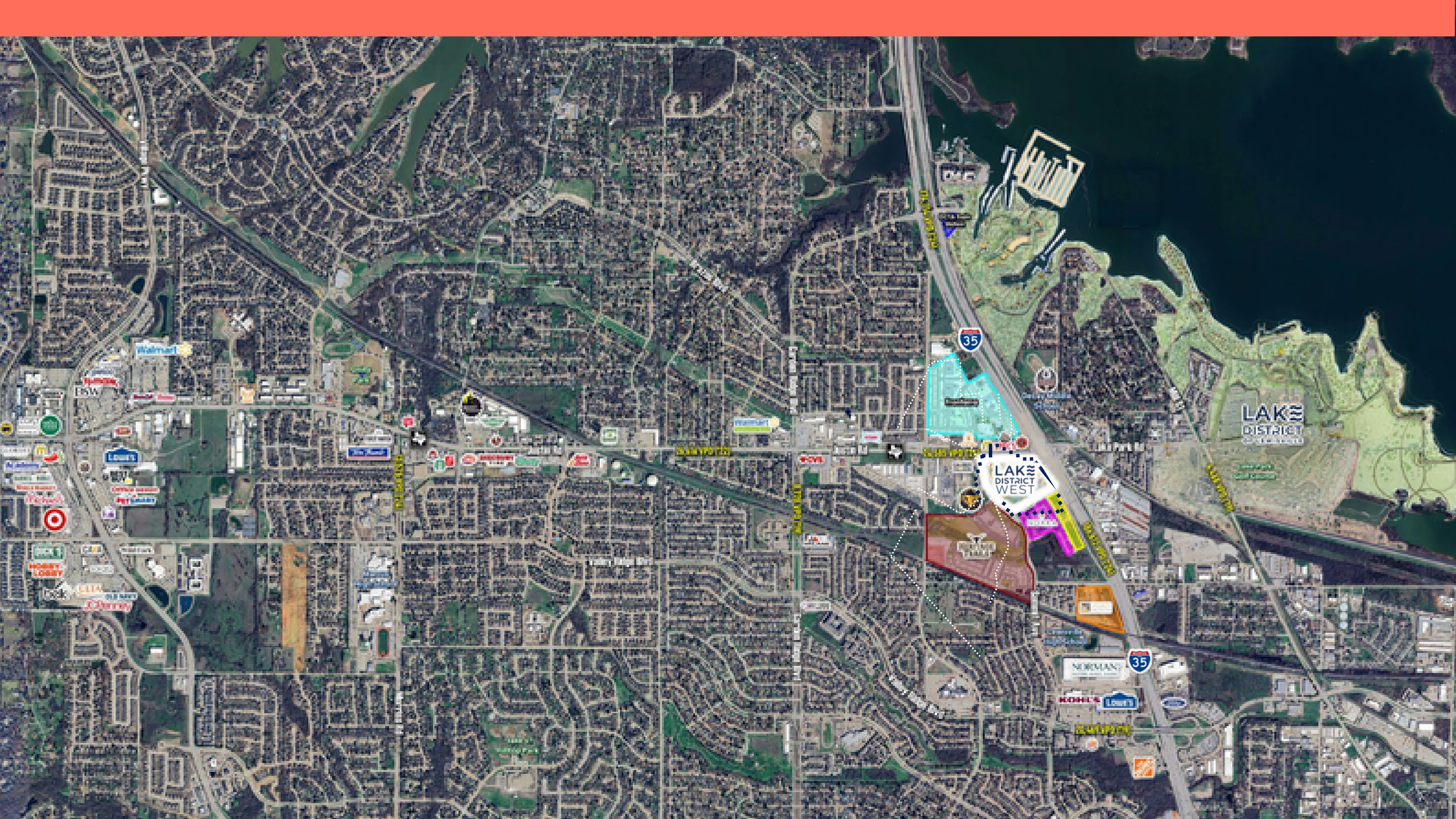
INTERSTATE
35

INTERSTATE
35

LAKWOOD
DISTRICT
WEST

LAKWOOD
DISTRICT
OF LEWISVILLE







FRONTERRA
759 MULTI-FAMILY
201 TOWNHOMES



JUSTIN ROAD

124,882 VPD [2019]

LAK
DISTRICT
WEST

25,791 VPD [2019]



SUMMIT AVENUE



NORRA
NORRA
247 MULTI-FAMILY

VILLAGE AT LEWISVILLE
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



LAK[≈] DISTRICT WEST

