



HAMPTONS

THE LAKE DISTRICT OF LEWISVILLE



RUSSELL GLEN

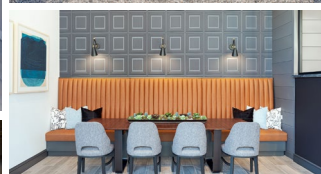
A PASSION FOR THE POSSIBLE



THE HAMPTONS AT LAKE DISTRICT OF LEWISVILLE IS WHERE PEOPLE, ENTERTAINMENT, AND GOOD VIBES CONNECT. THE HAMPTONS WILL OFFER A LARGER-THAN-LIFE EXPERIENCE WHILE FOSTERING A CLOSE-KNIT COMMUNITY ATMOSPHERE.

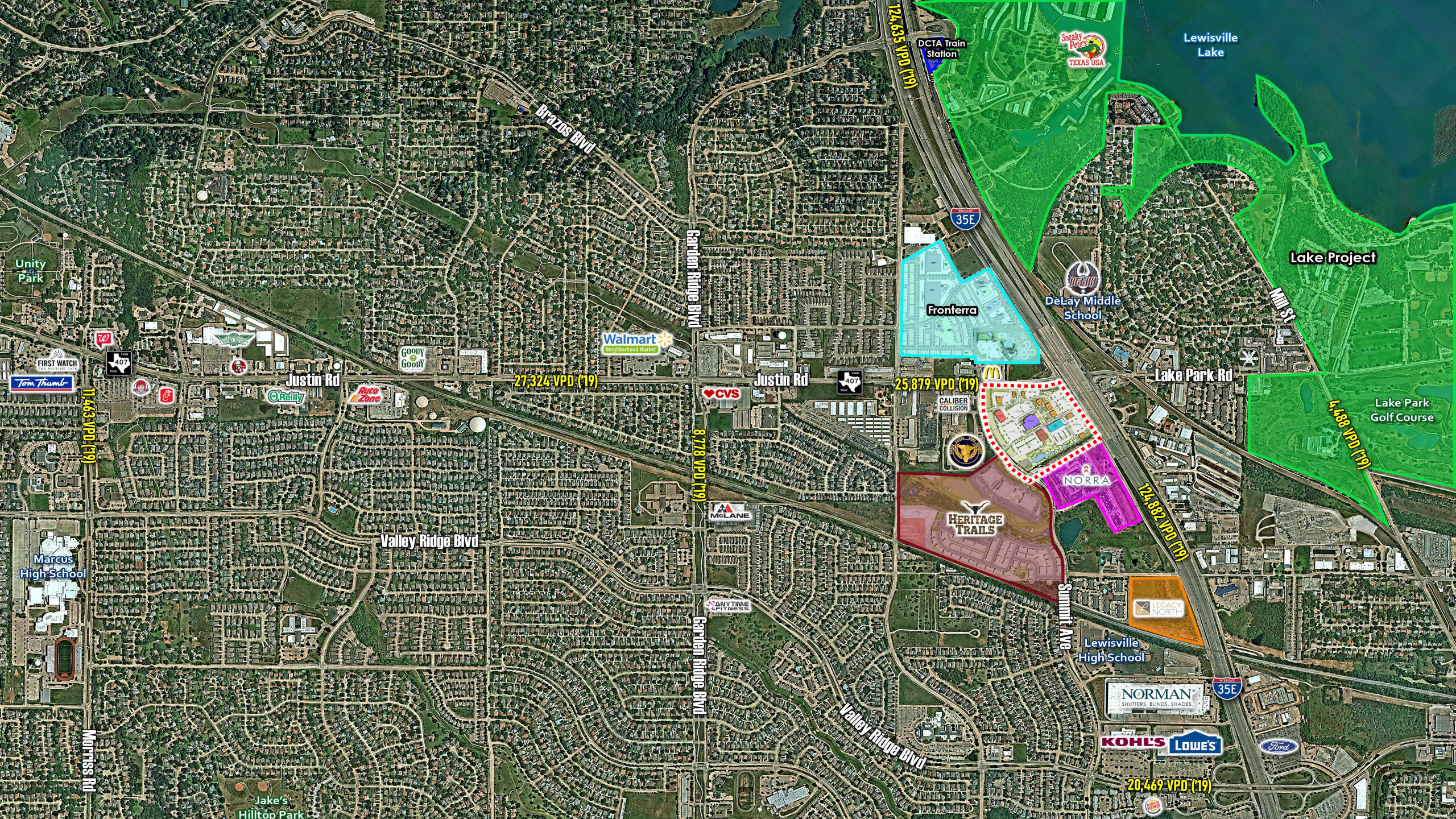
HAMPTONS

- LAKE LEWISVILLE HAS OVER **THREE MILLION** ANNUAL VISITORS
 - **15 MINUTES** TO DFW AIRPORT
 - 17 MINUTES TO UNT DENTON CAMPUS
- LOCATED OFF A MAJOR INTERSTATE, WITH OVER 124,000 VPD
 - NORTHERN GATEWAY INTO THE CITY OF LEWISVILLE
- ADJACENT TO FLOWER MOUND AND HIGHLAND VILLAGE
 - **OVER 1,500** NEW APARTMENT HOMES AND TOWNHOMES
 - NEW LAKE AND ENTERTAINMENT DISTRICT



DEMOGRAPHICS	ONE MILE	THREE MILES	FIVE MILES
RESIDENTIAL	9,543	75,961	182,225
DAYTIME	8,951	72,243	179,348
MEDIAN INCOME	\$81,733	\$82,140	\$89,559
AVERAGE INCOME	\$109,101	\$114,221	\$127,572





Lewisville Lake

Lake Project

Lake Park Golf Course

DCTA Train Station

Sneaky Puffs TEXAS USA

35E

Fronterra

Delray Middle School

MM St

Lake Park Rd

4,488 VPD (19)

25,879 VPD (19)

McDonald's

CALIBER COLLISION

NORRA

HERITAGE TRAILS

124,882 VPD (19)

Summit Ave

Lewisville High School

LEGACY NORTH

NORMAN SHUTTERS, BLINDS, SHADES

KOHL'S LOWE'S

Ford

20,469 VPD (19)

35E

Valley Ridge Blvd

8,778 VPD (19)

Carnden Ridge Blvd

Walmart Neighborhood Market

CVS

Justin Rd

27,324 VPD (19)

Valley Ridge Blvd

Justin Rd

O'Reilly

Auto Zone

Goody Goody

Brazos Blvd

124,435 VPD (19)

11,463 VPD (19)

Morris Rd

Marcus High School

Unity Park

FIRST WATCH Tom Thumb

407

Jake's Hilltop Park

Fronterra
759 Multifamily Units
201 Townhome Units



DeLay Middle School



35E



27,324 VPD (19)

25,404 VPD (19)

25,970 VPD (19)

124,882 VPD (19)

8,778 VPD (19)

8,778 VPD (19)

2,713 VPD (19)



Lake Project

Barren Ridge Blvd

Megea Ln

Summit Ave

Justin Rd

Lake Park Rd

CVS

Public Storage

Sherwin Williams

Kwik Kar

QT

McDonald's

CALIBER COLLISION

Valero

BBQ

MCLANE

ANYTIME FITNESS

HERITAGE TRAILS

282 Multifamily Units
250 Townhome Units

NORRA

247 Multifamily Units

LEGACY NORTH

300 Multifamily Units

Service King



FRONTERRA
759 MULTI-FAMILY
201 TOWNHOMES

124,882 VPD [2019]

JUSTIN ROAD

25,879 [VPD 2019]

SITE

SUMMIT AVENUE

NORRA
247 MULTI-FAMILY

HERITAGE TRAILS
250 TOWNHOMES
282 MULTI-FAMILY



JUSTIN ROAD

PROPOSED MEDIAN BREAK



INTERSTATE 35E



SUMMIT AVENUE



ATMOS GAS PAD (NO ACCESS)





The PEARL REAL FOOD + GOODVIBES



RUSSELL GLEN
A PASSION FOR THE POSSIBLE



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A PASSION FOR THE POSSIBLE