



For Sale

Location

3360 Long Prairie Rd
Flower Mound, TX 75028

Offering

Lot Size: 2.014 Acres
Year Built: 2005
Building Size: 14,785 sq/ft
Price / SF: \$237.00
Rent/Sq.Ft. \$24.16
Base Rent/Sq.Ft. \$17.16

Price

Sale Price: \$3,500,000
Cap Rate: 7.249%
NOI: \$253,710.00

Property Overview

Weaver Commercial is pleased to offer this 14,785 sq/ft, two-tenant retail/office building in Flower Mound, Texas. The building is 100% occupied with two strong tenants, RE/MAX DFW ASSOCIATES IV and LAWYERS TITLE. These two tenants have occupied this building since its construction in 2005.

Features

RE/MAX has a 7-year lease and has approximately 4.5 years left; with a 5 year renewal. Lawyers Title just signed another 3-year lease with a 3-year renewal. Both RE/MAX DFW ASSOCIATES AND LAWYERS TITLE have multiple locations here in the DFW metroplex.

