

STAG
COMMERCIAL

FLEX SPACE FOR LEASE

3901-3921 Long Prairie Road | Flower Mound, TX 75028



PROPERTY HIGHLIGHTS

Located at the busiest intersection in Flower Mound, TX just north of FM 1171 and fronting FM 2499. This intersection sees over 80K vehicles per day. The site is directly across the street to Market Street Grocery, the new Flower Mound Riverwalk, and less than one-half mile from the new Presbyterian Hospital.

[Conceptual Video Fly-Over](#)

PRICE

3917: \$18 / SF + NNN

SIZE

Suite 110 – 1,478 SF

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

JIM HANKING

jim@stagcre.com | (940) 400-STAG

SITEPLAN

3901-3921 Long Prairie Road | Flower Mound, TX 75028



3901: LEASED

3905: LEASED
3909: LEASED

3913:
- Suite 110: LEASED
- Suite 120: LEASED

3917:
- Suite 110: 1,478 SF Available
- Suite 120: LEASED
- Suite 130: LEASED

3921: LEASED

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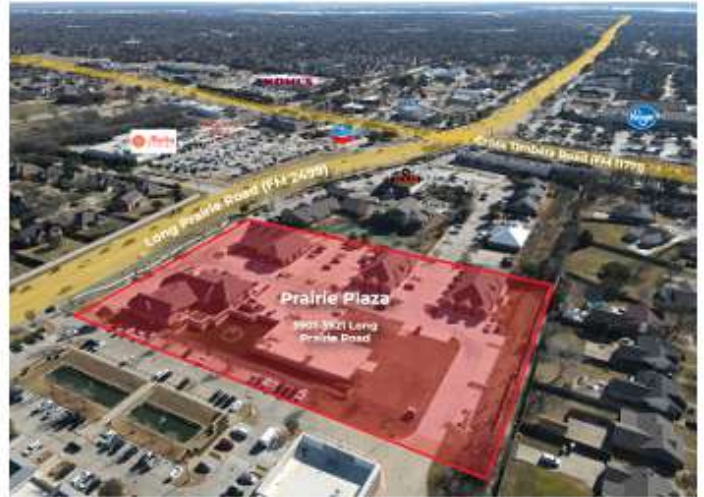
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PHOTOS

3901-3921 Long Prairie Road | Flower Mound, TX 75028



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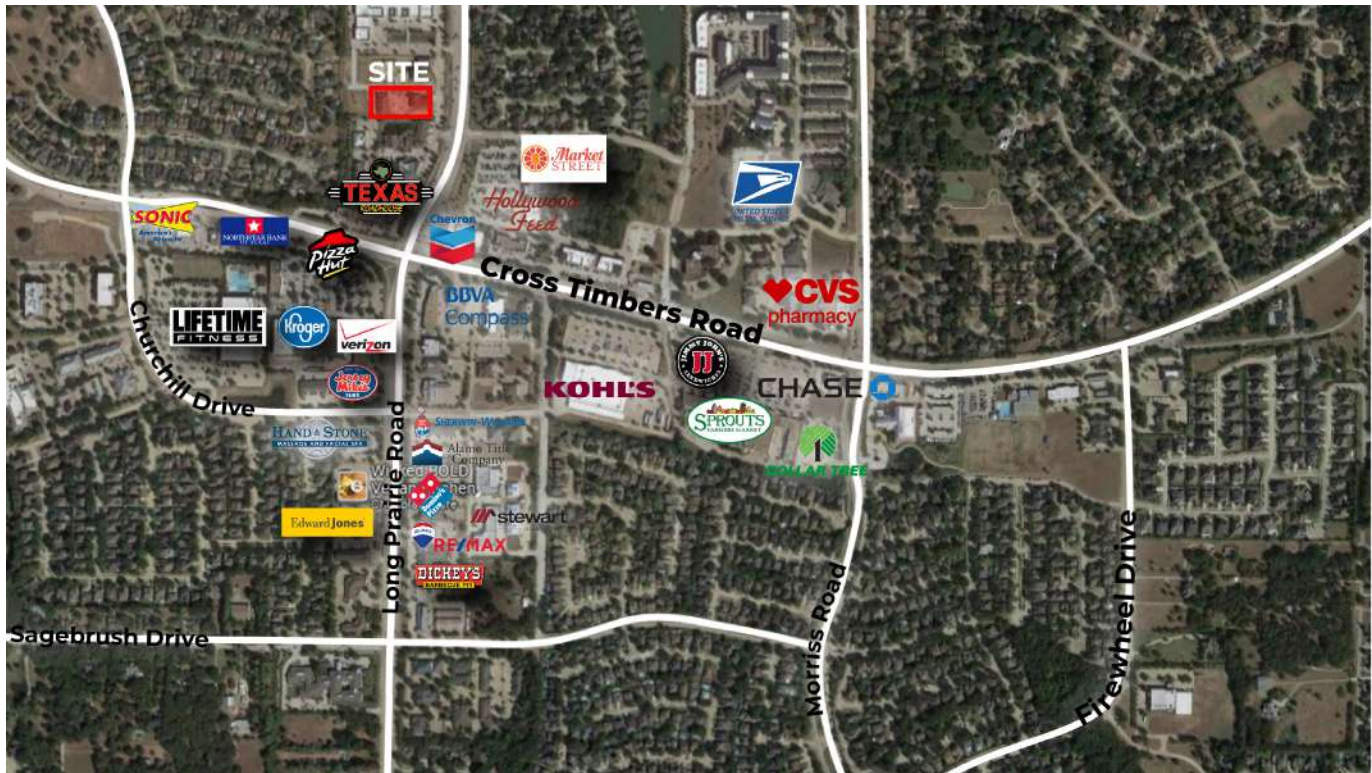
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Local National Credit Tenants

Alamo Title	Jersey Mike's	Riverwalk Flower Mound
BBVA	Jimmy John's	Schlotsky's
Chase Bank	Joints in Motion	Sherwin William
Chevron	Kohl's	Sonic Drive-In
CVS Pharmacy	Kroger	Sprout's
Dickey's Barbecue	Lifetime Fitness	Stewart Title
Dollar Tree	Market Street	Texas Health Presbyterian
Domino's Pizza	Nationwide	Texas Roadhouse
Edward Jones	Northstar Bank	USPS
Hand and Stone Spa	Pizza Hut	Verizon
Hollywood Feed	Remax	

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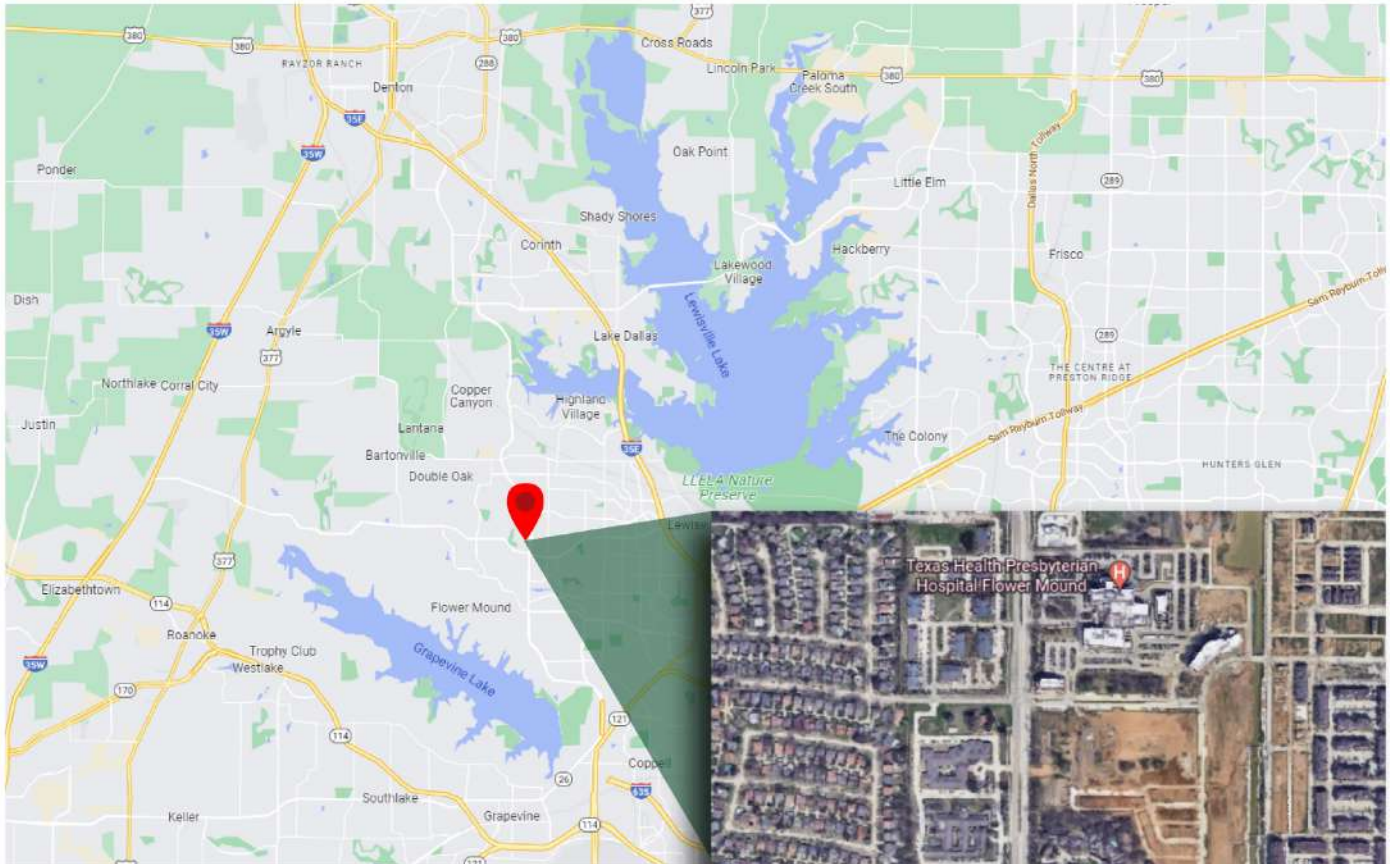
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MAPS

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DRIVE TIME

Texas Health Presbyterian	2 Minutes
Riverwalk Flower Mound	3 Minutes
Flower Mound City Center	9 Minutes
Interstate 35 E	11 Minutes
Highland Village	12 Minutes
Lewisville	13 Minutes
DFW International Airport	16 Minutes
Grapevine	17 Minutes
Denton	27 Minutes

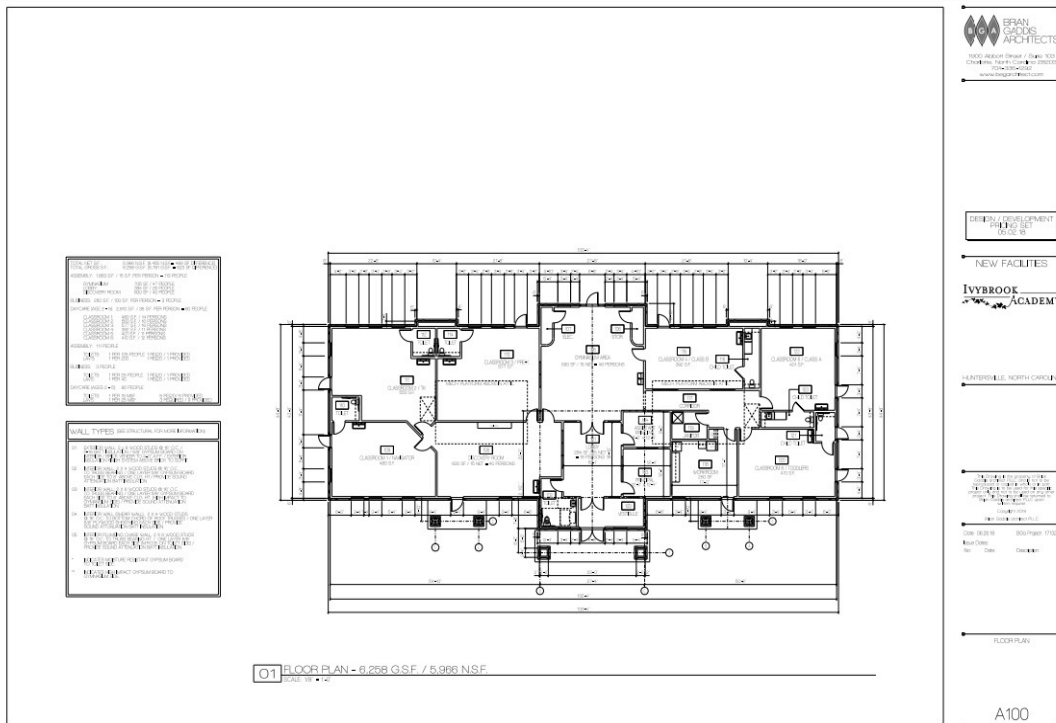
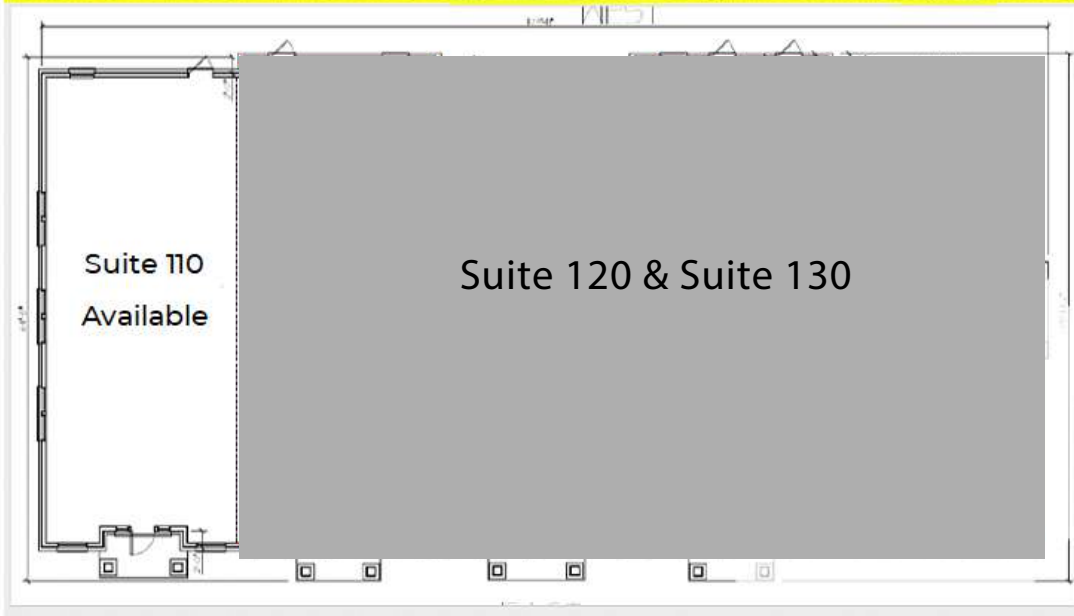
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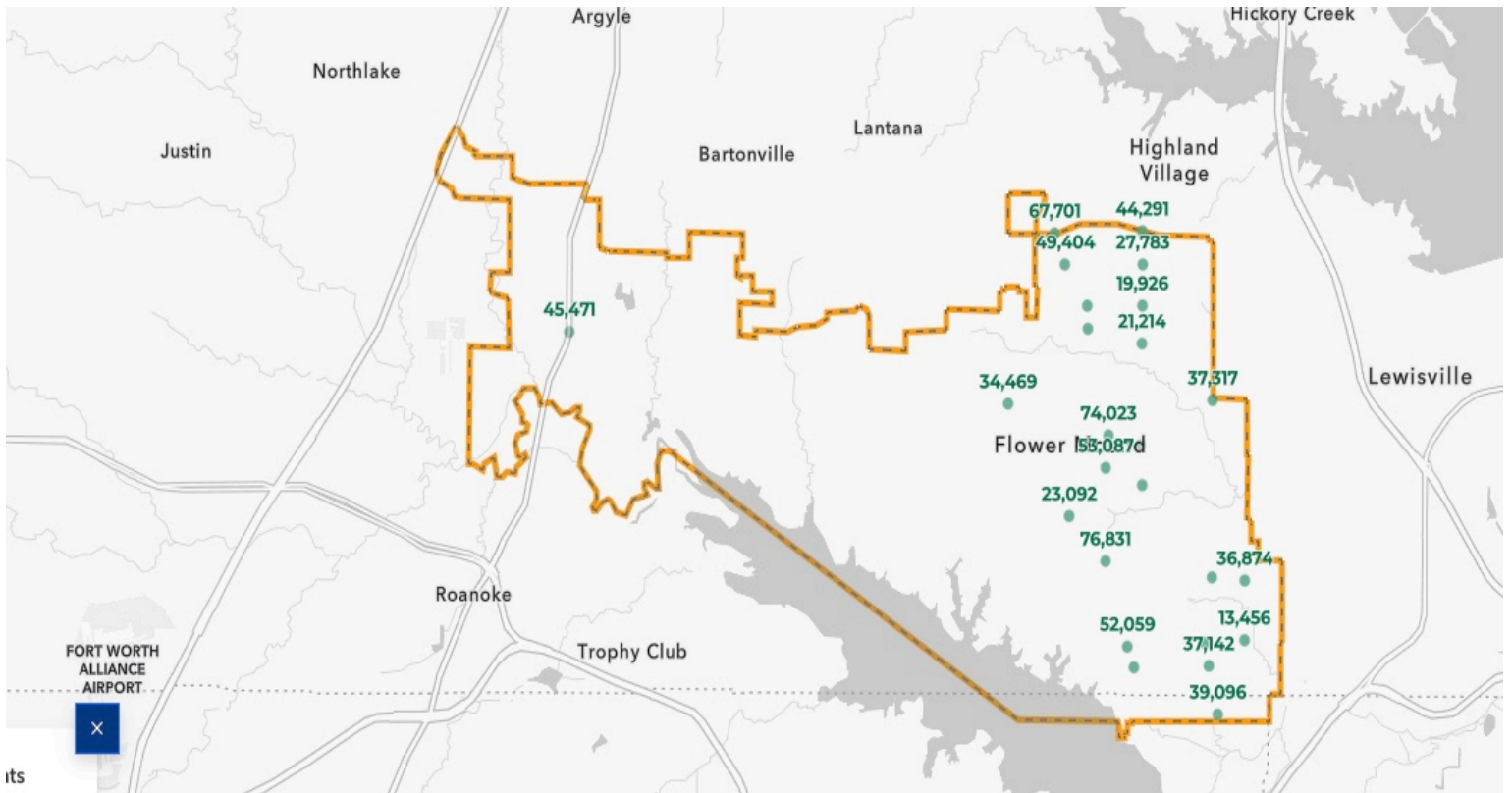
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TRAFFIC COUNTS

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PROPERTY SUMMARY

PROPERTY:	Prairie Plaza
LOCATION:	3901-3921 Long Prairie Road, Flower Mound, TX 75028
CONCEPTUAL VIDEO:	Conceptual Video Fly-Over
TYPE:	Retail / Office / Medical Office Development
ZONING:	O – Commercial
AVAILABILITY:	+/- 1478 SF. – shell condition
POTENTIAL USE:	Medical Office / Retail / Professional Office / Salon / Spa
ALLOWED USES:	Click Link To View
DELIVERY DATE:	Immediately
LAND:	Entire Office/Retail development is 5 acres.
LANDLORD WORK:	Landlord will install the Needed HVAC for the space in addition to Tenant Improvement Allowance.
FRONTAGE/ACCESS:	Long Prairie Road (FM 2499)
VISIBILITY:	Highly visible over 80,000 vehicles per day
UTILITIES:	Each space is separately metered
TAXES:	Tax Parcel IS#: R7264 (DCAD)
LEASE RATE:	3917 \$18/SF + NNN
TERMS:	Negotiable
LISTED:	LoopNet, CoStar, many websites
COMMENTS:	Located at the busiest intersection in Flower Mound, TX, just north of the FM 1171 and fronting FM 2499. This intersection sees over 80K vehicles per day. The site is directly across the street from Market Street Grocery and the new Flower Mound Riverwalk, and less than one-half mile from the new Presbyterian Hospital. Key tenants are a dental office, veterinary services and medical professionals related to the hospital and professional services such as real estate, attorneys and executive office tenants.
CONTACT:	Jim Hanking 940-400-STAG jim@stagcre.com

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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