

RETAIL & OFFICE PAD SITES

SWQ of FM 407 & Stone Hill Farms Pkwy
Flower Mound, Texas 75028

HANOVER PROPERTY COMPANY



AVAILABLE SPACE

For SALE
SWC: 4.5 Acres
407 @ Valley Ridge: 5.333 AC (Under Contract)
SEC: 8.928 Acres (Sold)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2016 Population	12,278	74,530	182,567
Daytime Population	4,053	26,735	62,634
Avg. HH Income	\$120,028	\$106,221	\$109,592

RATES

Please Call for Rates

PROPERTY HIGHLIGHTS

- Located at FM 407/Justin Rd between Stone Hill Farms Pkwy and Valley Ridge Ln
- Excellent visibility and high traffic counts on FM 407
- Perfect for Retail, Office or Medical
- Zoning Commercial District - 2

TRAFFIC COUNTS

FM 407/Justin Rd west of Stone Hill Farms Pkwy: 22,099 VPD (TXDOT 2016)

TRAFFIC GENERATORS



HANOVER
PROPERTY COMPANY

John G. Carter
214.445.2226

jcarter@hanoverproperty.com

3001 Knox Street, Suite 207 | Dallas, Texas 75205

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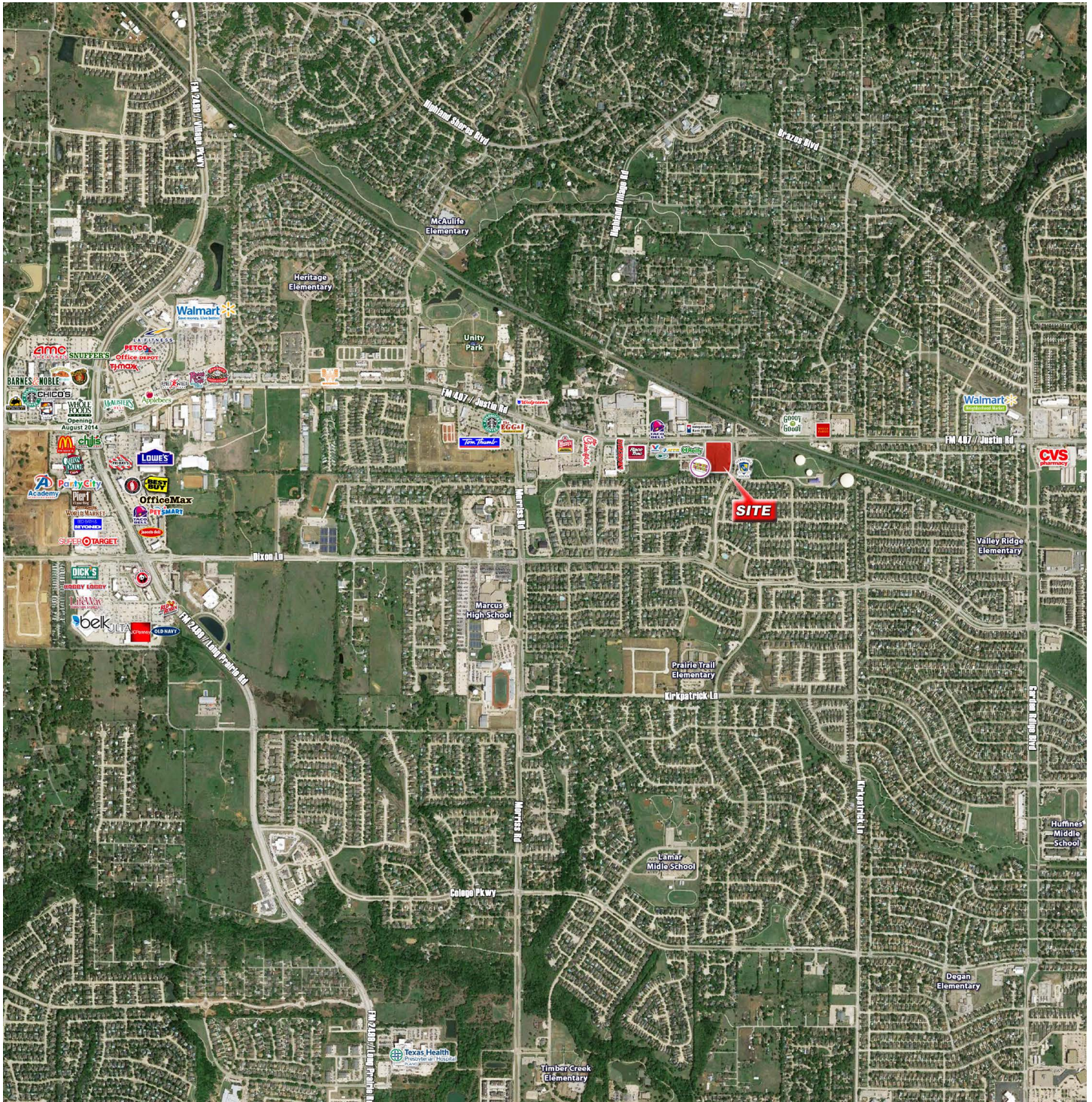
- LOTS AVAILABLE
- LOTS SOLD

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	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2016 Population	12,278	74,530	182,567
2010 Population	11,537	69,820	166,808
% Proj Growth 2016 - 2021	-1.6%	-1.3%	2.4%
HOUSEHOLDS			
2016 Households	4,053	26,735	62,634
Family Households w Children	1,812	10,544	27,057
Persons Per Household	3.0	2.8	2.9
DAYTIME POPULATION			
Total Daytime Population	9,341	73,390	160,881
White Collar Employees	822	10,650	20,650
Blue Collar Employees	2,527	21,726	45,618
Military	0	0	0
Work at Home	652	2,775	6,823
Unemployed	207	1,257	2,801
Children at Home	618	3,922	9,987
Retired or Disabled	946	6,651	13,612
Homemakers	1,071	6,888	18,187
Students PK - 8th	1,512	11,177	24,996
Students 9th - 12th	314	4,693	9,409
College Students	663	3,576	8,601
Unknown	9	75	196
RACE			
% White	75.4%	73.2%	68.5%
% Black	5.0%	5.4%	5.5%
% Asian	7.6%	5.1%	6.2%
% Hispanic	9.6%	13.9%	17.4%
White	9,264	54,525	125,005
Black	613	4,036	9,958
Asian	939	3,825	11,264
Hispanic	1,174	10,367	31,788

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	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
2016 Median Household Income	\$110,867	\$94,457	\$97,659
2016 Average Household Income	\$120,028	\$106,221	\$109,592
2016 Per Capita Income	\$39,486	\$37,506	\$37,172
HIGHEST EDUCATIONAL ATTAINMENT			
Education Base - Age 25+	7,691	47,912	113,596
Less than 9th Grade	0.9%	2.1%	3.9%
Some High School	2.5%	3.6%	4.0%
High School or GED	15.1%	17.5%	18.1%
Some College	25.4%	25.9%	23.3%
Associates Degree	8.4%	8.6%	8.1%
Bachelors Degree or Higher	47.8%	42.2%	42.5%
POPULATION by EMPLOYMENT TYPE			
% White Collar	80.5%	76.5%	74.7%
% Blue Collar	19.5%	23.5%	25.3%
AGE			
Median Age	39.5	39.7	37.8
HOUSING			
% Renter Occupied Housing Units	9.4%	23.2%	22.8%
% Owner Occupied Housing	88.7%	73.6%	73.7%
HOUSING VALUES (OWNER OCCUPIED)			
Median Home Value	\$279,618	\$264,592	\$271,842
\$125,000 or less	71	1,047	3,353
\$125,000 - \$250,000	1,397	8,590	18,506
\$250,000 - \$500,000	2,005	8,787	20,382
\$500,000+	193	1,905	5,580

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date