LAKESIDE™ DFW

A 150-acre mixed-use development overlooking Lake Grapevine

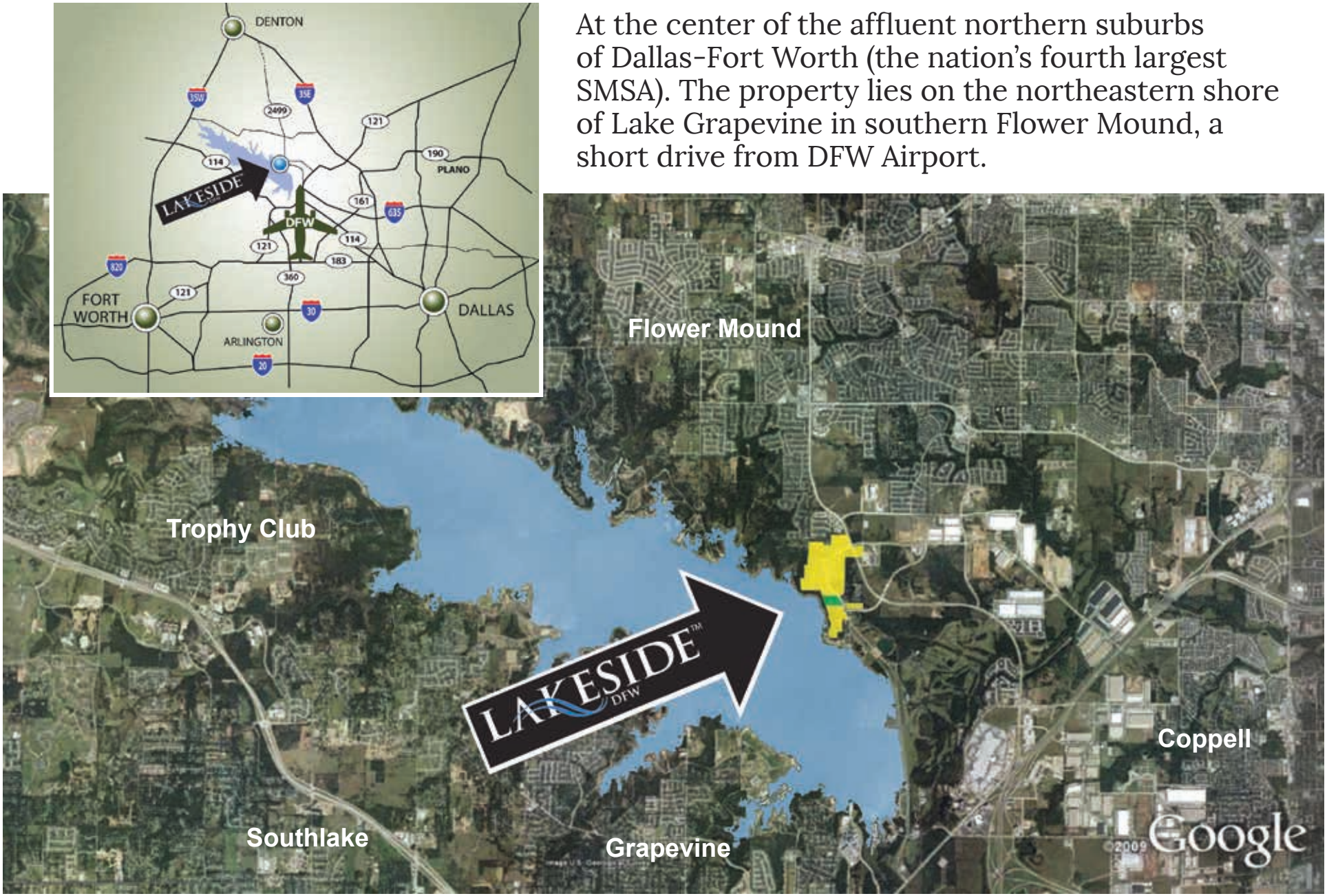
Flower Mound, Texas

Realty Captial Management ■ Master Developer

2/25/13

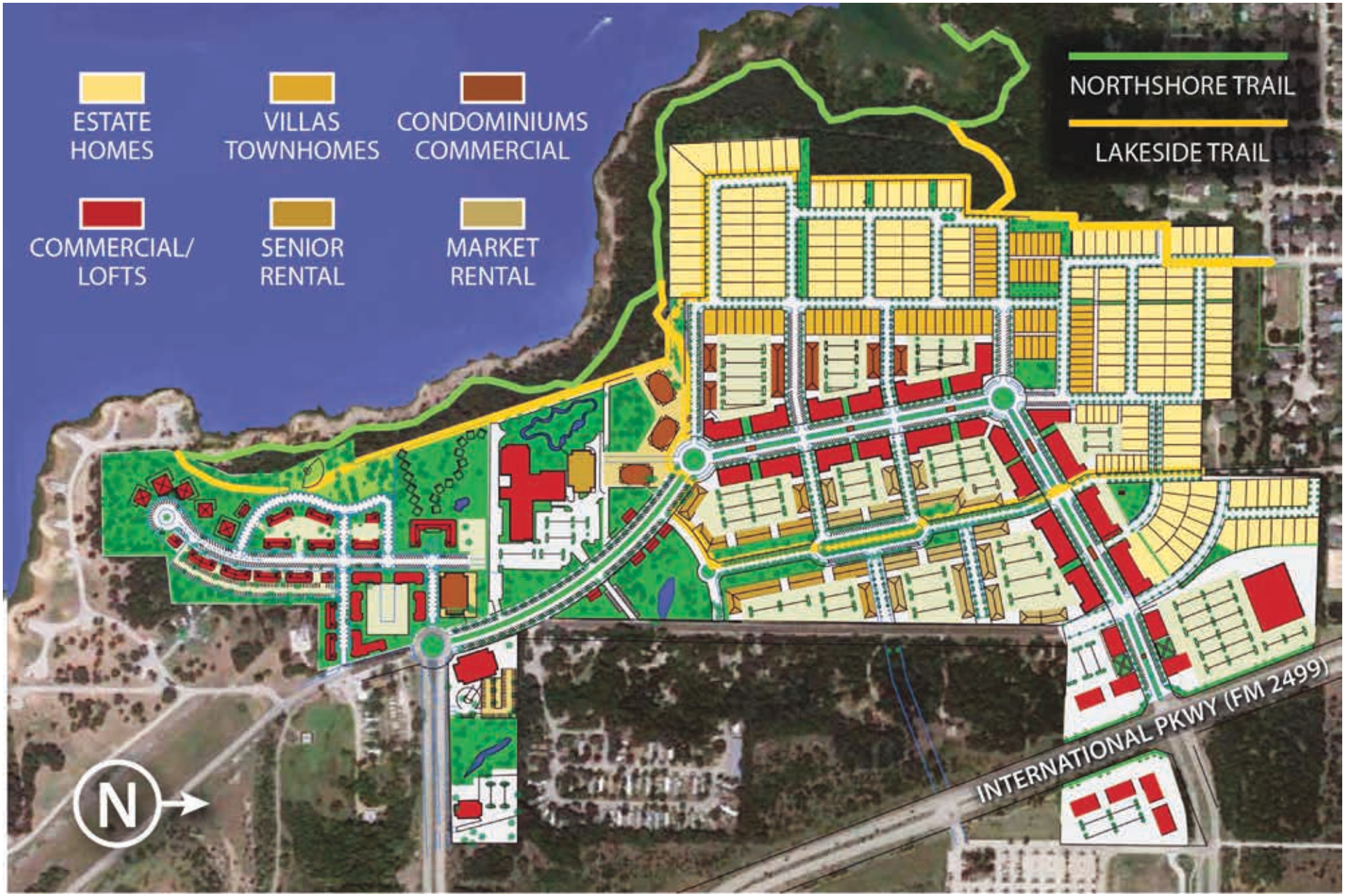
LOCATION

At the center of the affluent northern suburbs of Dallas-Fort Worth (the nation's fourth largest SMSA). The property lies on the northeastern shore of Lake Grapevine in southern Flower Mound, a short drive from DFW Airport.



Hwy. 114
DFW International Airport
Grapevine
Great Wolf Lodge
Gaylord Texan Resort
& Convention Center
Hilton DFW Lakes
Executive Conference Center
Cowboys Golf Club
Oak Grove Park
Hwy. 121
Grapevine Mills Mall
FM 2499
Lake Grapevine
Grapevine Golf Course
Rockledge Park
FM 2499
Lakeside Parkway
Hotel Site
LAKESIDE
Lakeside Business District
Phase 1 - 2014
Commercial & Residential
Murrell Park
Spinks Road
FM 2499
Flower Mound
Bluebonnet Elementary
Shadow Ridge Middle School

CONCEPT PLAN

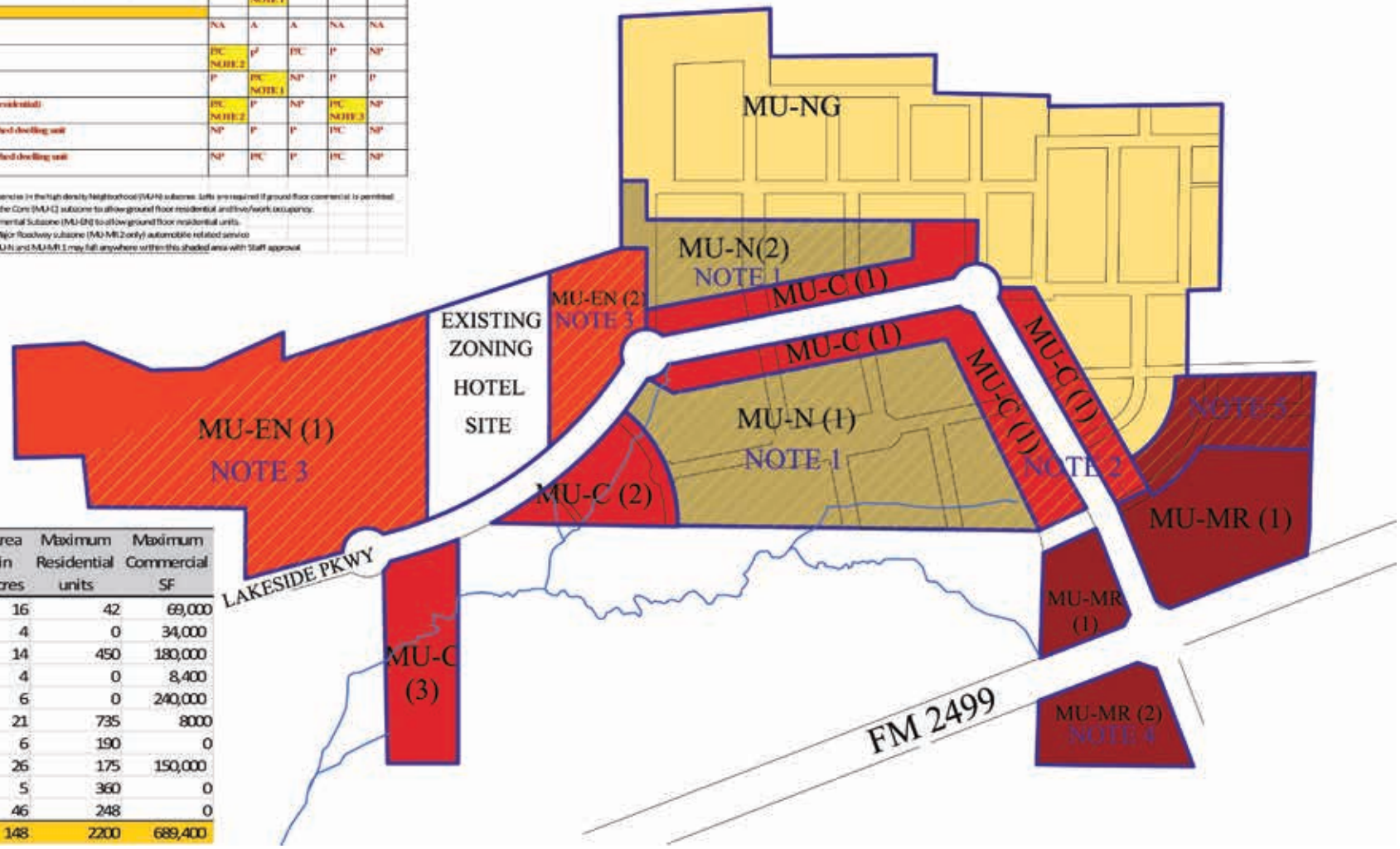


REGULATING PLAN

Table 1	Use Status				
Land Use Category	MU-C	N	MU-T		
			NG	EN	MR
Commercial Uses (Office, Retail, and Service Uses)					
Retail sales or service (excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.)	P	P/C NOTE 1	NP	P	P
Retail sales or service including establishments geared towards the automobile (including gas station)	NP	NP	NP	NP	P/C NOTE 4
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.	P	P/C NOTE 1	NP	P	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P/C NOTE 1	NP	P	P
Food service uses such as full-service restaurants, cafeterias, and snack bars	P	P/C NOTE 1	NP	P	P
Residential Uses					
Home occupations	NA	A	A	NA	NA
Live/work units	P/C NOTE 2	P	P/C	P	NP
Residential lofts	P	P/C NOTE 1	NP	P	P
Apartments/condos (attached residential)	P/C NOTE 2	P	NP	P/C NOTE 3	NP
Single-family residential attached dwelling unit	NP	P	P	P/C	NP
Single-family residential detached dwelling unit	NP	P/C	P	P/C	NP

NOTES:
NOTE 1: Permit retail and office occupancies in the high density Neighborhood (MU-N) subzone. Lofts are required if ground floor commercial is permitted.
NOTE 2: Permit a small portion of the Core (MU-C) subzone to allow ground floor residential and live/work occupancy.
NOTE 3: Permit Transition Environmental Subzone (MU-EN) to allow ground floor residential units.
NOTE 4: Permit in the Transition Major Roadway subzone (MU-MR 2 only) automobile related service
NOTE 5: The Boundary between MU-N and MU-MR 1 may fall anywhere within this shaded area with Staff approval

P = Permitted use
NP = Use Not Permitted
P/C = Permitted with Council Approval
A = Permitted as an accessory use
NA = Not Applicable

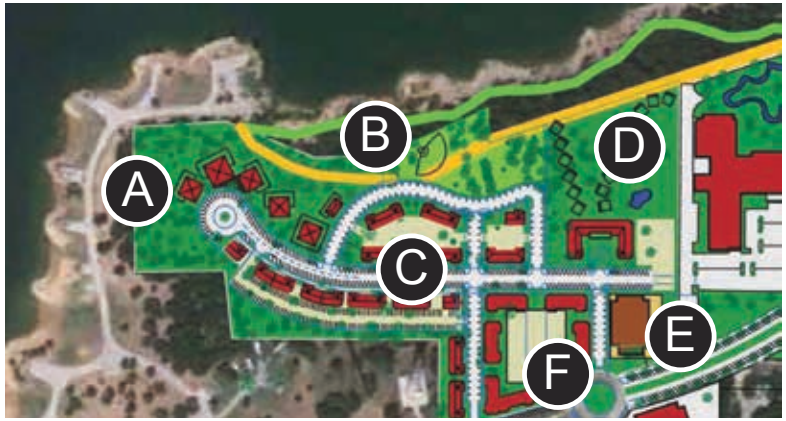


SUBZONES	Area in Acres	Maximum Residential units	Maximum Commercial SF
MU-MR (1)	16	42	69,000
MU-MR (2)	4	0	34,000
MU-C (1)	14	450	180,000
MU-C (2)	4	0	8,400
MU-C (3)	6	0	240,000
MU-N (1)	21	735	8000
MU-N (2)	6	190	0
MU-EN (1)	26	175	150,000
MU-EN (2)	5	360	0
MU-NG	46	248	0
Totals	148	2200	689,400

HINES HOTEL

Hines owns nine acres in Lakeside DFW on which the Lakeside Resort and Residences is permitted and construction-ready. The hotel features two restaurants, including a restaurant/bar atop the seven-story wing of the hotel (right).

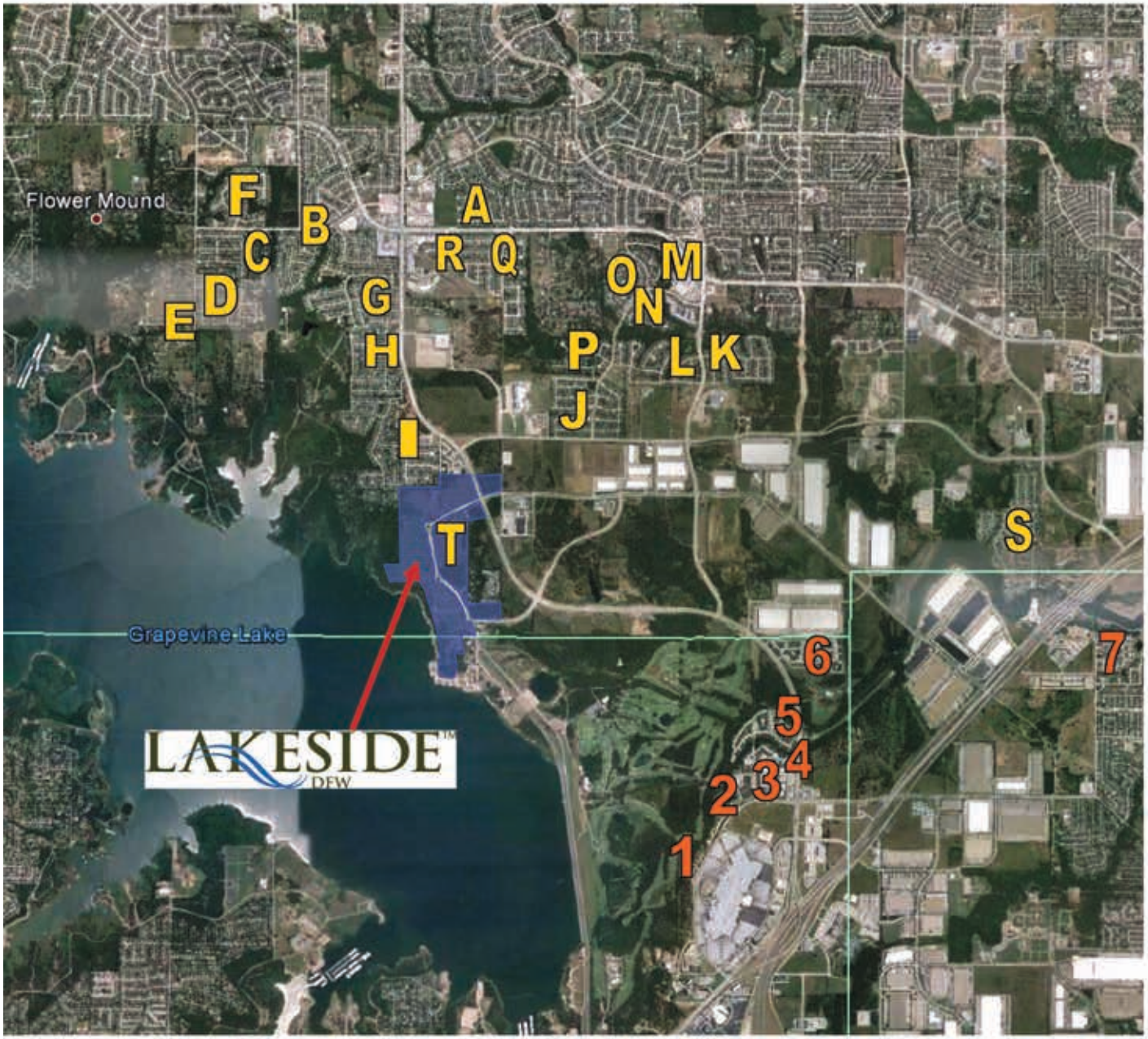
LAKESIDE VILLAGE



A. Lake-view restaurants
B. Amphitheater and park area
C. Retail with residential/office above
D. Bungalow hotel
E. Mid-rise condominium tower
F. Parking garage surrounded by retail

NEARBY RETAIL

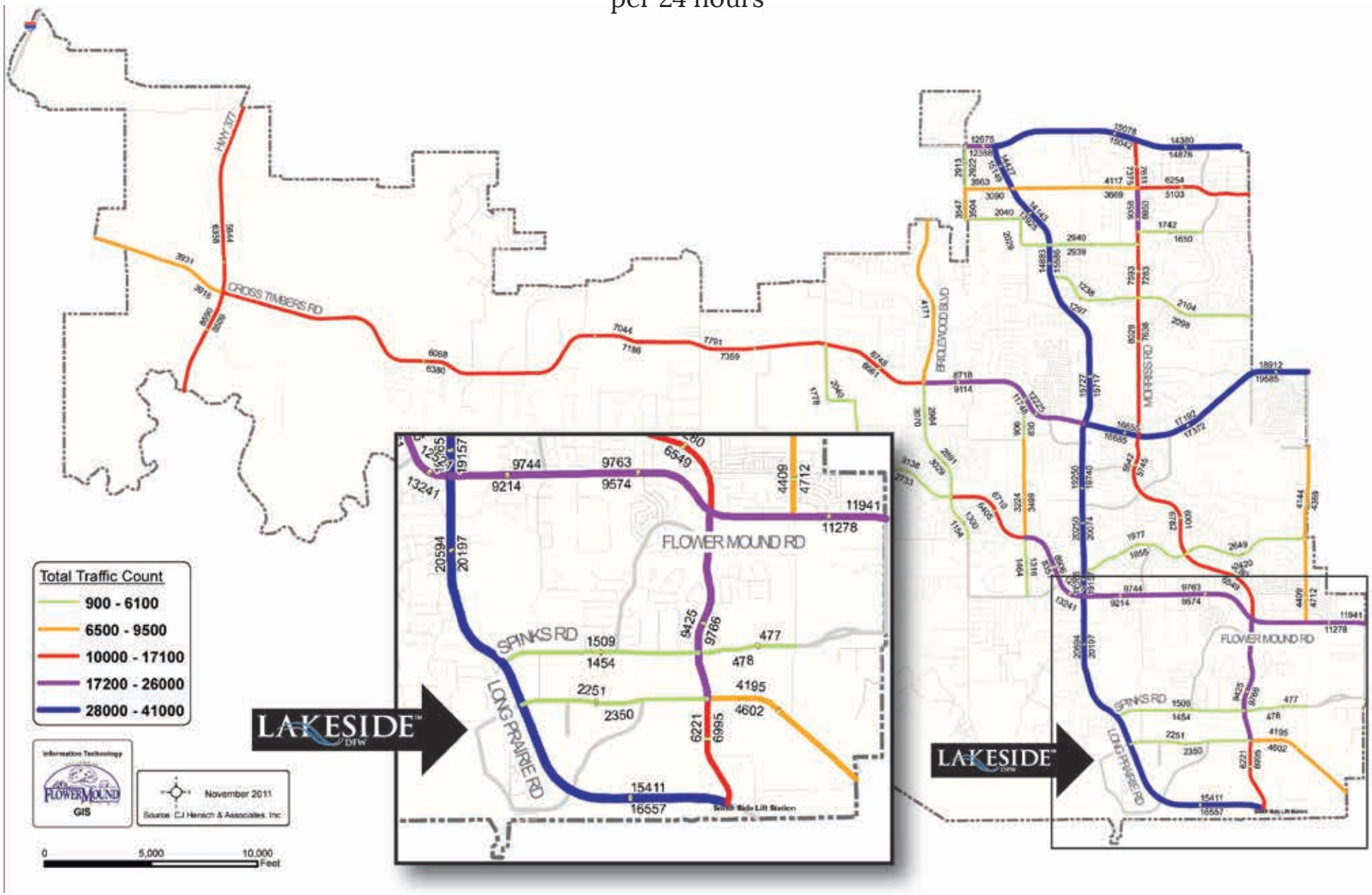
NEARBY RESIDENTIAL



	Subdivision/Apartment	# of HHs
A	Lake Forest	892
B	Walden Creek Estates	125
C	McKamy Creek	74
D	Stafford Estates	249
E	Wright Estates	18
F	Sanctuary	89
G	Villages of Northshore	330
H	Wood Lake Estates	210
I	Estates of Flower Mound	64
J	Shadow Ridge South	269
K	Bakers Branch	117
L	Cedar Bluff	150
M	Archstone Lexington Apts. & The Pines (Commercial)	222
N	Oaks at Shadow Ridge	62
O	Shadow Ridge & Reserve at Creekside	104 38
P	Foxborough Hollow	78
Q	Flower Mound Farms	50
R	Town View Estates	95
S	Creekside Mobile Home Community	525
T	Lakeside DFW	2200
1	Linkside Townhomes	40
2	Cross Creek Apartments	392
3	Tarrawood Apartments	291
4	Mustang Ridge Apartments	348
5	Marquis at Silver Oaks	480
6	Camden Riverwalk Apartments	600
7	The Regency by the Lake	315
	Total:	9,227

TRAFFIC COUNTS

per 24 hours



SCHOOL RATINGS

The Texas Education Agency (TEA) designates campus ratings for all schools and districts in the state. To determine ratings, the accountability rating system for Texas public schools and districts used five base indicators:

- Spring performance on the Texas Assessment of Knowledge and Skills (TAKS)
- Spring performance of current and monitored limited English proficient (LEP) students on the English Language Learners (ELL) Progress Indicator
- Spring 2011 Commended Performance on the TAKS
- The Completion Rate I for the class of 2010
- The 2009-2010 Annual Dropout Rate for grades 7 and 8.

TEA RATINGS

Nearby campuses*

Bluebonnet Elementary
Exemplary

Shadow Ridge Middle School
Exemplary

Flower Mound High School
Exemplary

* All lie within the Lewisville Independent School District.

Using these criteria, the TEA designated a status of Exemplary on the elementary, middle school, and high school near Lakeside.

LAKESIDE™ DFW

www.LakesideDFW.com ■ Realty Capital Managment, Master Developer ■ Jimmy Archie: 469-533-4131

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