



KIDDIE ACADEMY®
EDUCATIONAL CHILD CARE

SPACE: 4,386 SF AVAILABLE

2031 Lakeside Parkway

Flower Mound, TX 75028 · Lakeside Business District

\$32 / SF / Year

4,386

LEASEABLE SF

NNN

SERVICE TYPE

52

TOTAL PARKING SPACES

Build to Suit

AVAILABLE OPTION

November 1, 2026

AVAILABLE

Under Construction

BUILDING STATUS

1 or 2 Suites

DIVISIBLE

Kiddie Academy

ADJACENT TENANT

Medical · Dental · Wellness · Education · Professional Office · Specialty Retail

2031 Lakeside Parkway · Flower Mound, TX 75028

\$32/SF/Year · NNN · 4,386 LSF · Lakeside Business District

ABOUT THIS PROPERTY

Located within the highly desirable Lakeside Business District of Flower Mound, this 4,386 SF retail and office opportunity offers exceptional visibility and access along Lakeside Parkway. This space can be leased as a single-tenant opportunity or divided into two suites to accommodate multiple users. The flexible floor plan makes the property ideal for medical, dental, professional office, educational, wellness, and specialty retail concepts seeking a presence in the highly desirable Lakeside Parkway corridor. The space is positioned directly adjacent to Kiddie Academy and surrounded by complementary family-focused, educational, medical, and professional service tenants. The property benefits from strong demographics, affluent surrounding neighborhoods, significant residential growth, and proximity to major employers, retail centers, Grapevine Lake, and the Lakeside mixed-use development.

PROPERTY DETAILS

• LEASEABLE SPACE: 4,386 LSF

• RENT: \$32 / SF / Year

• SERVICE TYPE: NNN (Triple Net)

• AVAILABLE: November 1, 2026

• BUILDING STATUS: Under Construction

• BUILDING USES: Medical · Wellness · Education · Office

• TOTAL BUILDING AREA: 15,171 SF

• TOTAL PARKING SPACES: 52

• ADJACENT TENANT: Kiddie Academy

• ACCESS: FM 2499 & SH 121

PROPERTY HIGHLIGHTS

- Strong daytime population and household incomes.
- Ideal for medical, dental, educational, wellness, and office users.
- Monument and building signage opportunities.
- Easy access to FM 2499 and SH 121.
- Surrounded by established national and local retailers.
- New construction with modern façade and infrastructure. Can be built to suit.

Floor Plans & Renderings

2031 Lakeside Parkway · Leaseable area configurations & building renderings

LEASEABLE AREA CONFIGURATIONS

The 4,386 SF leaseable area occupies the west end of the building and can be delivered as one contiguous space or demised into two suites.



OPTION 1 — ONE SUITE

Entire 4,386 SF as one contiguous space.



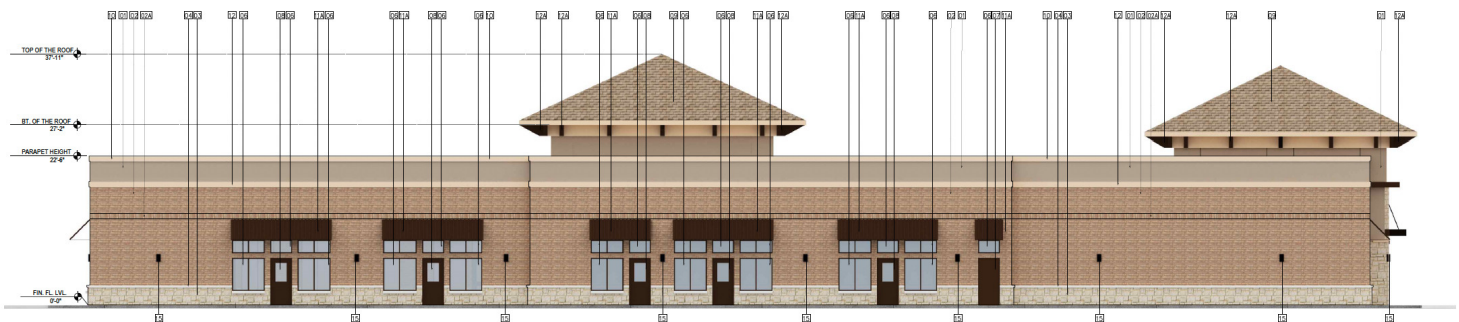
OPTION 2 — TWO SUITES

Demised into Leaseable Area #1 and #2.

BUILDING RENDERINGS



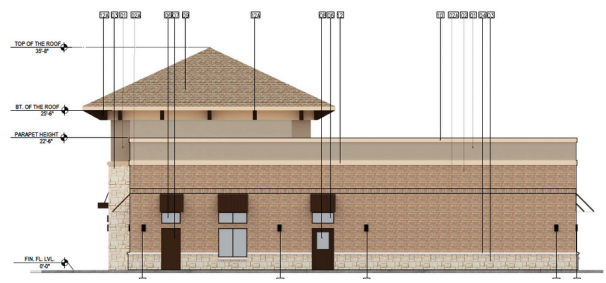
FRONT (WEST)



REAR (EAST)



SIDE (NORTH)

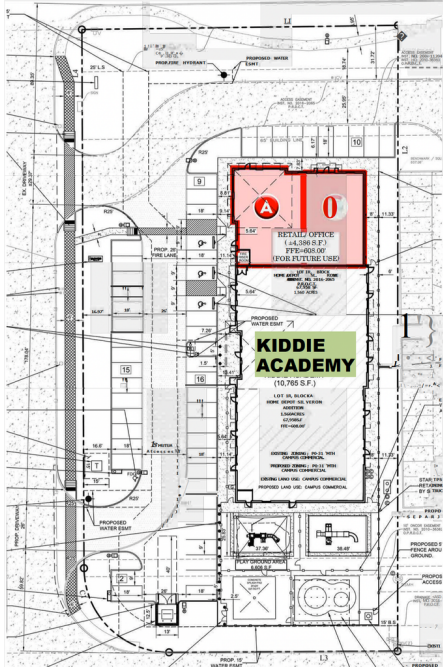


SIDE (SOUTH)

Site Plan & Area Map

2031 Lakeside Parkway · Flower Mound, TX 75028

SITE PLAN



±4,386 SF RETAIL / OFFICE · SHOWN IN RED
52 TOTAL PARKING SPACES



AREA MAP



LAKESIDE BUSINESS DISTRICT · FLOWER MOUND, TX

Interested in This Space?

Contact us today to schedule a private tour.

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2031 Lakeside Parkway

Flower Mound, TX 75028 · Lakeside Business District

\$32 / SF / Year

4,386 LSF

NNN Lease

52 Total Parking Spaces

November 1, 2026