

CROSS TIMBERS RETAIL

3634 Long Prairie Rd, Flower Mound, Texas 75022

FOR LEASE



DETAILS

Shopping Center: 14,518 SF
1,350 SF In-Line Space
960 SF 2nd Gen Dry Cleaners

TRAFFIC COUNT

FM-2499: 35,013 vpd
FM-1171: 21,149 vpd
(TXDOT, 2018)

PRICING

Call for Rates / \$10.43 NNN

FLOWER MOUND

SEC FM-2499 & FM-1171

ABOUT PROPERTY

- Great visibility and easy access
- Located on a major corner in the heart of one of the highest income areas of the Metroplex

WHAT'S NEARBY



CenterPoint
COMMERCIAL PROPERTIES

MARK COHEN

5330 Alpha Rd Ste 200
Dallas, TX 75240

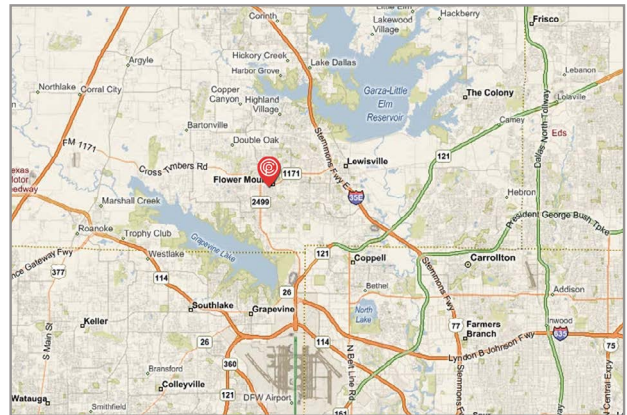
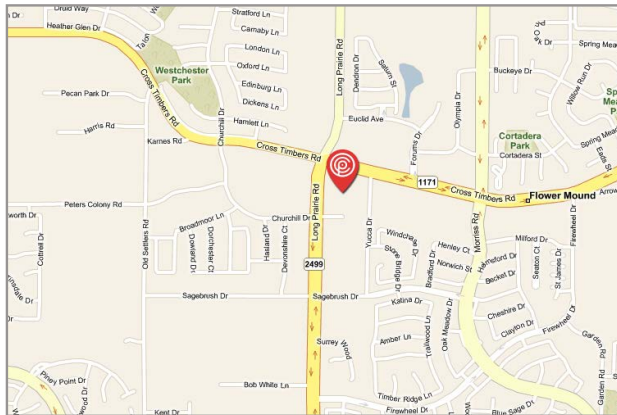
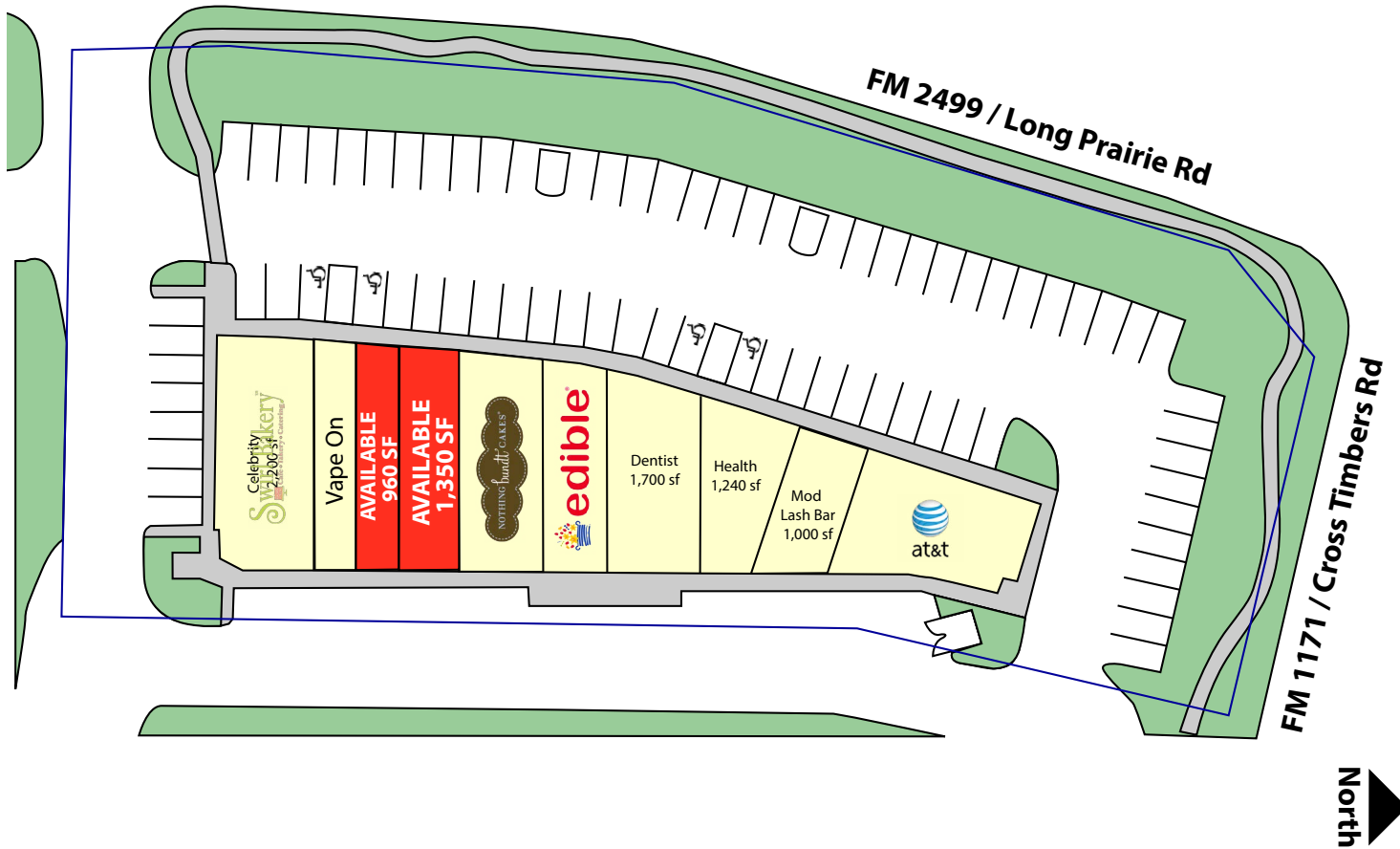
(972) 991-9590 x26 (office)

(972) 387-0152 (fax)

Mark@CenterPointCP.com

SITE PLAN

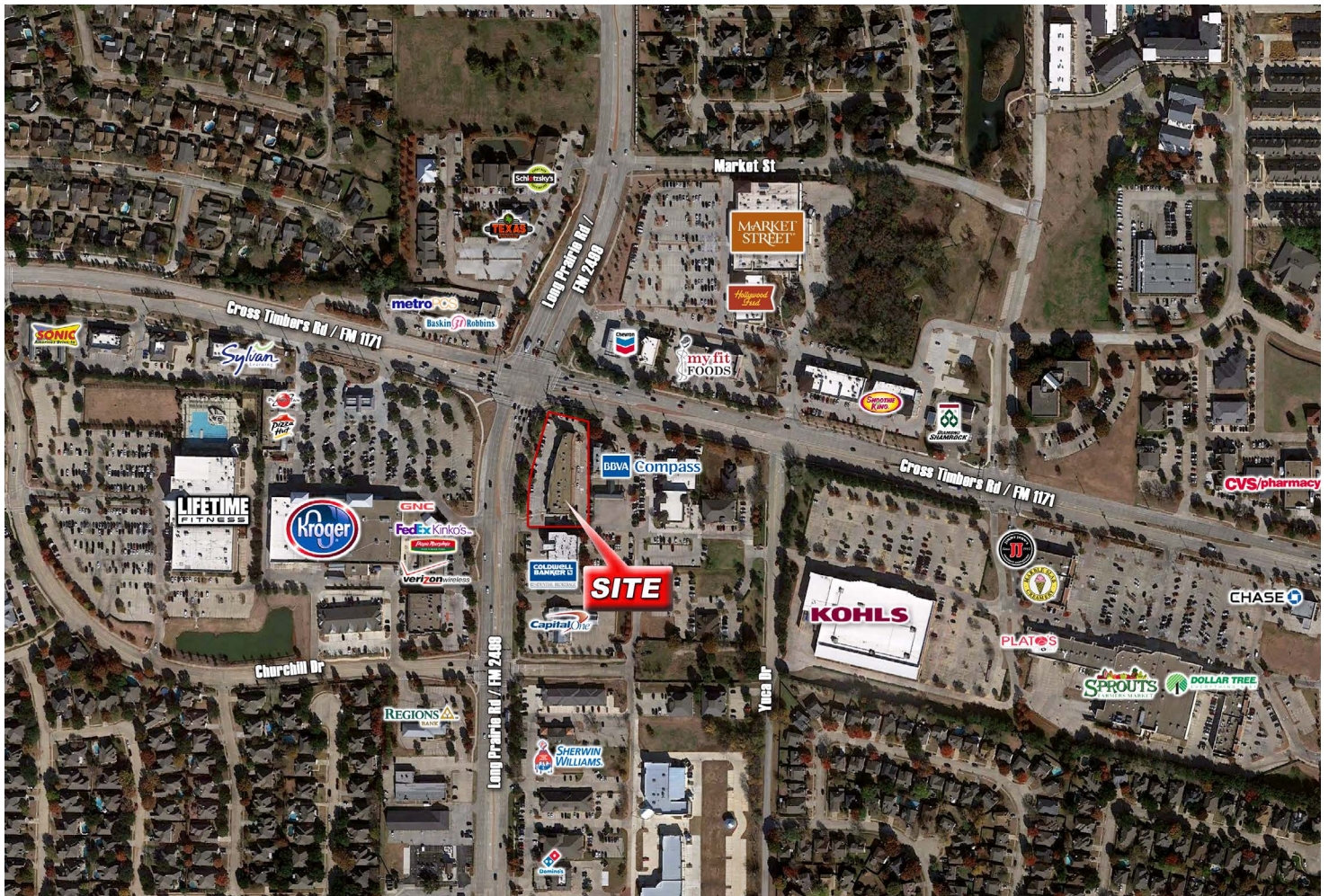
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DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile | 7 mile |
|-----------------------|-----------|-----------|-----------|-----------|
| Estimated Population | 13,789 | 102,090 | 193,695 | 299,234 |
| 5 Yr Projected Growth | 10.8% | 8.6% | 8.7% | 9.5% |
| Total Households | 4,615 | 34,471 | 67,074 | 108,230 |
| Daytime Population | 17,281 | 89,332 | 166,161 | 287,767 |
| Average HH Income | \$140,357 | \$140,215 | \$123,940 | \$124,977 |

[VIEW FULL REPORT](#)



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