

# CONDO FOR LEASE / SALE

3909 Long Prairie Rd., Flower Mound, TX, 75028



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

**GRACE VICKERS**

DIR: (972) 636-5713 | MOB: (330) 801-3224  
License No. 810927 (TX)  
[grace.vickers@matthews.com](mailto:grace.vickers@matthews.com)

**WILLIAM CARR**

DIR: (214) 692-2152 | MOB: (404) 277-9037  
License No. 706457 (TX)  
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**BROKER OF RECORD**

KYLE MATTHEWS  
License No. 9005919 (TX)





**PROJECT SCOPE**

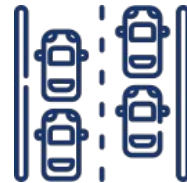
- ±1,600 SF Space Available for Sale or for Lease
- Ideal location in Flower Mound with strong daytime traffic
- Easy access with lots of parking
- Prime Owner/User or investment opportunity right off highly trafficked Long Prairie Rd.

**DEMOGRAPHICS**

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	14,140	106,522	226,460
Current Year Estimate	12,673	97,129	196,048
2020 Census	12,174	95,131	186,198
Growth Current Year-Five-Year	11.57%	9.67%	15.51%
Growth 2020-Current Year	4.10%	2.10%	5.29%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	5,232	38,136	84,126
Current Year Estimate	4,576	34,136	71,404
2020 Census	4,322	33,015	65,779
Growth Current Year-Five-Year	14.34%	11.72%	17.82%
Growth 2020-Current Year	5.88%	3.39%	8.55%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$173,795	\$192,787	\$163,063



**±1,600 SF**  
AVAILABLE



**±47,000 VPD** (Long Prairie Rd)  
**±26,000 VPD** (Timbers Rd)



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AVAILABLE   
OCCUPIED 

**AVAILABLE**  
±1,600 SF

**LONG PRAIRIE RD ± 47,000 VPD**



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Flower Mound, TX, 75028



**SUBJECT PROPERTY**

ClearSky  
Rehabilitation Hospital  
of Flower Mound



SONIC

baileyorthodontics

LIFETIME  
FITNESS

Kroger

FedEx  
Ship Center



altitude  
POLE FITNESS & AERIAL ARTS

SMILES  
BY DESIGN

CADDIS  
HEALTHCARE REAL ESTATE

TEXAS  
ROADHOUSE  
Schlotzsky's

BR baskin  
robbins

Avanti  
SENIOR LIVING  
— Flower Mound —

Market  
STREET



SMOOTHIE  
KING

crumbl  
cookies



CYCLEBAR  
PREMIUM INDOOR CYCLING

UNITED STATES  
POSTAL SERVICE

Cross Timbers  
DENTAL

AT&T  
NOTHING BUTT<sup>®</sup> CAKES<sup>™</sup>  
PNC

KOHL'S

SPROUTS  
FARMERS MARKET

777 URGENT CARE  
7AM - 7PM - 7 DAYS A WEEK  
Great Expressions<sup>®</sup>  
DENTAL CENTERS

SIGNATURE  
DERMATOLOGY AND AESTHETICS



BEXLEY RIVER WALK  
358 UNITS

EASTBANK RIVERWALK  
225 UNITS

LONG PRAIRIE RD ± 47,000 VPD

CROSS TIMBERS RD ± 26,000 VPD





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 **MARCUS HIGH SCHOOL**  
3,027 STUDENTS

**LOWE'S** **KOHL'S**  
THE HOME DEPOT

**belk** **JCPenney**  
**HOBBY LOBBY** **DICK'S SPORTING GOODS** **ULTA BEAUTY**



± 149,000 VPD

*Avanti* **ROSEWOOD** **Cantex**  
SENIOR LIVING MEMORY CARE By Ohana Ventures

**ALDI** **O'Reilly AUTO PARTS**  
**CareNow** **Jack in the box**  
**FITNESS CONNECTION** URGENT CARE

**Walmart** **sam's club**

**TEXAS ROADHOUSE** **CADDIS**  
HEALTHCARE REAL ESTATE  
**Schlotzsky's** **BR baskin robbins**

**Market STREET** **Chevron** **MOD**  
**7 ELEVEN** **SMOOTHIE KING** **crumbl cookies**  
**CYCLEBAR** **CIRCLE K**  
**UNITED STATES POSTAL SERVICE** **Cross Timbers DENTAL**

**BRAUM'S** **7 ELEVEN** **W**

**AIRBORNE** **goodwill**  
**DOLLAR TREE**

**SUBJECT PROPERTY**

**CROSS TIMBERS RD**  
± 26,000 VPD

 **FLOWER MOUND HIGH**  
3,602 STUDENTS

**Tom Thumb**  
**Starbucks** **BANK OF AMERICA**

**WinCo FOODS** **POPEYES** **Little Caesars**  
**BIG! LOTS** **ACE Hardware**

**LONG PRAIRIE RD**  
± 47,000 VPD

 **LEWISVILLE HIGH SCHOOL**  
4,286 STUDENTS

**ROUND CARE HYPERBARICS** **LIFETIME FITNESS** **Kroger**  
**Jersey Mike's** **SONIC**  
**ClearSky** **altitude** **FedEx**  
Rehabilitation Hospital of Flower Mound POLE FITNESS & AERIAL ARTS Ship Center

**SPROUTS FARMERS MARKET** **KOHL'S**  
**nothing bundt cakes** **the pizza company** **AT&T**  
**777 URGENT CARE** **Domino's Pizza** **PNC**  
7AM - 7PM - 7 DAYS A WEEK SIGNATURE  
**Great Expressions** DENTAL CENTERS ESTABLISHED 1953 AND A MEMBER OF

 **HEDRICK MIDDLE SCHOOL**  
652 STUDENTS

**McDonald's** **Walmart Neighborhood Market**

**Wendy's** **WING STOP** **CLUB FITNESS**





**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.

11-2-2015



**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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Package contains select information pertaining to the business and affairs of **3909 Long Prairie Rd., Flower Mound, TX, 75028** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.