



**SILVERON
PARK**

SILVERON PARK

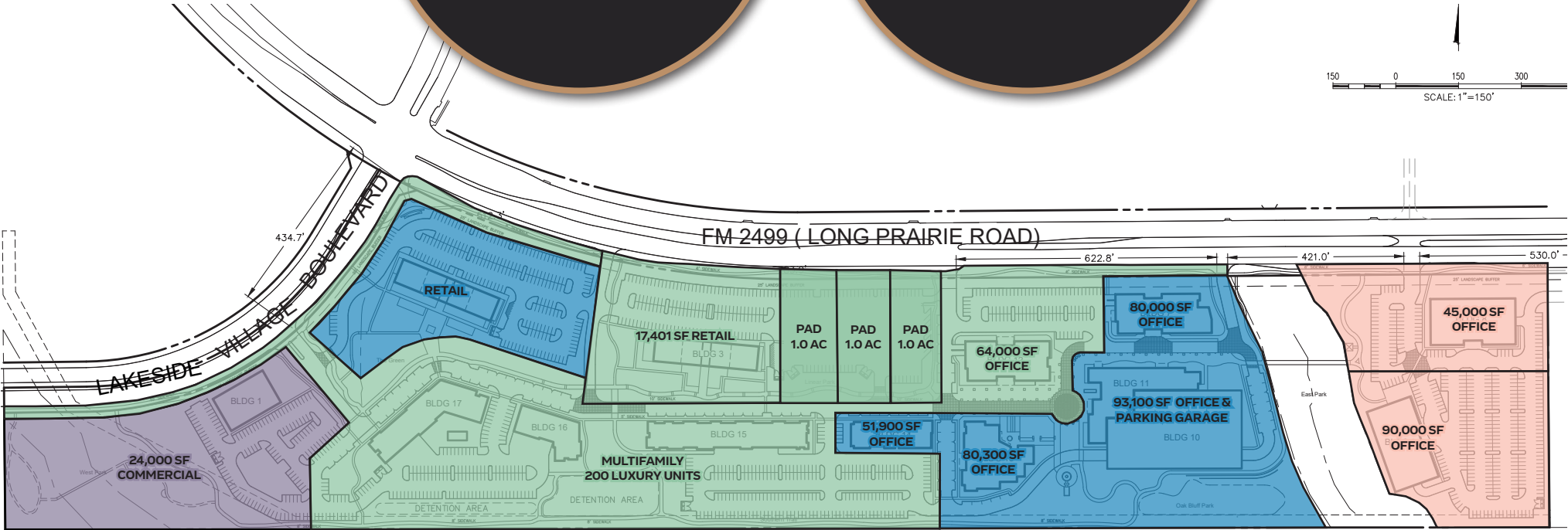
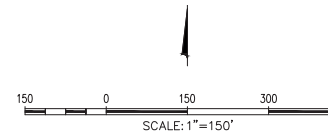
MASTERPLAN

PHASE 1

17,400 SF Retail
 60,000 SF Office
 200 Luxury Apartments
 Breaking Ground 10/2025

ALL PHASES

40,000 SF Retail
 525,200 SF Office
 200 Luxury Apartments



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

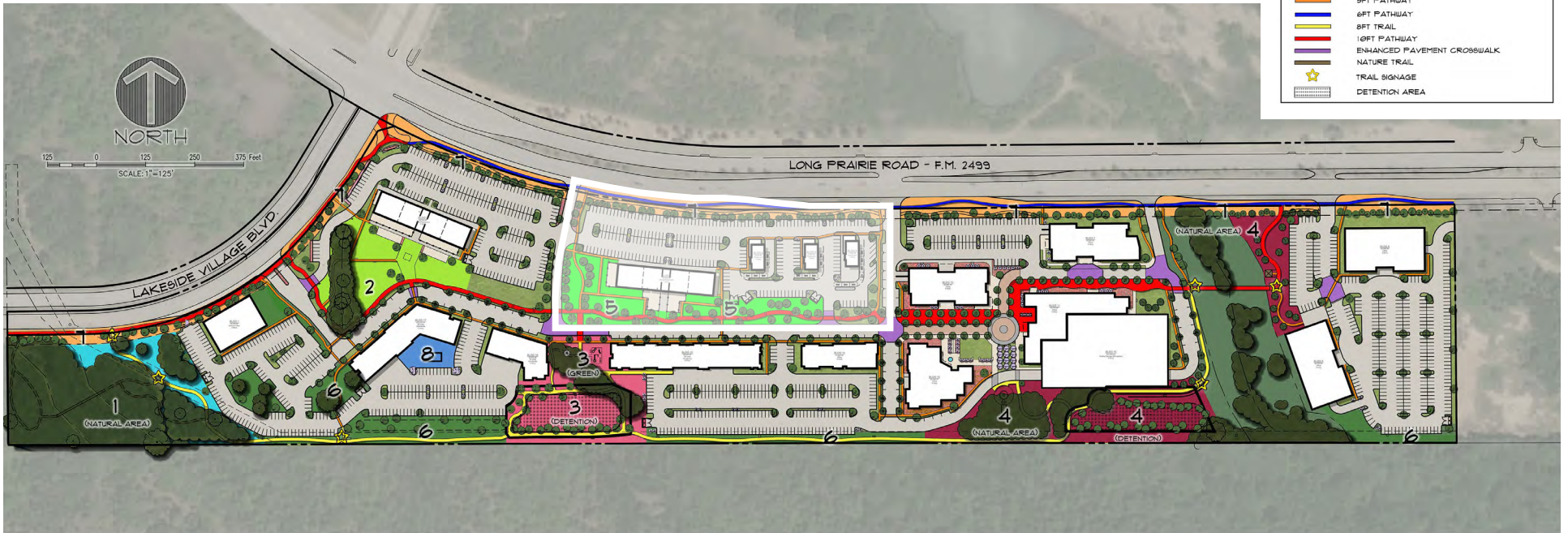
SILVERON PARK

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

1	THE WEST PARK NATURAL AREA	3,203 ACRES
2	THE GREEN GREEN	1,233 ACRES
3	CENTRAL PARK GREEN 12,800 AC. DETENTION 40.90 AC	1,161 ACRES
4	OAK BLUFF PARK NATURAL AREA - 1,807 AC DETENTION 1,193 AC NATURAL AREA (EAST) - 2,603 AC	2,802 ACRES
5	SILVERON PARK GENERAL OPEN SPACE	1,341 ACRES
TOTAL OPEN SPACE ACREAGE FOR CREDITS: 10,352 ACRES		
6	ADDITIONAL OPEN SPACE	5,968 ACRES
7	PERIMETER CIRCULATION AND LANDSCAPE	3,116 ACRES
8	PRIVATE PARK PLAZA	2,201 ACRES
	5FT PATHWAY	
	6FT PATHWAY	
	8FT TRAIL	
	10FT PATHWAY	
	ENHANCED PAVEMENT CROSSWALK	
	NATURE TRAIL	
	TRAIL SIGNAGE	
	DETENTION AREA	

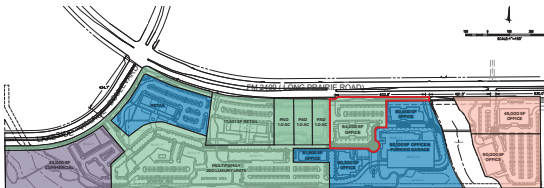


SILVERON PARK

OFFICE

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

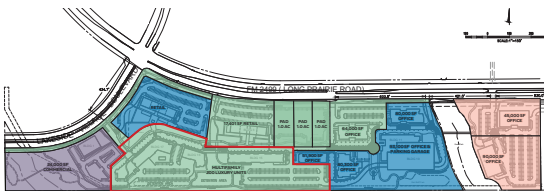


SILVERON PARK

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

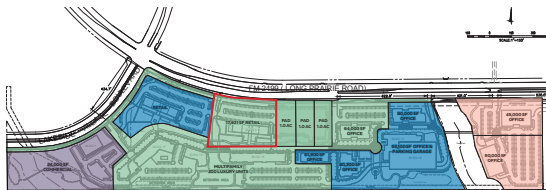


SILVERON PARK

RETAIL

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



SILVERON PARK

PROGRESS UPDATE (JULY 2025)



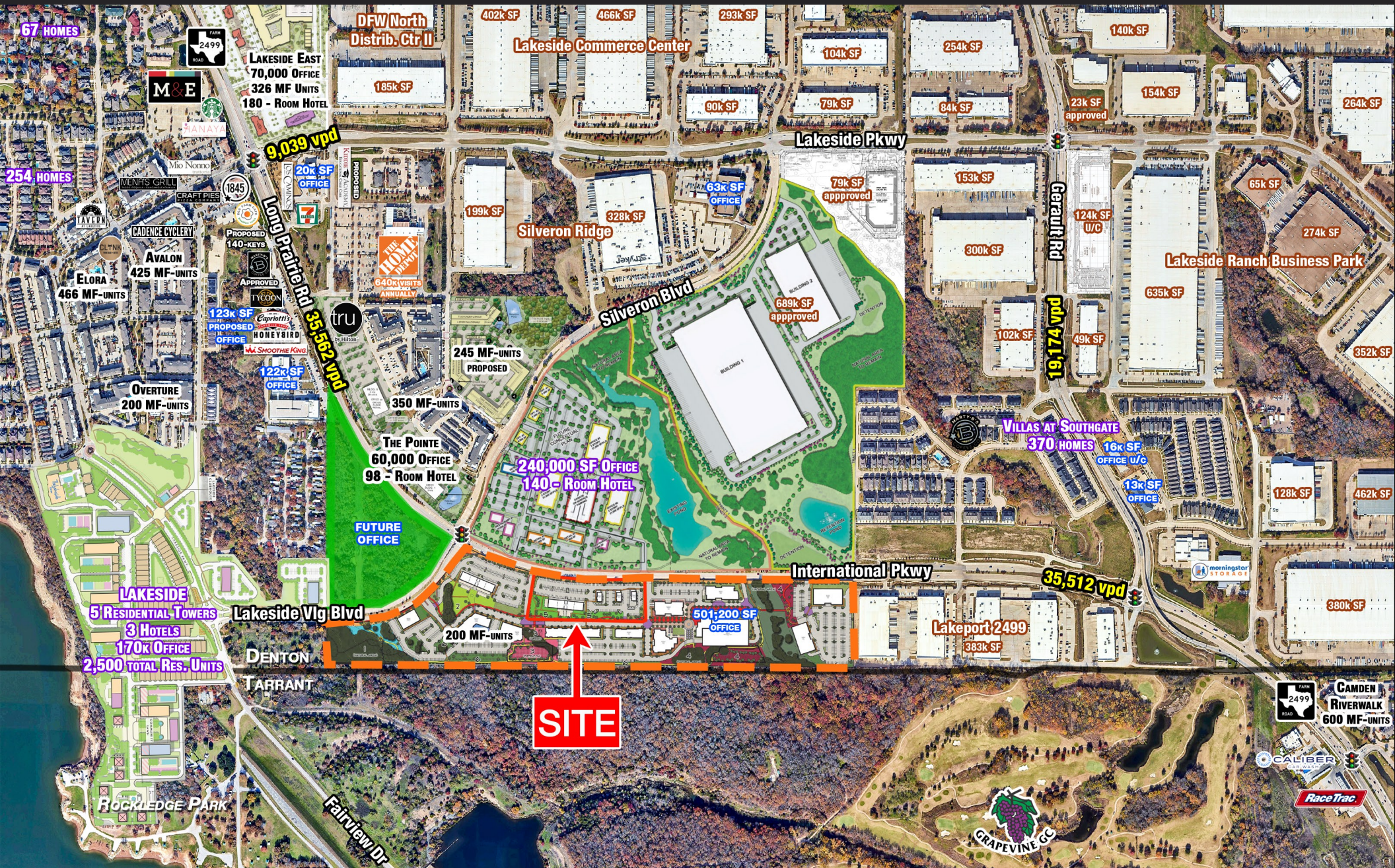
SILVERON PARK

OBLIQUE AERIAL



SILVERON PARK

PROPERTY AERIAL



AREA PROJECTS

WITHIN A MILE RADIUS



LAKESIDE VILLAGE (0.3 MILES FROM SITE)



OAKBRIDGE CROSSING (1 MILE FROM SITE)

Toll Brothers homes starting at \$1.5M



THE POINT (DIRECTLY ADJACENT TO SITE)

60,000 SF Office + 98 Room Hotel



PROLOGIS SILVERON (0.25 MILES FROM SITE)

700,000 SF Industrial – New Construction

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 Sales¹: \$991,583
Projected Gross Sales²: \$3,038,610
Projected Sales / SF²: \$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 Sales¹: \$2,098,076
Projected Gross Sales²: \$6,993,587
Projected Sales / SF²: \$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

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

NEARBY RESTAURANTS



TYCOON

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

TTM Alcohol Sales¹: \$740,931

Projected Gross Sales²: \$2,469,770

Projected Sales / SF²: \$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 Sales¹: \$1,204,702

Projected Gross Sales²: \$4,135,673

Projected Sales / SF²: \$722



MIO NONNO TRATTORIA

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

TTM Alcohol Sales¹: \$657,729

Projected Gross Sales²: \$2,192,430

Projected Sales / SF²: \$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.

¹Source: Texas Alcohol Beverage Commission

²Calculation 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 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.



TRADE AREA OVERVIEW

PLANNED PROJECTS WITHIN A MILE RADIUS



768K SF

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



695K SF

Class A Office Space



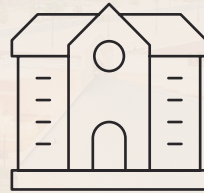
361

new hotel rooms



807

Luxury Apartments



127-Lot

luxury subdivision with homes starting at **\$1.5 Million**

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



LEASING CONTACTS:

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SENIOR VICE PRESIDENT

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AVERY FRISBIE

ASSISTANT VICE PRESIDENT

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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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Date