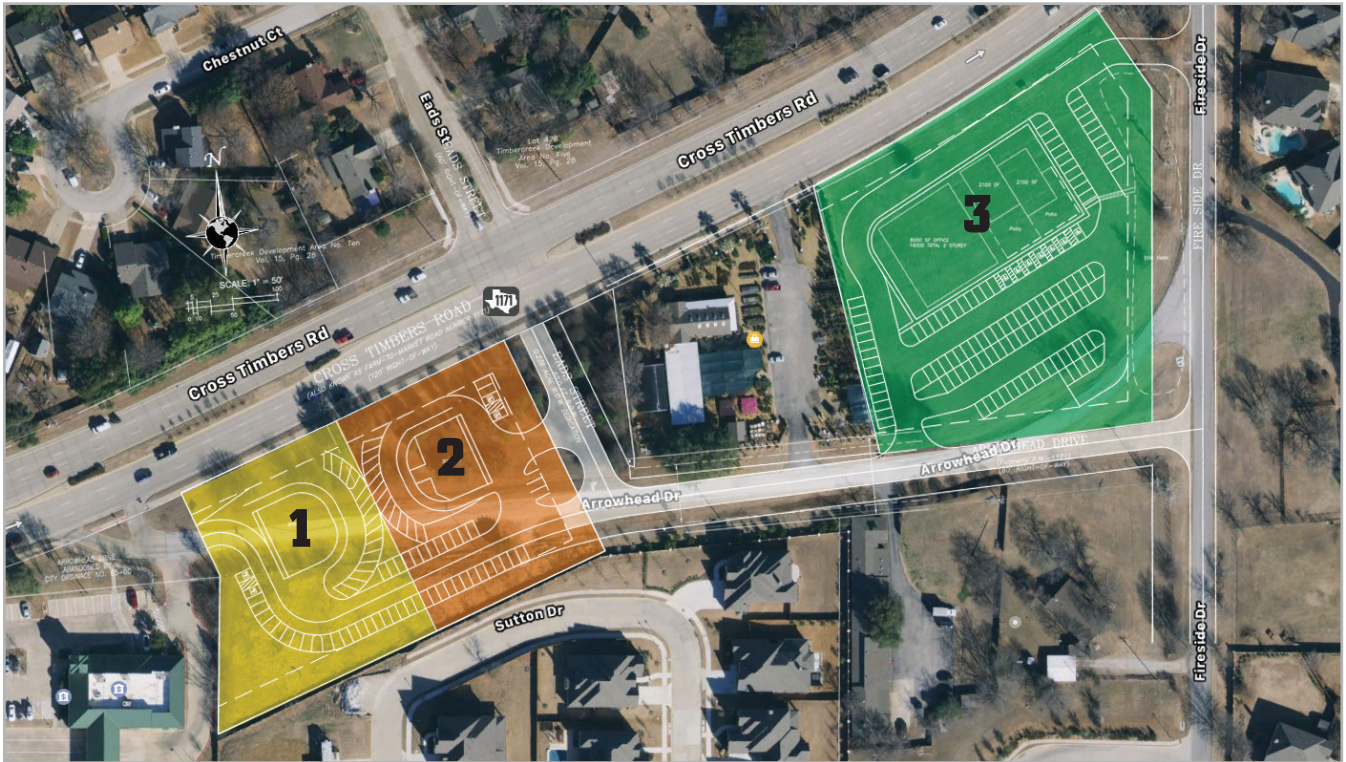




Arrowhead Village

Dog Park, Retail, Restaurant and Office



Property Overview

With 3 Pad sites centrally located to Flower Mound and Lewisville, Arrowhead village is geared towards friendly neighborhood office and retail. The office will be surrounded by patio restaurants and retail spaces for business and social gatherings.

Location

1171 @ Fireside Ln
Flower Mound, TX 75028

Offering

2 to 4 Patio Restaurant Units
1800 to 2500 Sq. ft. with 400 to 800 Sq. ft. of Patio.
Westside .3 Acre yard area is available for outdoor seating/patio and dog park area.

Price

Pad 1 and Pad 2 - Zoned R2 Retail
Drive Thru Restaurant or Retail Site
\$22.50 per sq ft

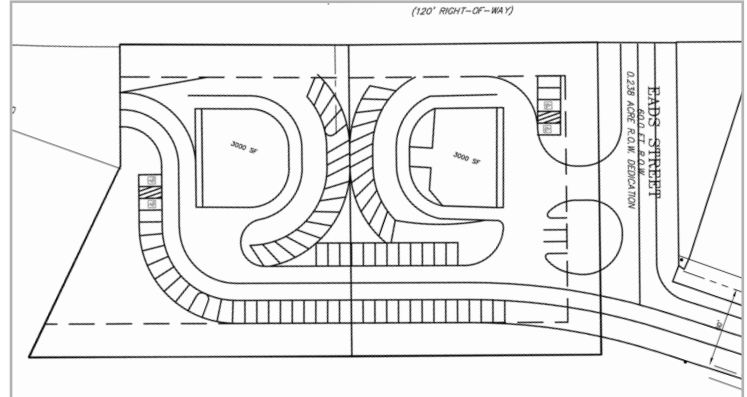
Pad 3 - Lease price varies based on patio and yard and building size or 7% of net sales whichever is greater.



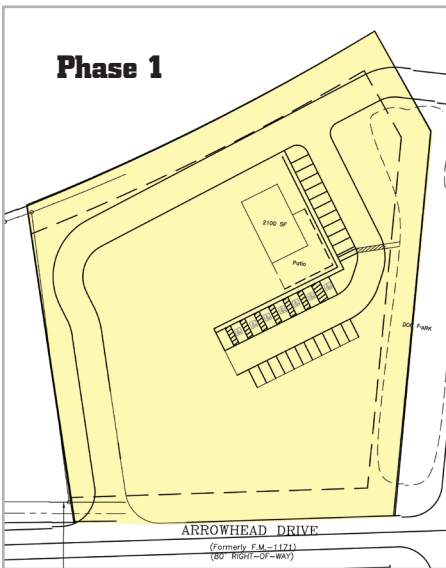
Arrowhead Village

Property Features

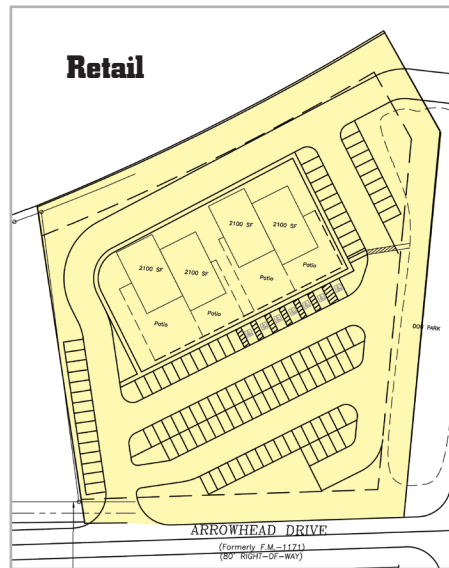
- Approx 1 acre per pad
- Close to biking and walking trails.
- Great location and environment for working, meeting and entertaining clients.
- Close to Hwy I-35, DFW Airport, and 121



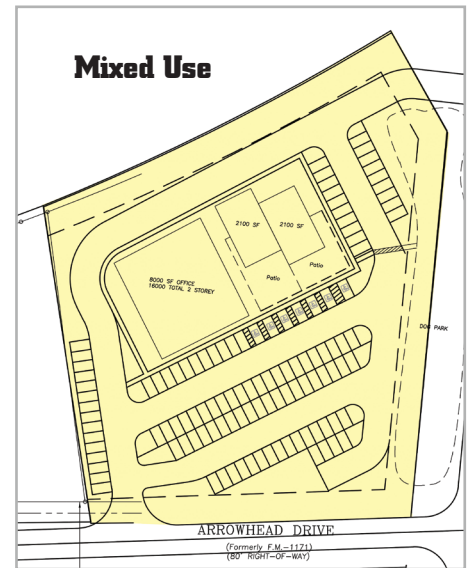
Pad 3 Options



Phase 1



Retail



Mixed Use

Lot 3 Features

- Future Retail/Office +/- 18,000 sq ft office with
- Mixed Use with 18,000 sqft of Office and 2 Patio
- Retail Restaurants. with Yard Dog Park area
- Out-door meetings areas.
- All Retail - 4 to 5 smaller retail units restaurant oriented.
- Dog Park
- Single retail restaurant with patio and park area.
- 2 to 4 Patio Restaurant Units
- 1800 to 2500 Sq. ft. with 400 to 800 Sq. ft. of Patio.
- Westside .3 Acre yard area is available for outdoor seating and dog park area.
- Price varies based on both indoor and outdoor patio requirements.
- Great location and environment for working, meeting and entertaining clients.
- Professional Office with High Visibility Signage
- Close to Hwy I-35, DFW Airport, and 121