

4370 MEDICAL ARTS DRIVE  
FLOWER MOUND, TX 75028



# River Walk

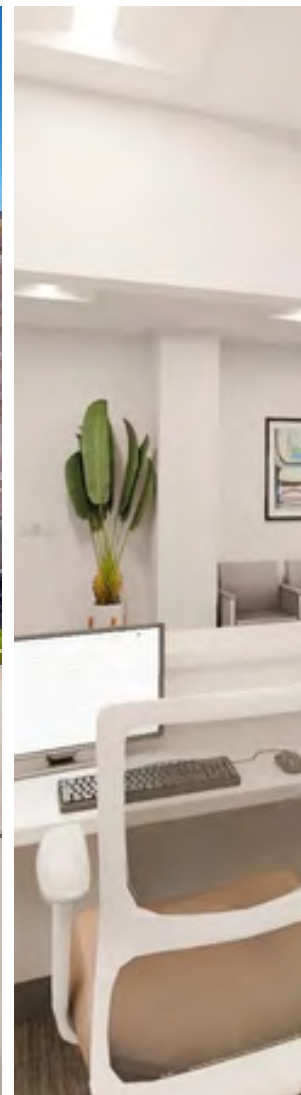
## MEDICAL PARK I & III



For Lease

OWNED & MANAGED BY

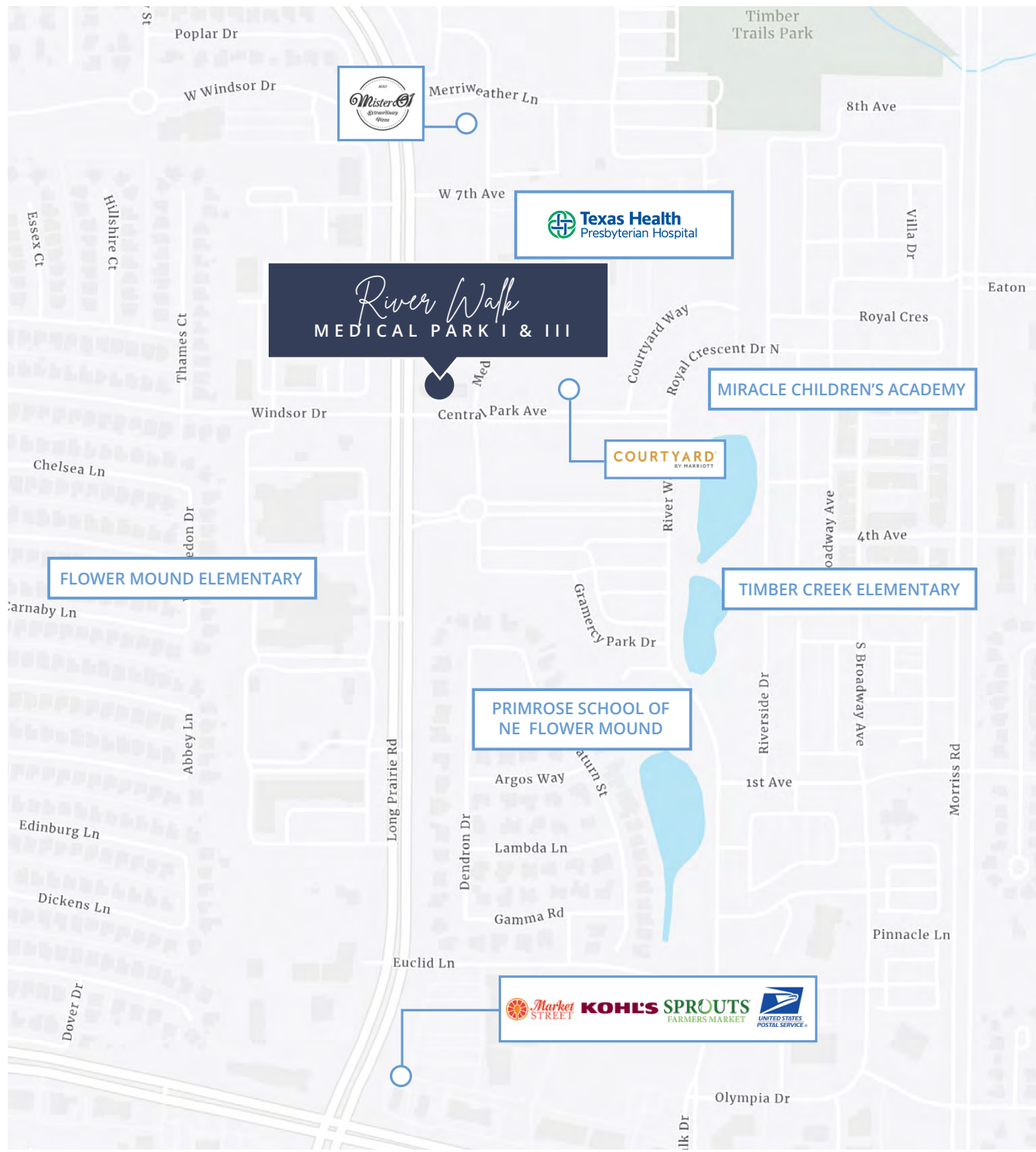
**Well  
tower**



# Property OVERVIEW

**River Walk I and III** offer upscale, freshly renovated medical suites fit to elevate your practice in Flower Mound. With **move-in-ready spec suites**, upscale amenities, and easy accessibility, doctors can best serve their patients and practice goals.





## Current Tenants Include

Pediatrics | Obstetrics | Oncology | Heart & Vascular Specialists

...and more

# Property HIGHLIGHTS



Medical Office Suites  
Including Recently  
**Renovated Spec Suites**



Conveniently Located on the  
**Texas Health Presbyterian  
Hospital** Flower Mound Campus



**Competitive** Lease Rates



Synergistic Mix of Clinical  
Specialties Affords **Referral  
Opportunities** Among Tenant



Owned and Managed  
by **Welltower**



LOCATED  
NEAR MANY  
AMENITIES  
INCLUDING

---

**KOHL'S**

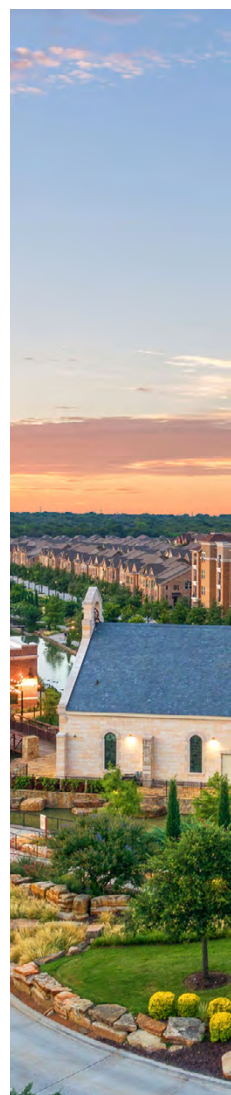
**SPROUTS**  
FARMERS MARKET





*Market*  
STREET

**la Madeleine**  
FRENCH BAKERY & CAFÉ



## Area OVERVIEW

Centrally located in North Texas near the Dallas-Fort Worth Metroplex, Flower Mound is a family-oriented community celebrated for its small-town charm and dynamic economic development. Offering quick access to Dallas, Fort Worth, DFW International Airport, and various recreational activities, Flower Mound has become a premier destination to live, work, and play. The town's vision is to preserve its unique country atmosphere, heritage, and high quality of life while fostering growth

and innovation. The town's namesake, The Flower Mound, stands as a testament to its rich natural history, rising 650 feet above sea level and showcasing over 175 species of wildflowers thanks to early conservation efforts. Rooted in the Blackland Prairie ecosystem, Flower Mound thrives as a vibrant and picturesque community that blends history, nature, and modern living.



# Area DEMOGRAPHICS

Population .....

12,564

1-mile

98,587

3-mile

Household Income .....

\$164,484

1-mile

\$173,618

3-mile

Total Households .....

4,928

1-mile

34,493

3-mile

Daytime Employment .....

21,223

1-mile

98,365

3-mile

# Get In Touch

## Tanya Hart

Executive Vice President  
+1 214 725 9127  
tanya.hart@colliers.com

## Allison Frizzo

Senior Vice President  
+1 214 499 5101  
allison.frizzo@colliers.com

## Lauren Jahner

Senior Associate  
+1 214 217 4650  
lauren.jahner@colliers.com

## Colliers

1717 McKinney Ave., Suite 900  
Dallas, TX 75202  
colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International North Texas, LLC.