



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



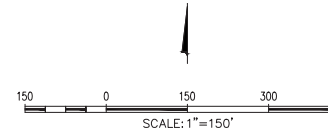
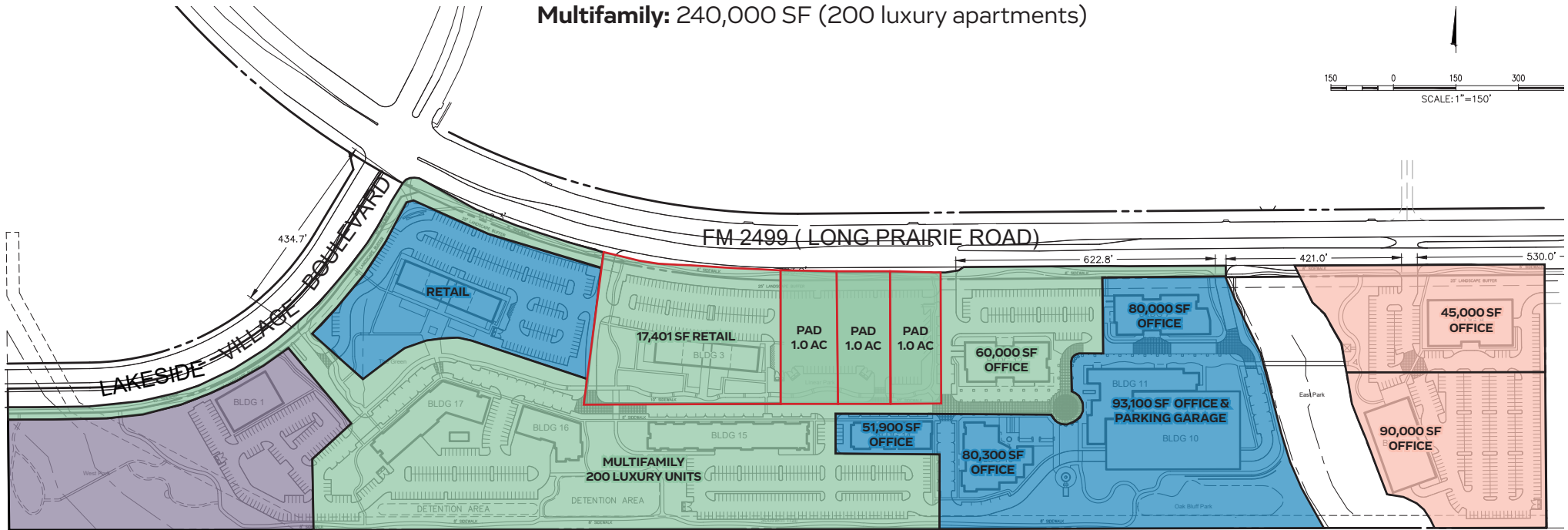
MASTER PLAN

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

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

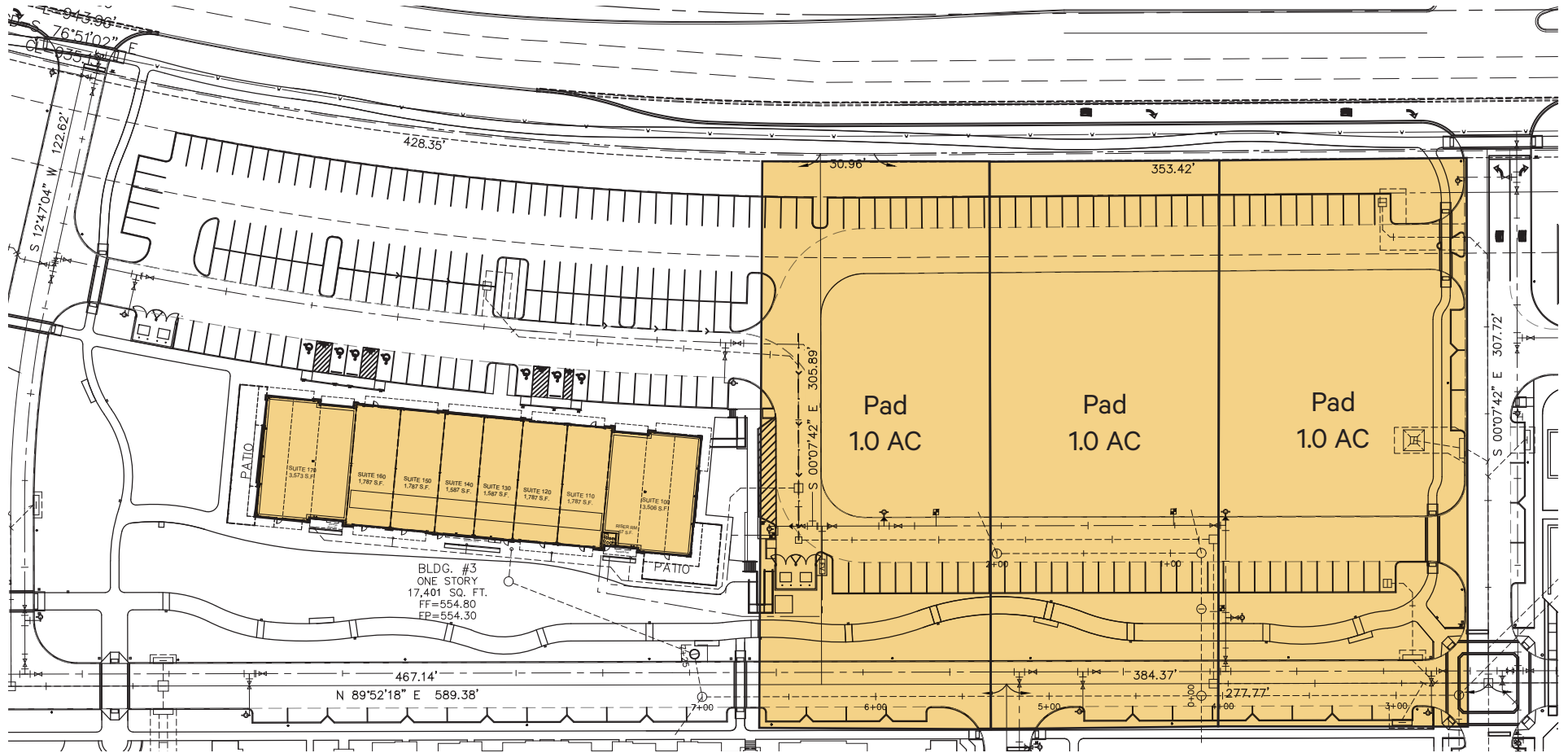
Office: 500,000 SF (plus parking garage)

Multifamily: 240,000 SF (200 luxury apartments)

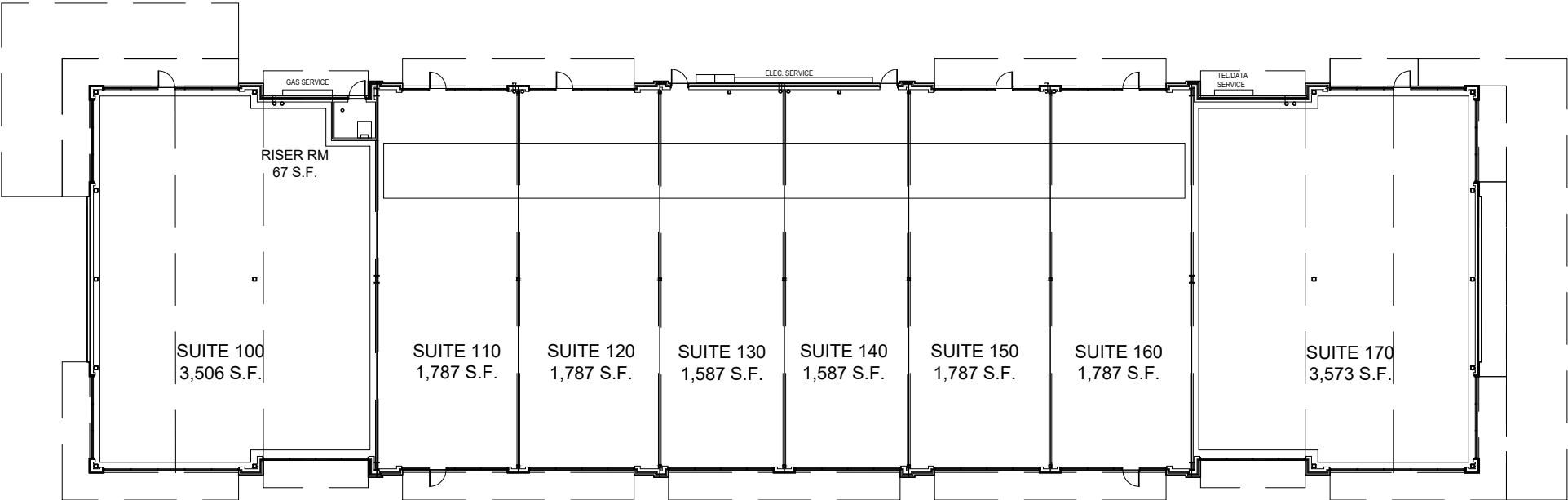


- Phase I
- Phase II
- Phase III
- Phase IV

PROPOSED SITE PLAN



LEASE PLAN



PROPERTY AERIAL



SITE



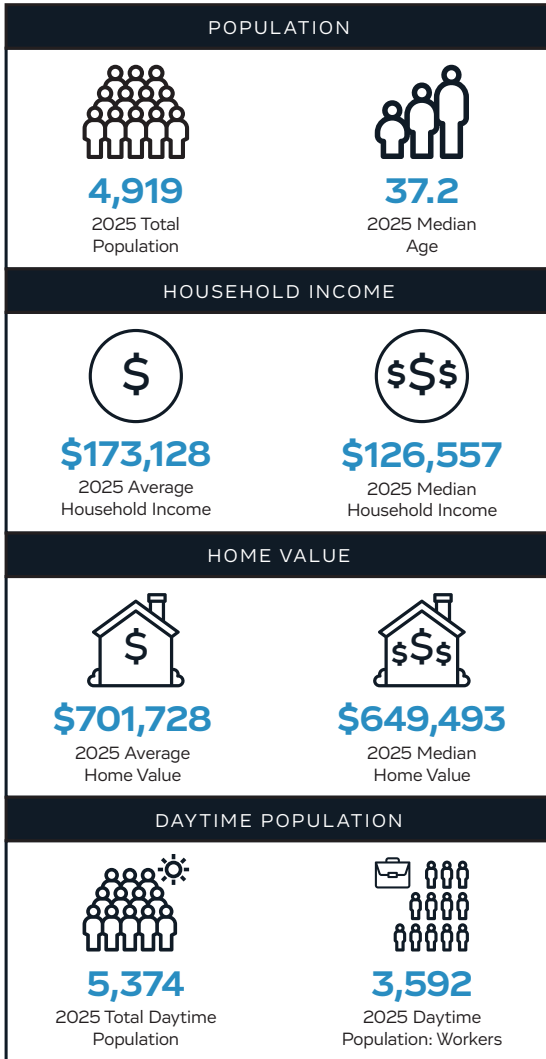
PROPERTY AERIAL



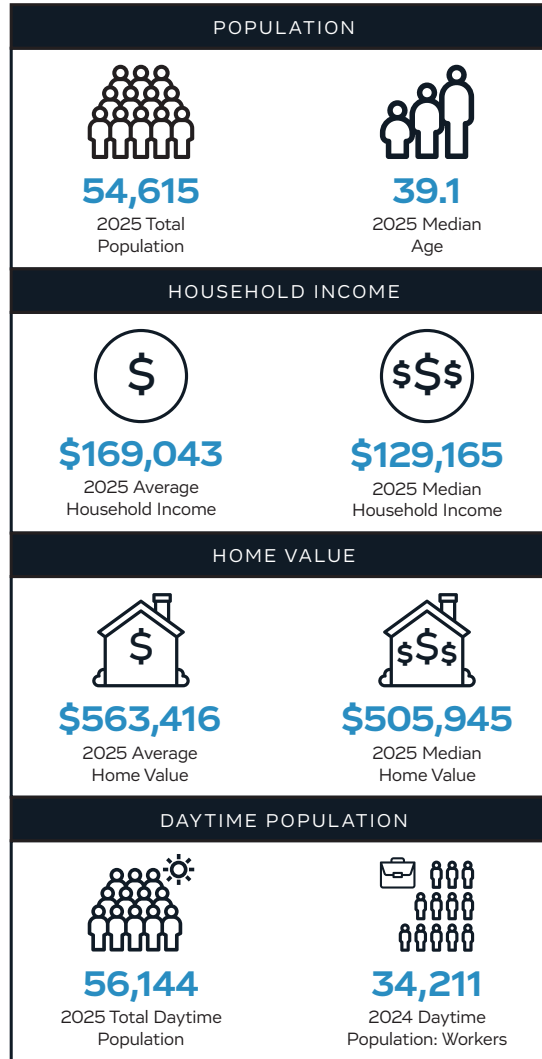
- LEGOLAND
- SEA LIFE
- H&M
- ROUND1
- AMC THEATRES
- FOREVER 21
- backstage
- lastcall
- Marshall's
- Burlington
- ROSS
- Fieldhouse
- OFF 5TH
- OLD NAVY

DEMOGRAPHICS

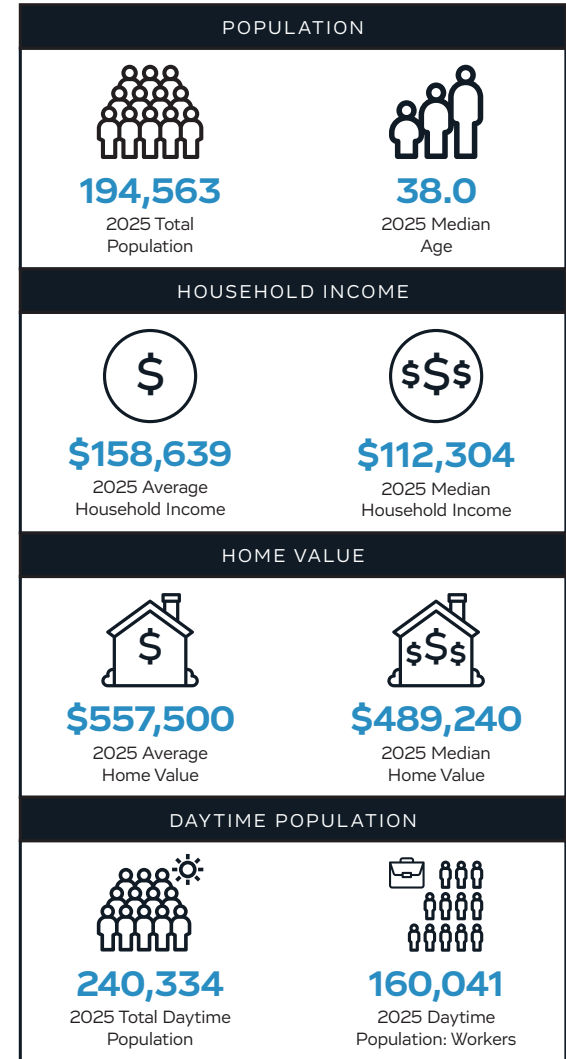
1 MILE



3 MILE



5 MILE



PROPERTY RENDERINGS



PROPERTY RENDERINGS



DFW BY THE NUMBERS

1

TOP MARKET TO WATCH

THE URBAN LAND INSTITUTE (ULI) AND PWC'S EMERGING TRENDS IN REAL ESTATE REPORT NAMED D-FW THE NATION'S TOP MARKET TO WATCH IN 2026.

1

IN THE NATION FOR POPULATION GROWTH

D-FW ADDED 123,557 RESIDENTS IN 2025

U.S. CENSUS

1

CORPORATE HQ RELOCATIONS

111 NEW HEADQUARTERS FROM 2018 TO 2025

CBRE

2

IN THE NATION FOR HOME STARTS

41,222 NEW STARTS IN 2026

CONSUMER AFFAIRS

1

IN THE NATION FOR MULTI-FAMILY CONSTRUCTION

40,700 NEW UNITS IN 2025

MULTI-HOUSING NEWS/YARDI MATRIX

TEXAS BY THE NUMBERS

1

IN JOB GROWTH

DEC 2024 – DEC 2025

U.S. BUREAU OF LABOR STATISTICS

1

IN POPULATION GROWTH

391,000 NEW RESIDENTS IN 2025

U.S. CENSUS BUREAU

1

BEST STATES FOR BUSINESS

CHIEF EXECUTIVE SURVEY

1

FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **57** FORTUNE 500 COMPANY HEADQUARTERS, MORE THAN ANY OTHER STATE

FORTUNE

8

WORLD ECONOMY

TEXAS IS THE WORLD'S 8TH LARGEST ECONOMY WITH **\$2.6 TRILLION** IN GDP

TEDC

1

FOR EXPORTS

U.S. CENSUS BUREAU

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

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