



**For Sale**

**Location**

2601 Churchill Dr  
Flower Mound, TX  
75028

**Net Space**

4898 sq/ft

**Price**

\$1,006,257.00 / \$205.44 per sq/ft

**Features**

- Built in 2010
- Located just off FM 2499 on Churchill Drive.
- This building faces and has great visibility to FM 2499
- Access is great with the signalized intersection at Churchill Drive and FM 2499
- Town of Flower Mound just finished construction on both Churchill Drive and Yucca Drive.
- Two tenants occupy the entire 4,898 sq ft building both on triple net leases. Both leases have 3 more years.
- One Tenant has a Base Rent Increase end of 2020.

**Contact**

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