



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



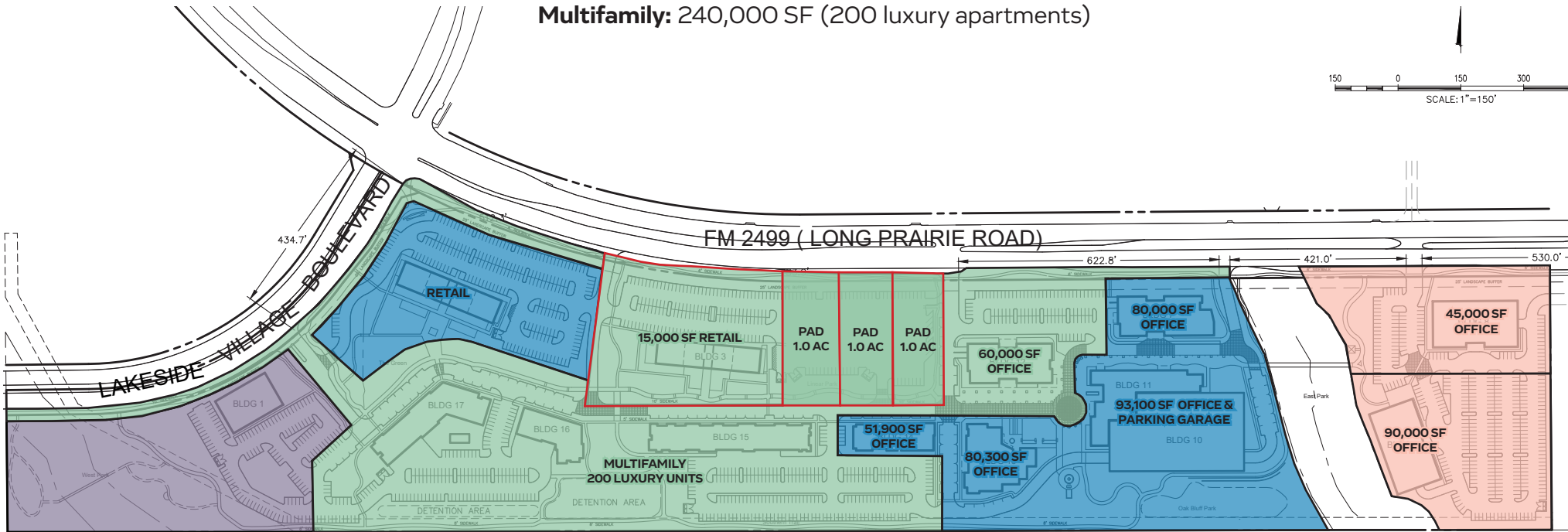
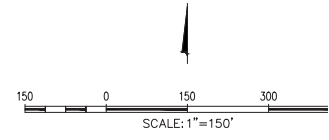
MASTER PLAN

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

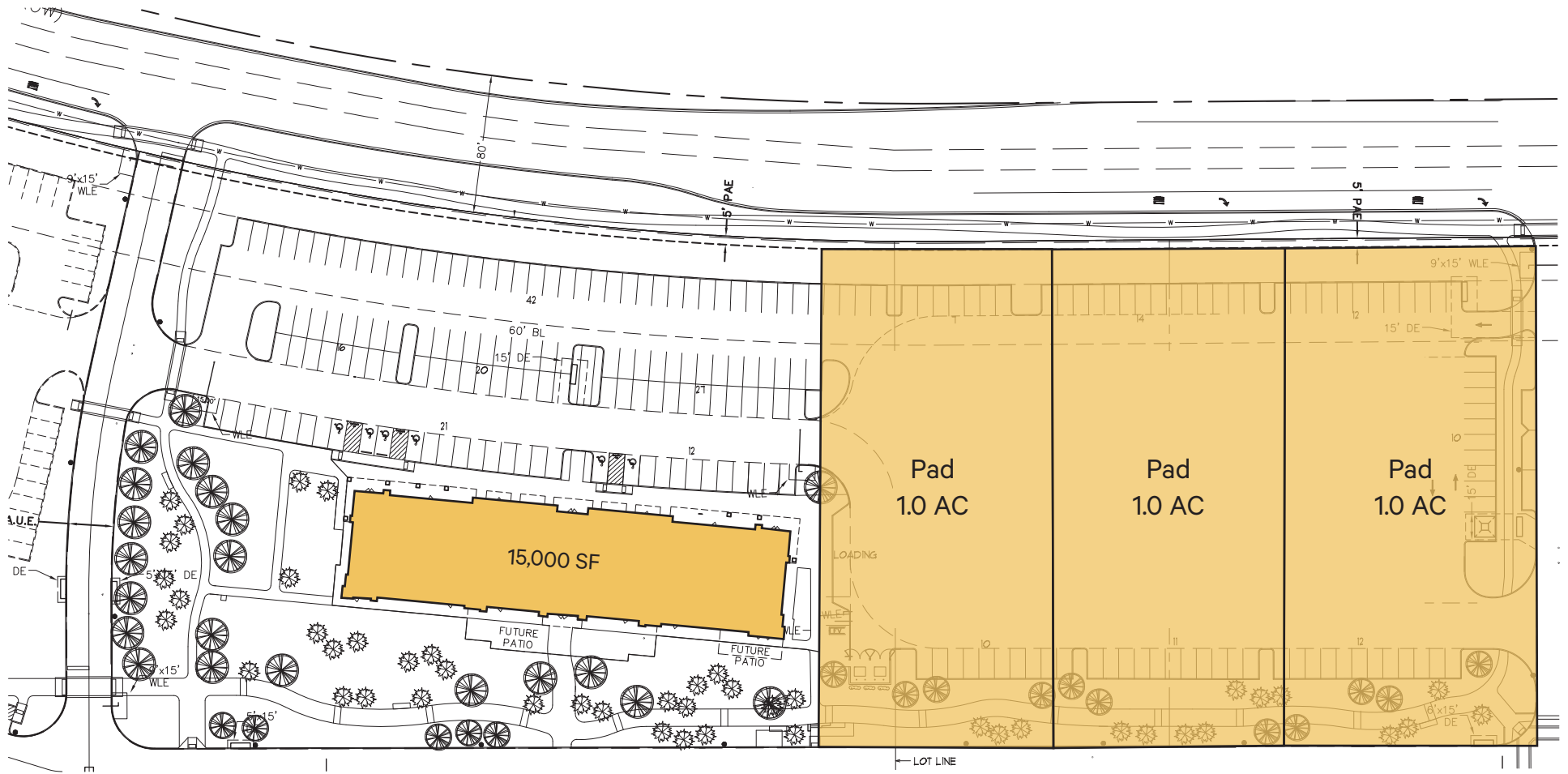
Pads: 3 Acres (divisible; 2-3 users)

Office: 500,000 SF (plus parking garage)

Multifamily: 240,000 SF (200 luxury apartments)



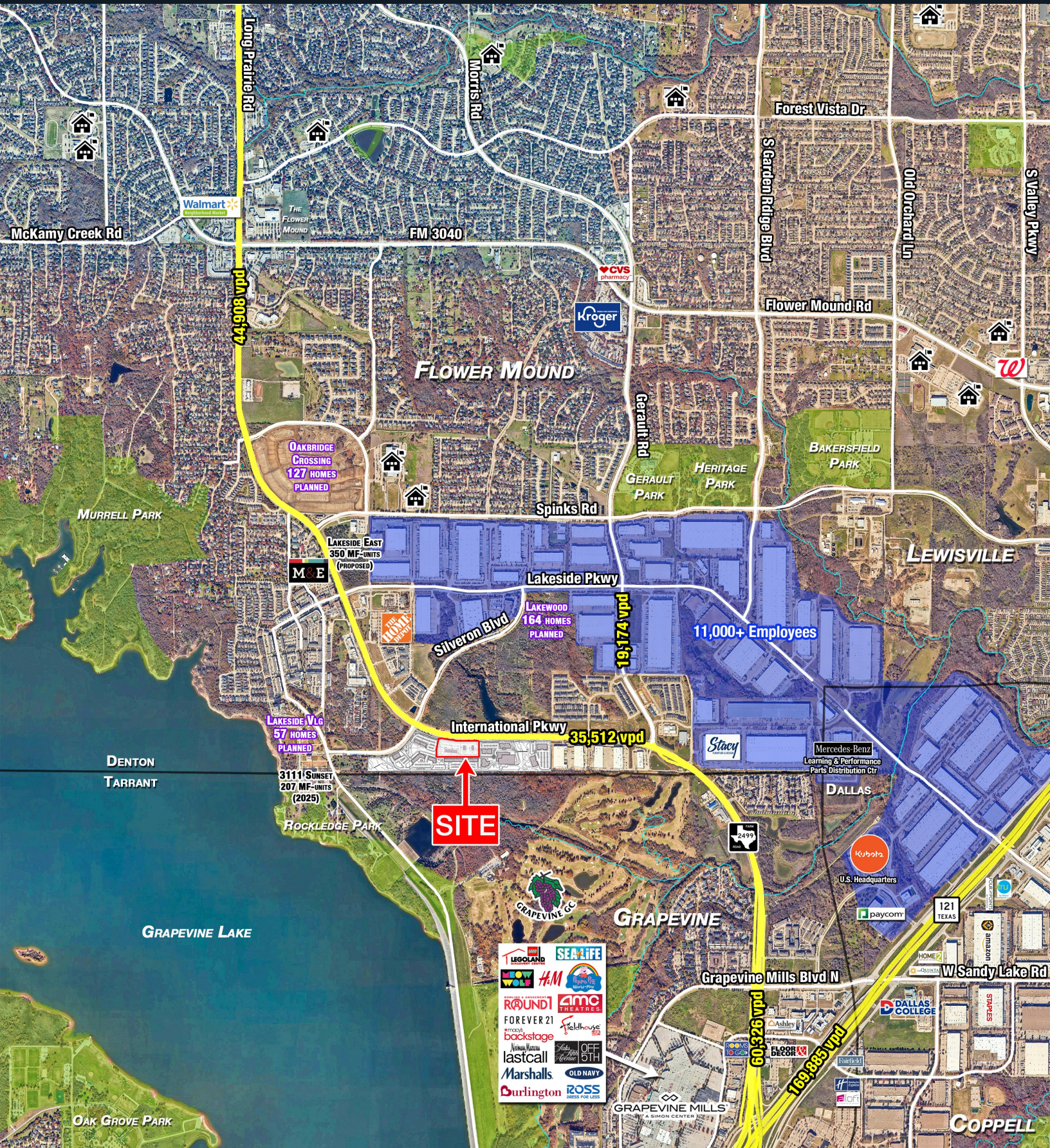
PROPOSED SITE PLAN



PROPERTY AERIAL



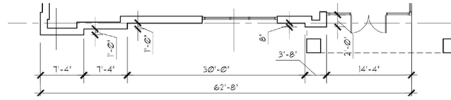
PROPERTY AERIAL



ELEVATIONS

		NORTHFRONT	SOUTHREAR	EASTSIDE	WESTSIDE
1	TOTAL FAÇADE S.F.	6928.96	7,066	1,675	1,675
2	FAÇADE S.F. (LESS DOORS & WINDOWS)	4,054	4,377	1,200	1,200
3	DOORS & WINDOWS S.F.	2,875	2,689	475.4	475.4
4	PRIMARY MASONRY TOTAL (MIN. 80%)	SF %	SF %	SF %	SF %
	BRICK S.F.	1160 28.6%	1,016 23.3%	602 50.2%	602 50.2%
	STONE S.F.	758 18.7%	852 1.9%		
	STUCCO S.F.	1421 35.0%	2,403 54.9%	218 18.0%	218 18.0%
5	SECONDARY MASONRY TOTAL	0 0.0%	437 10.0%	191 15.9%	191 15.9%
	HARDPLANK S.F.		274 6.3%	191 15.9%	191 15.9%
	EPS		154 3.7%		
6	OTHER MATERIALS TOTAL	715 17.6%	437 10.0%	191 15.9%	191 15.9%
	ARCH METAL PANEL S.F.	715 17.6%	437 10.0%	191 15.9%	191 15.9%

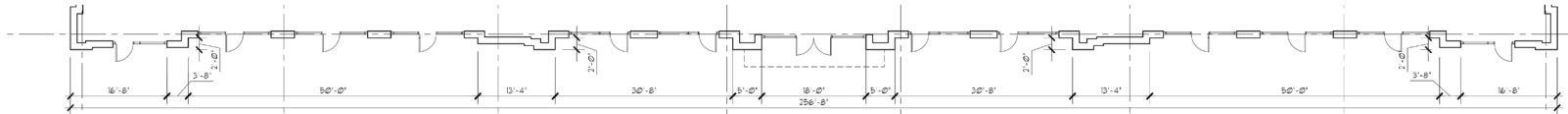
*ALL PERCENTAGES ARE CALCULATED FROM TOTAL FAÇADE S.F. EXCLUSIVE OF DOORS & WINDOWS



02 EAST ELEVATION & PARTIAL PLAN

3/32' x 1'-0"

- STANDARD NOTES:
1. ALL RETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH THEY SERVE.
 2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 4. DUMPSTER SCREENING SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 7. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.



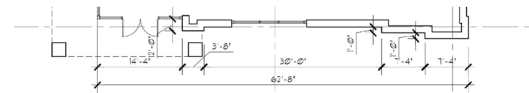
01 SOUTH ELEVATION & PARTIAL PLAN

3/32' x 1'-0"

ELEVATIONS

		NORTH FRONT		SOUTH REAR		EAST SIDE		WEST SIDE	
1	TOTAL FAÇADE S.F.	6928.55		7,066		1,875		1,875	
2	FAÇADE S.F. (LESS DOORS & WINDOWS)	4,054		4,377		1,200		1,200	
3	DOORS & WINDOWS S.F.	2,875		2,689		475.4		475.4	
4	PRIMARY MASONRY TOTAL (MIN. 80%)	SF	%	SF	%	SF	%	SF	%
	BRICK S.F.	1160	28.0%	1,016	23.2%	602	50.2%	602	50.2%
	STONE S.F.	738	18.2%	862	1.9%				
	STUCCO S.F.	1421	35.0%	2,400	54.9%	216	18.0%	216	18.0%
5	SECONDARY MASONRY TOTAL	0	0.0%	437	10.0%	191	15.9%	191	15.9%
	HARDPLANK S.F.			274	6.3%	191	15.9%	191	15.9%
	EFS			164	3.7%				
6	OTHER MATERIALS TOTAL	715	17.8%	437	10.0%	191	15.9%	191	15.9%
	ARCH METAL PANEL S.F.	715	17.8%	437	10.0%	191	15.9%	191	15.9%

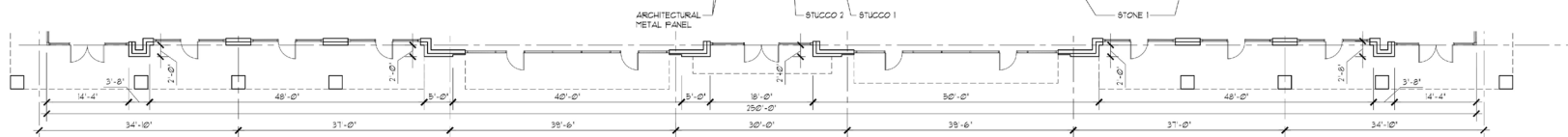
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02 WEST ELEVATION & PARTIAL PLAN

3/32" = 1'-0"

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 2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
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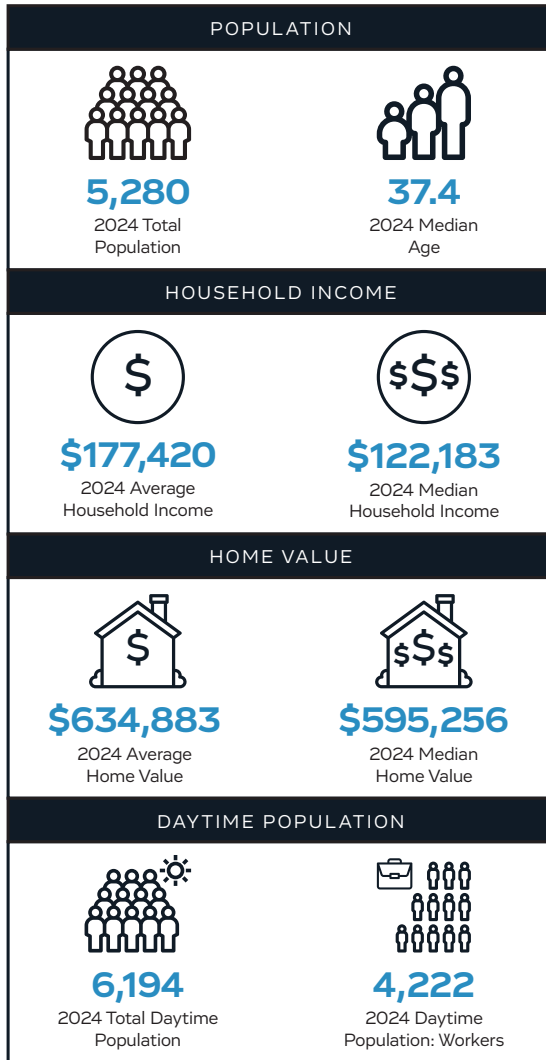
01 NORTH ELEVATION & PARTIAL PLAN

3/32" = 1'-0"

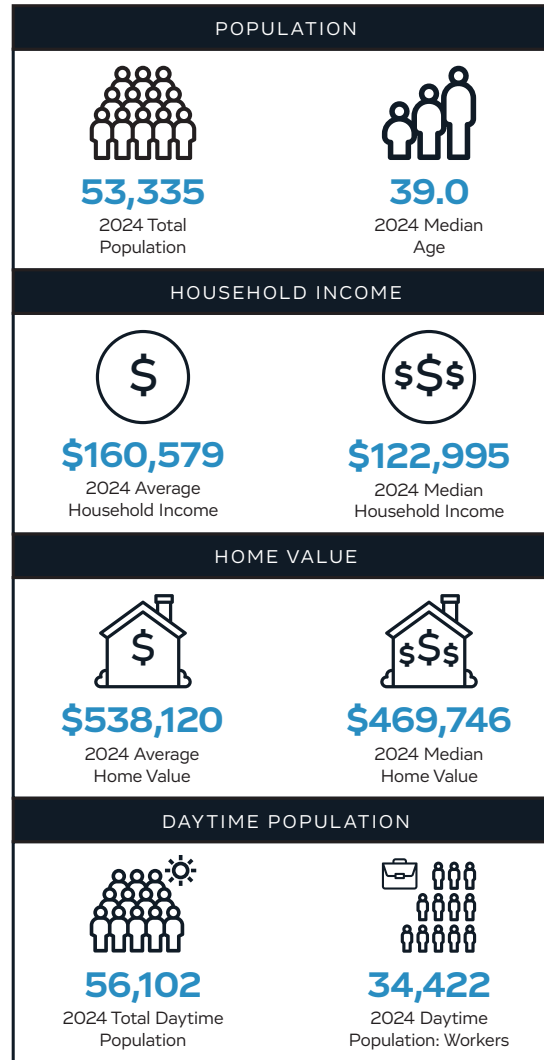
FRONT

DEMOGRAPHICS

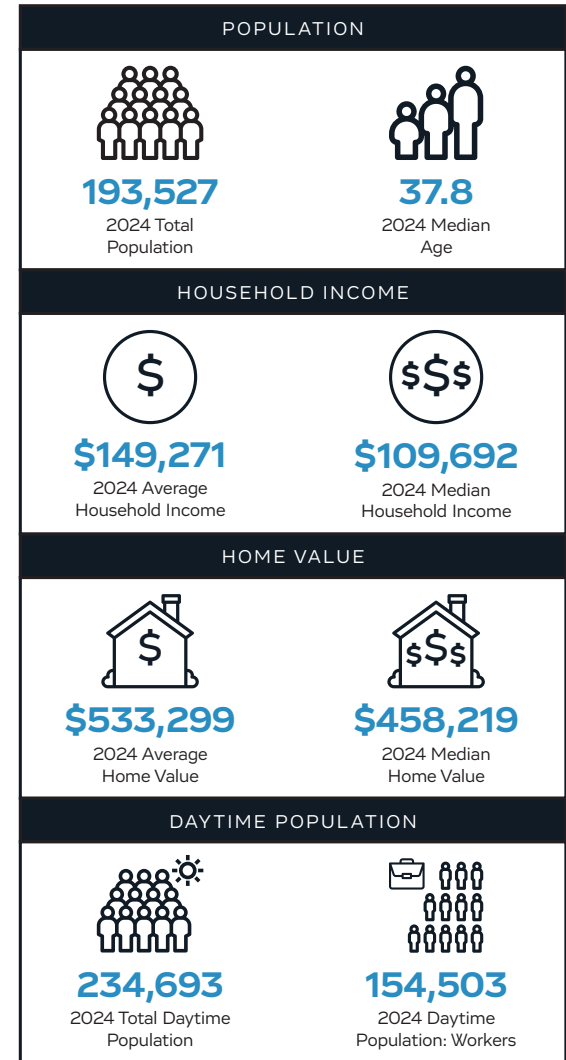
1 MILE



3 MILE



5 MILE



PROPERTY RENDERING



PROPERTY RENDERING



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 TOTALED 323,000

STORAGECAFE

1

IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS REPORTED 233,000 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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- 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

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