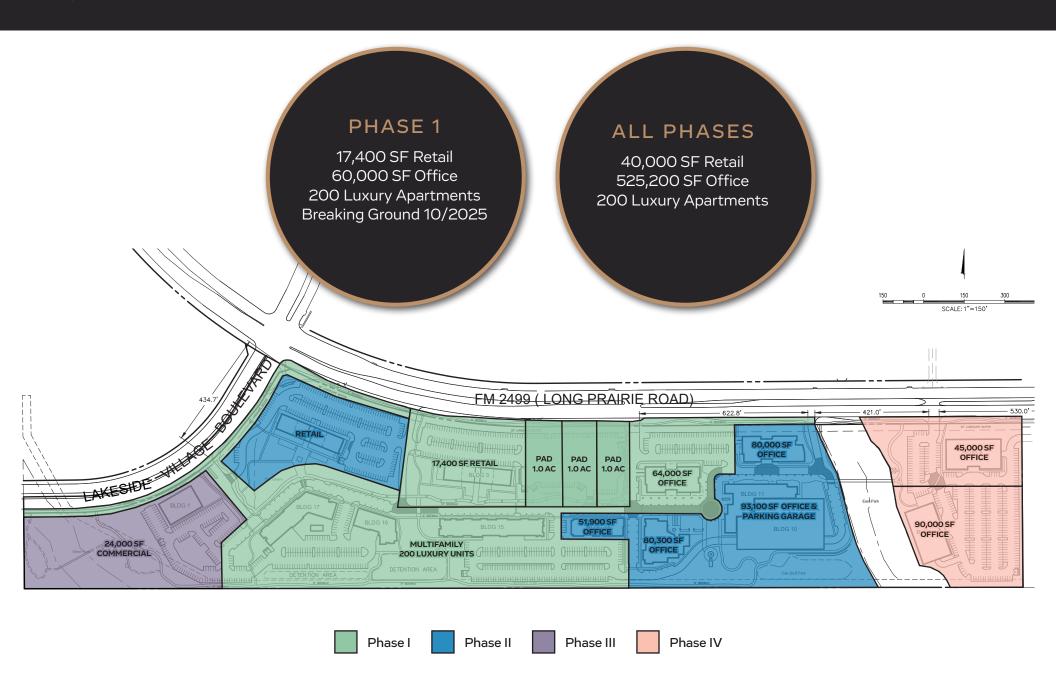


MASTERPLAN





Silveron Park has 40 acres of thoughtfully planned space blending parks, trails, and gathering areas into a connected community. Landscaped trails link generous park spaces throughout the development, offering unique opportunities for patio dining, recreation, and connection to nature.





LEGEND

THE WEST PARK

3.203 ACRES
1.233 ACRES
1.761 ACRES
2.802 ACRES

3.116 ACRES

## PHASE I OFFICE

- 64,000 sf, Class A
- Three-stories
- Underbuilding parking
- Central interior lobby
- On-site support services and maintenance
- 24/7 security
- South parking lot and south road extension will be constructed in conjunction with the office building
- Vertical starts Q4 2025











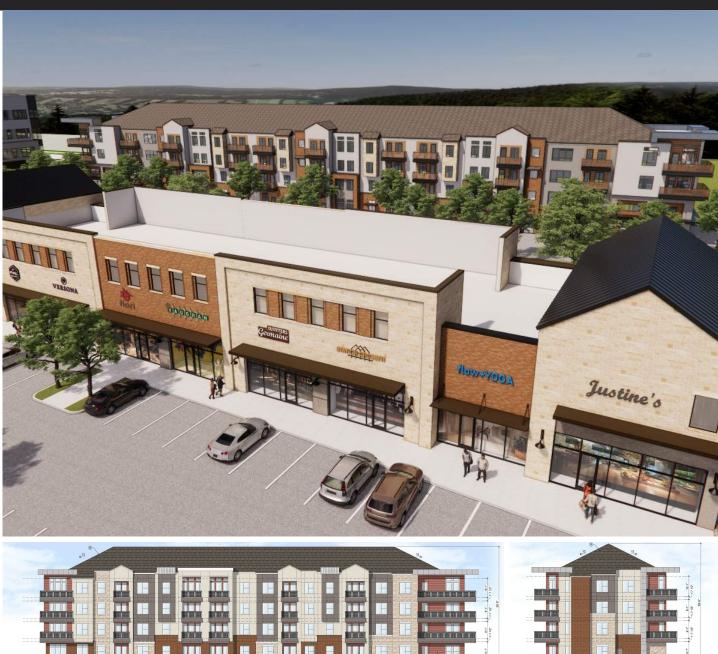


MULTIFAMILY

## PHASE I MULTIFAMILY

- 200 luxury apartment units
- Approximately 240,000 SF
- 4-story Class A
- 1.8-acre dedicated park space with public playground
- Connected to 6 acres of additional open space
- Trail access to 17-acre DORBA trail around Grapevine Lake
- Vertical work starts October 2025







## PHASE I RETAIL

- 17,400 SF space available
- Prominent building presence offers excellent visibility from 2499
- Gables of end caps reach 39' height with natural skylight
- Patio space fronts 1.35-acre park space with trails







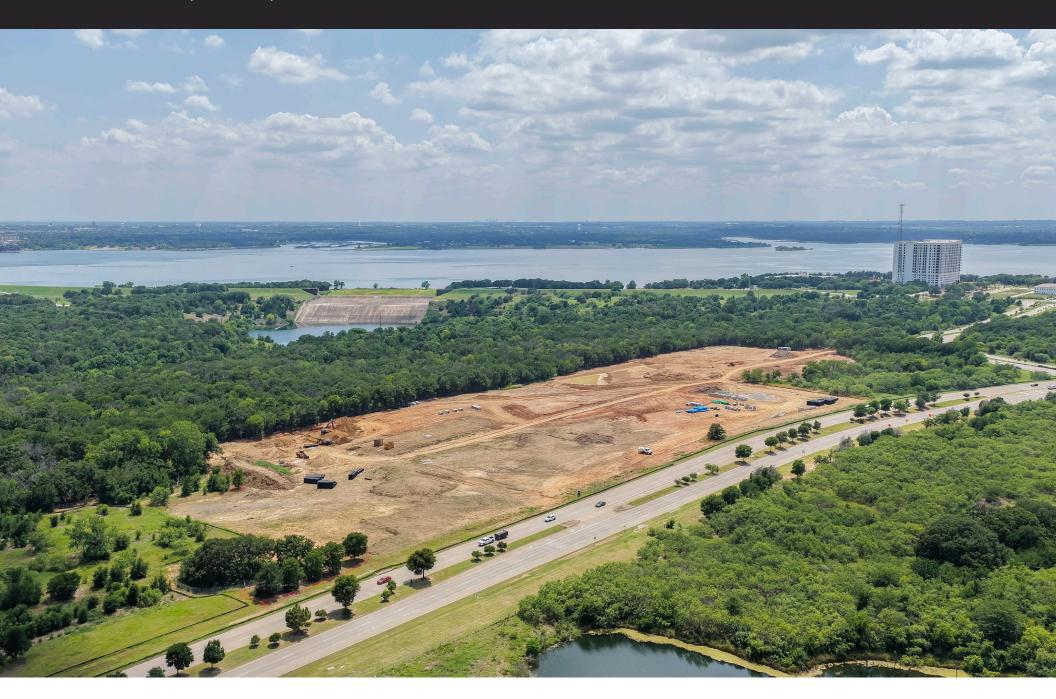








PROGRESS UPDATE (JULY 2025)



OBLIQUE AERIAL





PROPERTY AERIAL



## AREA PROJECTS

WITHIN A MILE RADIUS











## NEARBY RESTAURANTS



### MI DIA FROM SCRATCH

Chef Gabriel DeLeon has created a truly harmonious menu, blending traditional Mexico City recipes with modern Santa Fe and Tex Mex flavors.

TTM Alcohol Sales¹: \$1,204,109 Projected Gross Sales²: \$4,013,697 Projected Sales / SF²: \$994



### ANAMIA'S

Anamia's is a family-owned and operated Tex-Mex restaurant chain with locations in the Dallas-Fort Worth metropolitan area.

TTM Alcohol Sales': \$991,583

Projected Gross Sales<sup>2</sup>: \$3,038,610

Projected Sales / SF<sup>2</sup>: \$675



### MI COCINA

Mi Cocina is a collection of neighborhood Mexican restaurants serving authentic Tex-Mex food and legendary margaritas all over Dallas – Fort Worth and beyond.

TTM Alcohol Sales¹: \$1,055,839 Projected Gross Sales²: \$3,518,797 Projected Sales / SF²: \$974



### LOS CAMINOS

Specializing in the modern flavors of Mexico. TTM Alcohol Sales¹: \$1,446,245
Projected Gross Sales²: \$4,820,816
Projected Sales / SF²: \$722



## 1845 | TASTE TEXAS

A modern steakhouse, 1845 offers time-honored staples like fresh cut filet and ribeye, to new favorites such as Compart pork belly.

TTM Alcohol Sales': \$2,098,076 Projected Gross Sales<sup>2</sup>: \$6,993,587 Projected Sales / SF<sup>2</sup>: \$1,147



### **MENA'S TEX MEX**

Founded in 2004, Mena's offers a menu of American-Style Mexican dishes and cherished family recipes.

TTM Alcohol Sales¹: \$822,937 Projected Gross Sales²: \$2,743,123 Projected Sales / SF²: \$549

> <sup>1</sup>Source: Texas Alcohol Beverage Commission <sup>2</sup>Calculation assumes alcohol constitutes 30% of gross sales





## **NEARBY RESTAURANTS**



### TYCOON

Upscale eatery serving steakhouse fare, seafood and an extensive cocktail menu.

TTM Alcohol Sales': \$740,931 Projected Gross Sales<sup>2</sup>: \$2,469,770 Projected Sales / SF<sup>2</sup>: \$593



### SIP & SAVOR

Sip + Savor is a premier restaurant and bar located in the heart of Highland Village, Texas. The chef-driven menu features fresh, seasonal ingredients.

TTM Alcohol Sales': \$1,204,702 Projected Gross Sales<sup>2</sup>: \$4,135,673 Projected Sales / SF<sup>2</sup>: \$722



### MIO NONNO TRATTORIA

Mio Nonno Trattoria has an extensive menu featuring a variety of Italian dishes.

TTM Alcohol Sales': \$657,729
Projected Gross Sales<sup>2</sup>: \$2,192,430
Projected Sales / SF<sup>2</sup>: \$745



### THE TAVERN AT LAKESIDE

Upscale gastropub serving gourmet burgers, craft beer and bourbon, plus TVs tuned to sports.

TTM Alcohol Sales¹: \$1,770,992 Projected Gross Sales²: \$5,903,307 Projected Sales / SF²: \$1,825



## PARLOR DOUGHNUTS

Coffee shop crafting unique doughnuts, including gluten-free and vegan varieties, plus artisanal breakfasts.

<sup>1</sup>Source: Texas Alcohol Beverage Commission <sup>2</sup>Calculation assumes alcohol constitutes 30% of gross sales





## TRADE AREA OVERVIEW

## 415-457 INTERNATIONAL PARKWAY, FLOWER MOUND, TEXAS

Silveron Park's location along International Parkway benefits from visibility and accessibility within the affluent Flower Mound community.

Within a tight two mile-mile radius of the location, the population totals 19,919 residents in 7,865 households with an affluent average household income of \$175,008. Within a three-mile radius, the population totals 53,153 residents in 21,342 households with an average household income of \$168,948.

2499 carries over 40,000 vehicles per day, which includes approximately 65-70% of the town's commuter traffic.

Within a two-mile location of the intersection, the daytime population totals 21,629, and the daytime population within the three-mile radius totals 55,323.

## FLOWER MOUND, TEXAS

Flower Mound is experiencing some of the strongest growth in North Texas, with thousands of new residential units - from upscale single family neighborhoods to high-density multifamily projects - are either under construction or planned, bringing significant population and spending power.

On the commercial side, the town has seen an influx of mixed-use, retail, dining and office projects, positioning Flower Mound as one of the region's most dynamic live-work-play communities with strong demand drivers for new retail and restaurant tenants.

# Flower Mound's current population is 78,967 and anticipates having more than 120,000 residents by 2030.

Flower Mound is located in both Denton and Tarrant counties, two of the country's fastest-growing counties, and is approximately 28 miles north of Dallas and 25 miles northeast of Fort Worth.

D-FW's major airports, D-FW International Airport, is less than a 10-minute drive to Flower Mound. Major employers include CTDI, Lewisville Independent School District, MI Windows & Doors, and Texas Health Presbyterian Hospital Flower Mound.











includes medical training facility, which will bring approximately **25,000 hotel**room nights per year









Resulting in
7,000 additional daytime
population and
2,500 future residents
within 1-mile.



**LEASING CONTACTS:** 

## **BENTERRY**

SENIOR VICE PRESIDENT
DIRECTOR OF PORTFOLIO LEASING

bterry@weitzmangroup.com 214.720.6668

## LYNN VAN AMBURGH

SENIOR VICE PRESIDENT

Ivanamburgh@weitzmangroup.com 214.720.6645

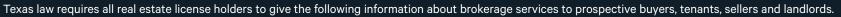
## **AVERY FRISBIE**

ASSISTANT VICE PRESIDENT

afrisbie@weitzmangroup.com 214.720.6652

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# INFORMATION ABOUT BROKERAGE SERVICES





#### **TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER is responsible for all brokerage actives, 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.

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- Treat all parties to a real estate transaction honestly and fairly.

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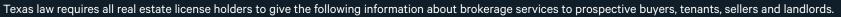
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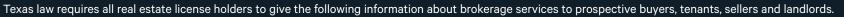
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

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