



SILVERON PARK

FLOWER MOUND, TX

PROPERTY DETAILS

Silveron Park offers highly visible retail space designed to serve the affluent Flower Mound market. Now pre-leasing, the center offers small-shop space in a modern setting. The location benefits from its prominent position fronting a mixed-use development that also features multi-family and office space.

SILVERON RETAIL OFFERS:

- A site bordering a park for a setting that can be integrated into a patio dining experience
- A great location for restaurants and small retailers and service business
- 2-3 pads ideal for quick-service users desiring freestanding space with drive-thrus

SILVERON PARK OFFERS:

- FM 2499 access and visibility
- A key site adjacent to the vibrant Lakeside Village master-planned development
- A location within a dense and affluent community with near immediate access to Grapevine Lake
- A trade area with high average household incomes of more than \$139,000 within a tight one-mile radius



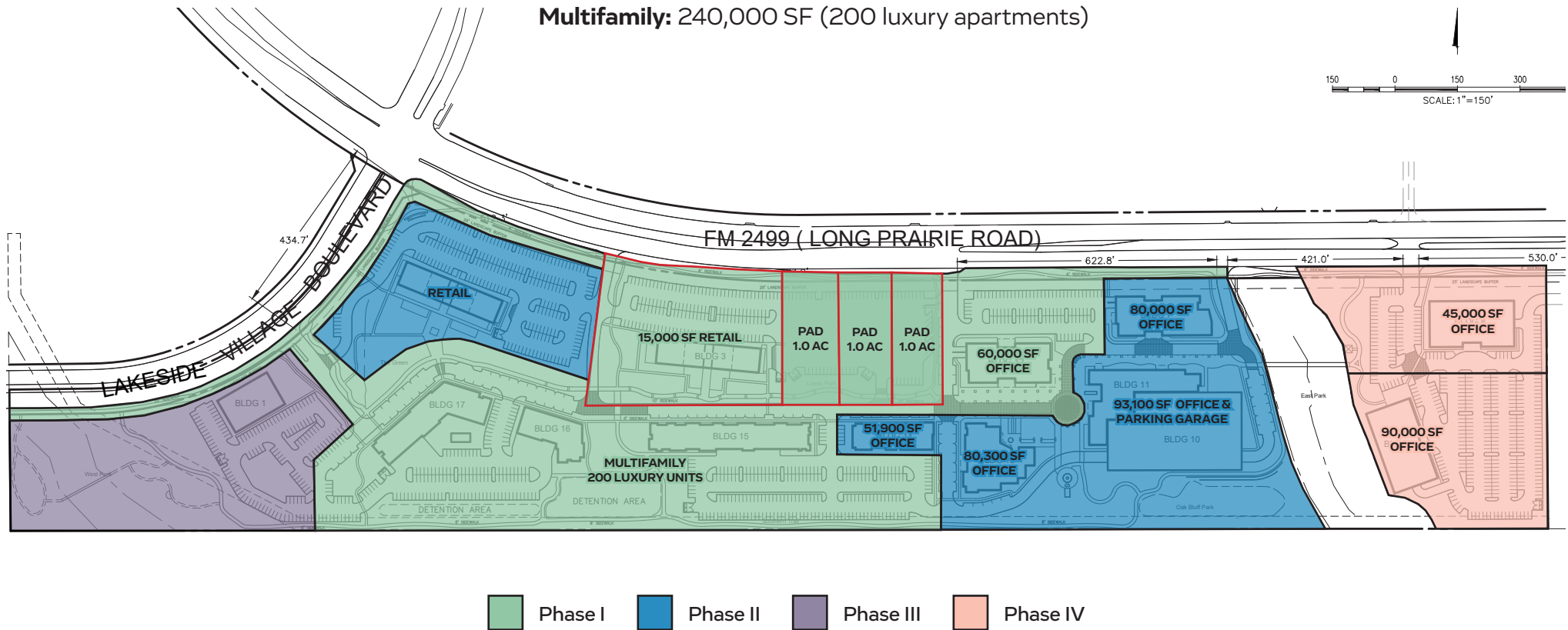
MASTER PLAN

Retail: 54,000 SF (plus multiple patios & 10 acres of park/open space)

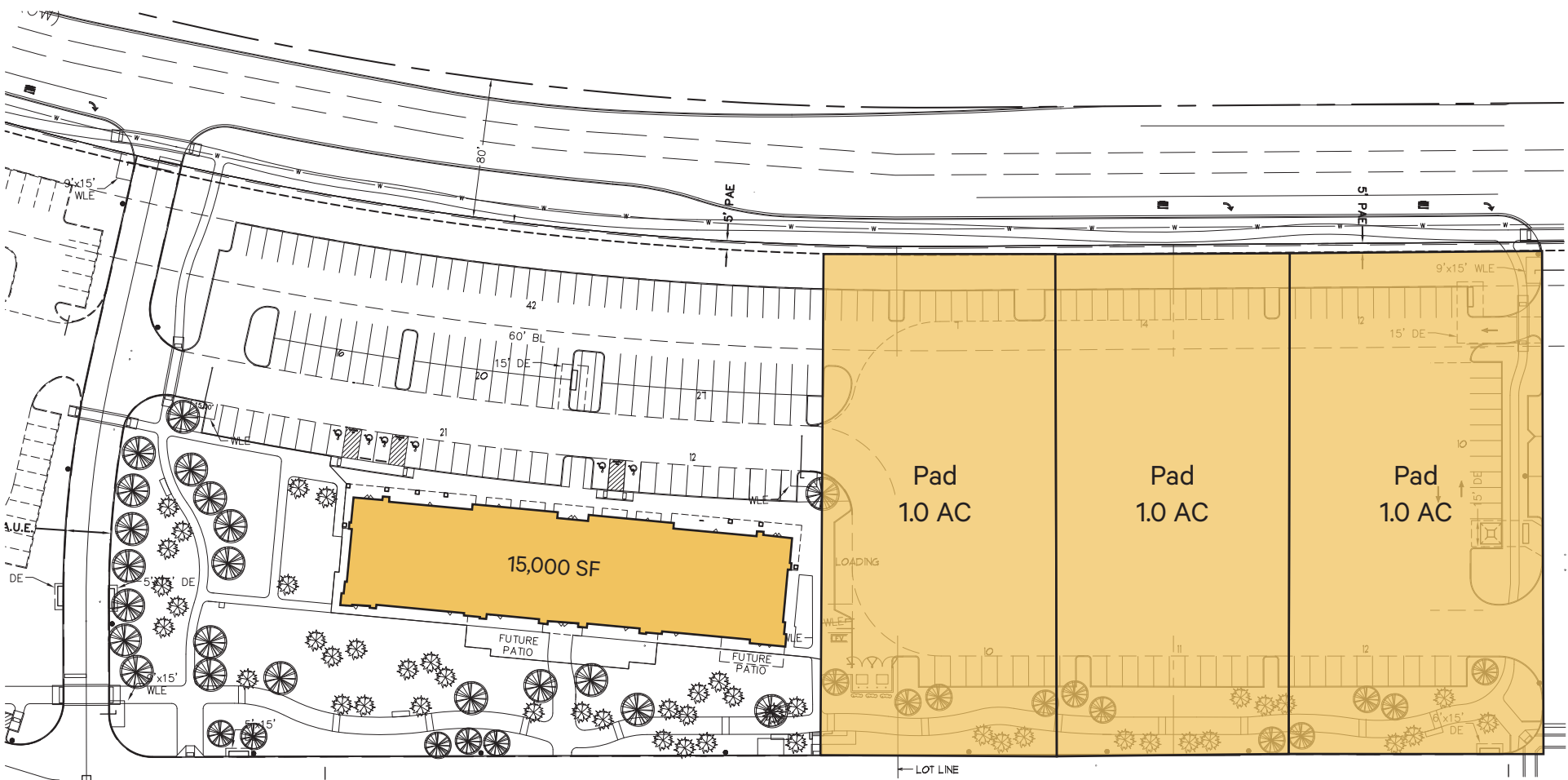
Pads: 3 Acres (divisible; 2-3 users)

Office: 500,000 SF (plus parking garage)

Multifamily: 240,000 SF (200 luxury apartments)



PROPOSED SITE PLAN



PROPERTY AERIAL



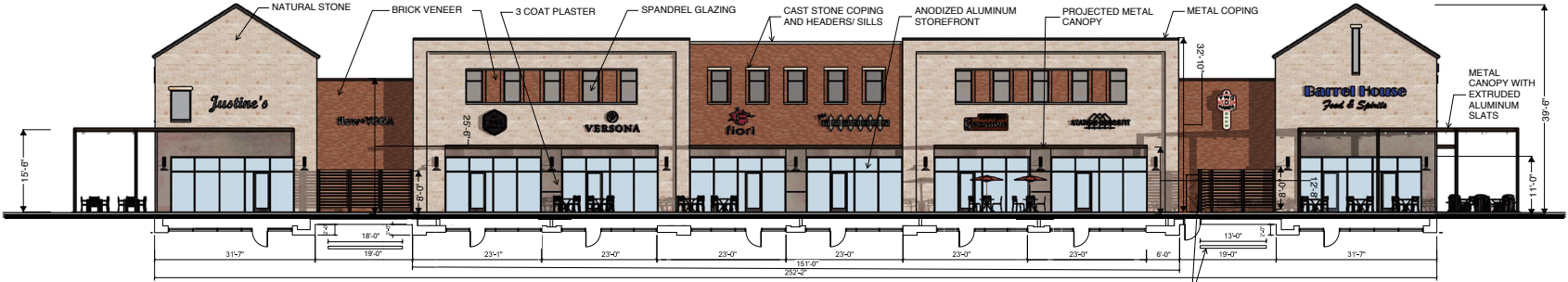
PROPERTY AERIAL



ELEVATIONS

 BRICK KANAS BRICK & TILE 530 DARK - GRAY GROUT	 NATURAL STONE ACME BRICK CREAM CHOPPED	 STUCCO SW 6039 POISED TAUPE SANDPEBBLE FINISH	 METAL COPING/ CANOPY BERRIDGE MFR CO AGED BRONZE	 METAL ROOF BERRIDGE MFR CO CHARCOAL GRAY	 METAL SCREEN/ SLATS LONGBOARD ARCH. PRODUCTS BLONDE OAK
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05 MATERIAL PALETTE



05 SOUTH ELEVATION (REAR) AND PARTIAL PLAN

1 TOTAL FACADE S.F.	NORTH/FRONT	7,271	SOUTH/REAR	7,276	EAST/SIDE	1,767	WEST/SIDE	1,722
2 FACADE S.F. (LESS DOORS AND WINDOWS)	5,573	5,954	1,351	1,306				
3 DOORS & WINDOWS SF	1,698	1,322	416	416				
4 PRIMARY MASONRY TOTAL (MIN 80%)	5,399	96.9%	5,775	97.0%	1,323	97.9%	1,253	95.9%
BRICK SF	1,158	20.8%	1,534	25.8%	0	0	0	0
STONE SF	3,434	61.6%	3,359	56.4%	1,066	80.4%	963	73.7%
STUCCO	807	14.5%	882	14.8%	237	17.5%	290	22.2%
5 OTHER MATERIALS TOTAL	174	3.1%	179	3.0%	28	2.1%	53	4.1%
METAL CANOPY	174		179		28		53	

MATERIAL CALCULATIONS



03 EAST ELEVATION AND PARTIAL PLAN



04 WEST ELEVATION AND PARTIAL PLAN

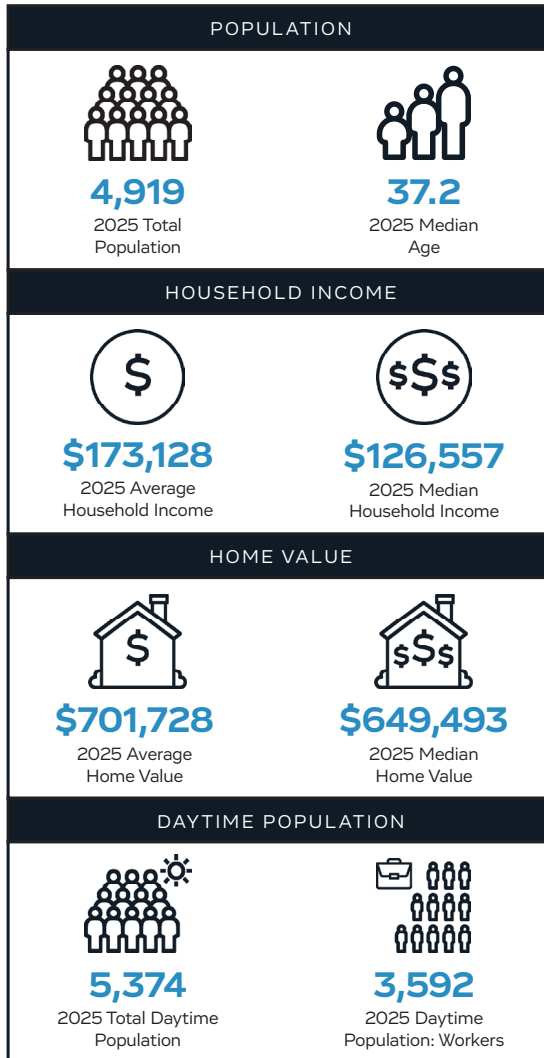
- GENERAL NOTES:
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, AND TREE RETAINING WALLS MUST BE COVERED WITH A MATERIAL THAT MATCHES THE MAIN BUILDING THEY SERVE.
 2. ALL GROUND-BASED HVAC SYSTEMS MUST BE SCREENED USING LIVE SCREENING OR A MASONRY ENCLOSURE. THE MASONRY ENCLOSURE MUST BE COVERED IN THE SAME MATERIAL AS THE MAIN BUILDING.
 3. ALL ROOF-MOUNTED MECHANICAL UNITS AND EQUIPMENT MUST BE HIDDEN FROM VIEW BY PARAPET WALLS CONSTRUCTED TO A HEIGHT OF NOT LESS THAN (1) FT ABOVE THE HORIZONTAL PLANE OF THE HIGHEST ROOF-MOUNTED MECH. UNIT OR EQUIPMENT.
 4. DUMPSTER SCREENING WALLS MUST BE COVERED IN A MATERIAL THAT MATCHES THE MAIN BUILDING.
 5. A SEPARATE BUILDING PERMIT IS REQUIRED FOR DUMPSTER SCREENING WALLS.
 6. A SEPARATE BUILDING PERMIT IS REQUIRED FOR SIGNS. ANY SIGNS SHOWN ON THE SITE PLANE/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 7. RETAINING WALLS THAT ARE 4 FEET OR TALLER (INCLUDING FOOTINGS) WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.



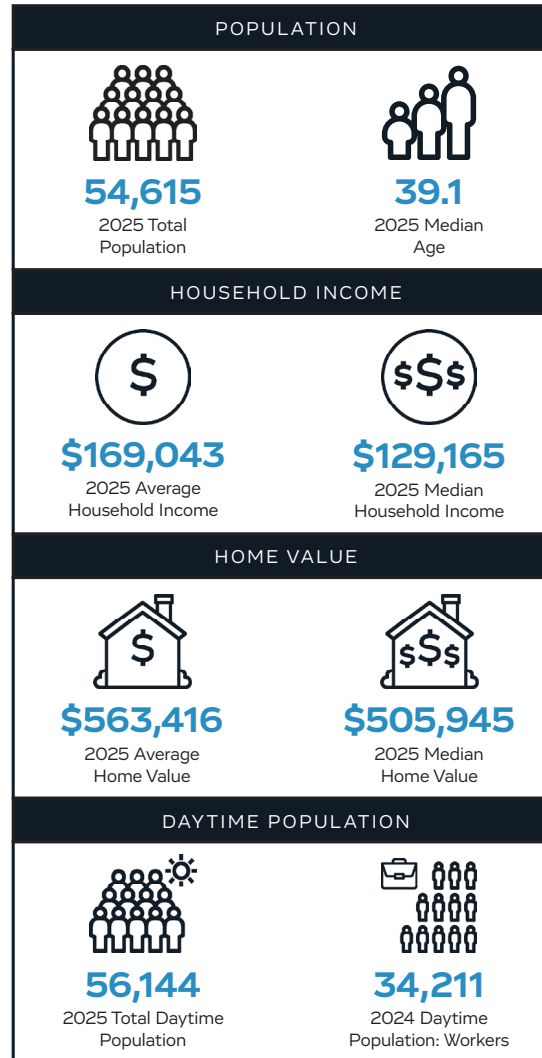
02 NORTH ELEVATION (FRONT) AND PARTIAL PLAN

DEMOGRAPHICS

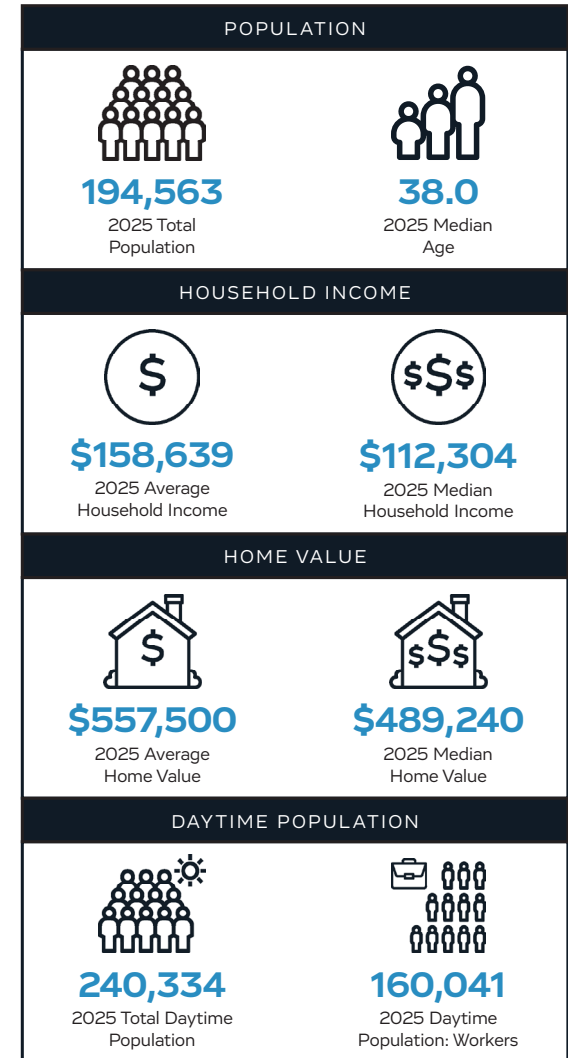
1 MILE



3 MILE



5 MILE



PROPERTY RENDERINGS



PROPERTY RENDERINGS



DFW BY THE NUMBERS

1

IN TEXAS FOR JOB GROWTH

294,700 NET NEW JOBS
MAY 2021-MAY 2022
#3 IN THE NATION

U.S. BUREAU OF LABOR STATISTICS

1

IN THE U.S. FOR 3-YEAR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

1

IN THE NATION FOR POPULATION GROWTH

DFW ADDED 97,290 RESIDENTS
JULY 2020-JULY 2021

U.S. CENSUS

1

IN THE NATION FOR SINGLE-FAMILY DEVELOPMENT

OVER THE PAST DECADE, SINGLE-
FAMILY BUILDING PERMITS IN DFW
TOTALLED 323,000

STORAGECAFE

1

IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS
REPORTED 233,00 NEW MULTI-FAMILY
UNITS

STORAGECAFE

TEXAS BY THE NUMBERS

1

IN JOB GROWTH

82,500 JOBS IN JUNE 2022 – #1
779,000 JOBS YEAR TO DATE – #1

U.S. BUREAU OF LABOR STATISTICS

1

IN POPULATION GROWTH

310,200 BETWEEN 2020 AND 2021
4 MILLION BETWEEN 2010 AND 2020

U.S. CENSUS

5

BEST STATES FOR BUSINESS

CNBC

1

FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500
COMPANY HEADQUARTERS, MORE
THAN ANY OTHER STATE

FORTUNE

9

WORLD ECONOMY

TEXAS IS THE WORLD'S 9TH LARGEST
ECONOMY WITH **\$1.985 TRILLION** IN

GDP

TEDC

1

FOR ECONOMIC GROWTH

TEXAS RANKS 1ST IN THE NATION
IN FORECASTS FOR STRONG
EMPLOYMENT AND INCOME GROWTH
FOR THE NEXT 5 YEARS.

FORBES



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent

through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

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- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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