



OFFICE/MEDICAL FOR SALE

3601 Yucca Drive | Flower Mound, TX 75028



PROPERTY HIGHLIGHTS

Monterrey Office Park offers a unique opportunity to acquire a fully finished office building and the last remaining pad site in this established office park. The property is ideally suited for professional or medical office users seeking visibility, access, and long-term growth in Flower Mound.

PRICE

\$1,870,640.00 - includes building with 1000 sf tenant and ready-to-build pad site

SIZE

Building 4,782 SF
Pad Site 21,802 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

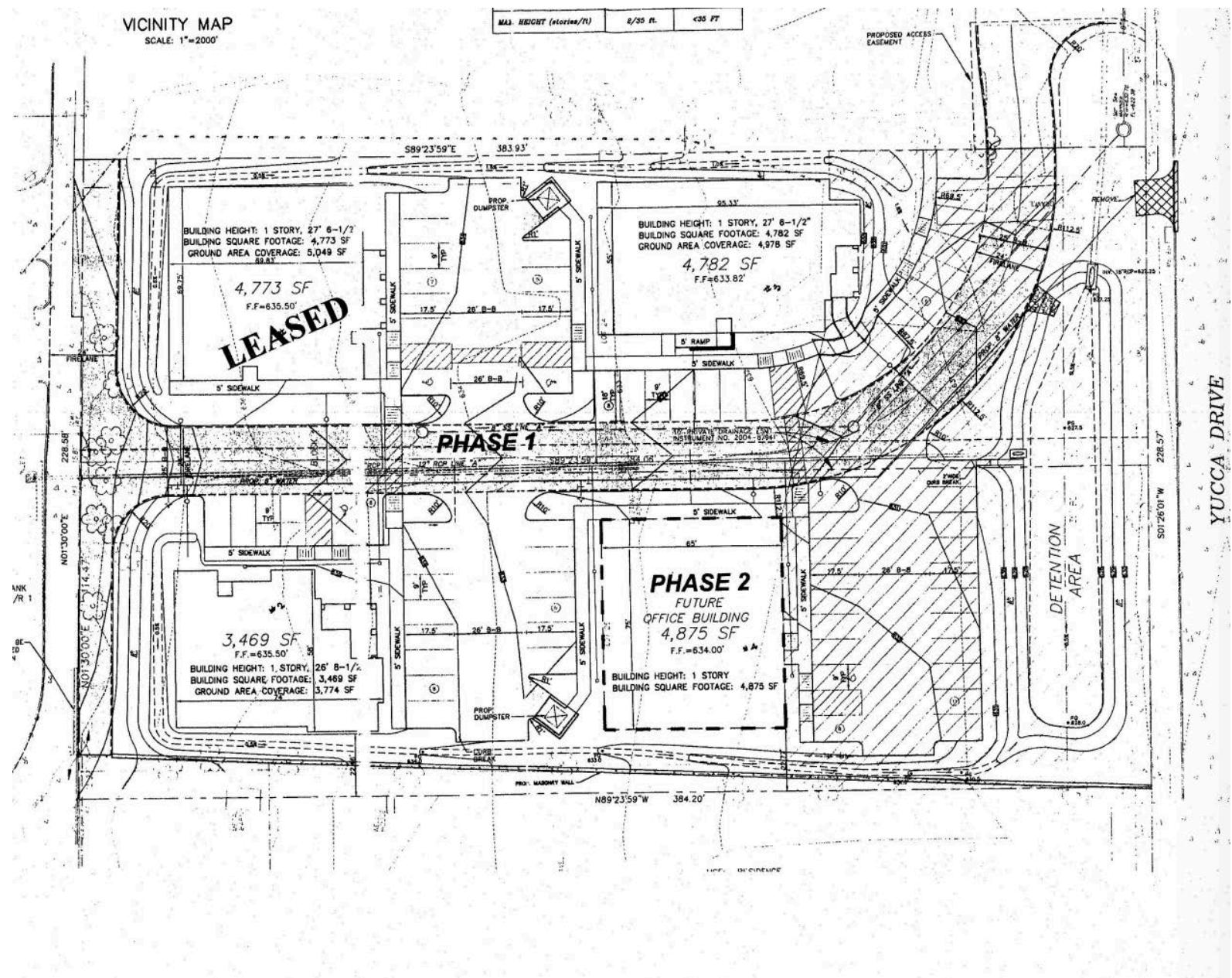
jim@stagcre.com | (940) 400-STAG

SITEPLAN

3601 Yucca Drive | Flower Mound, TX 75028



STAG
COMMERCIAL



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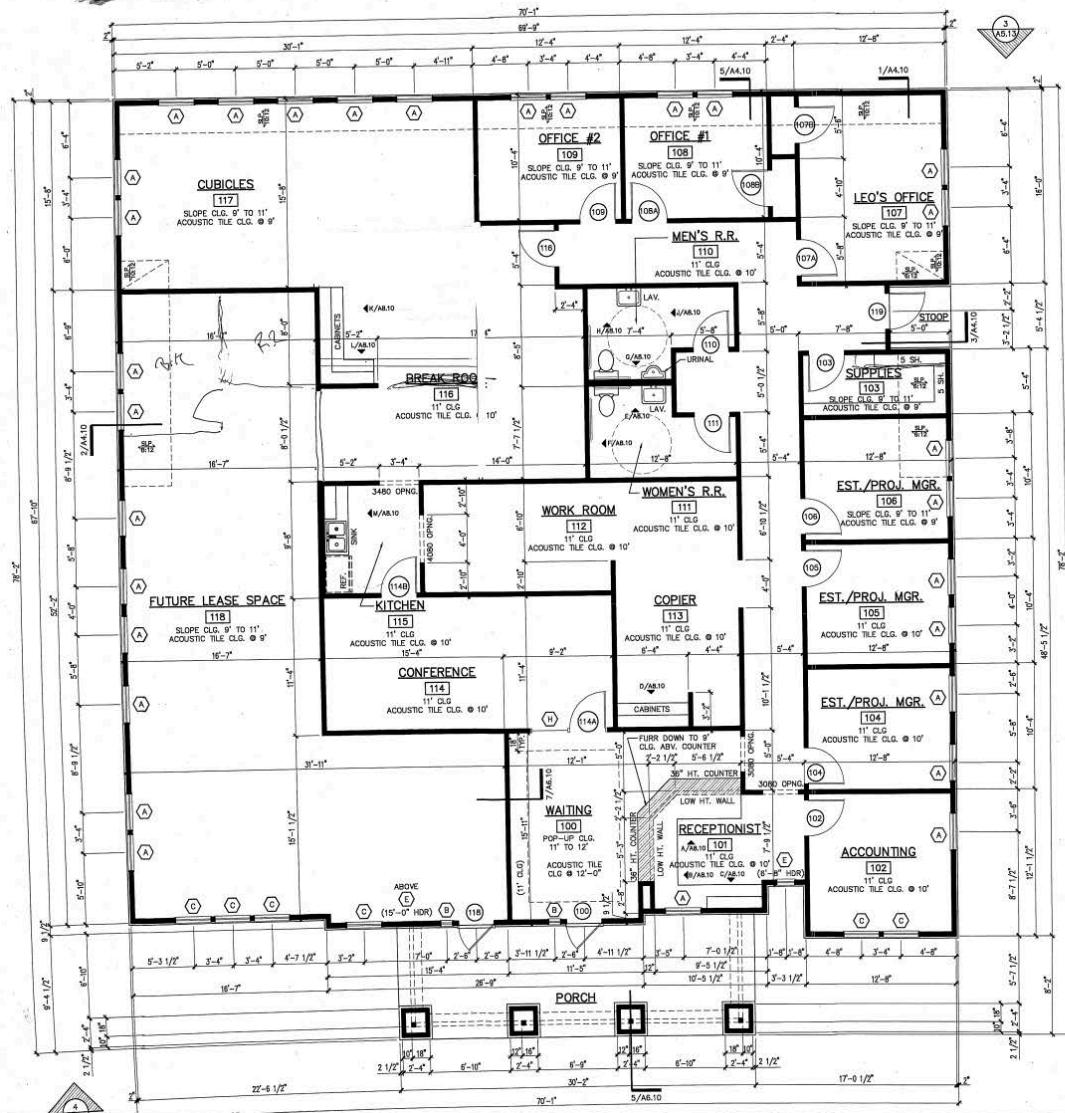
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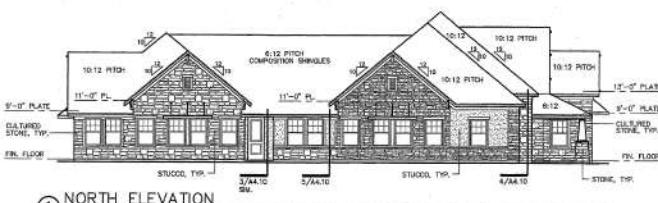
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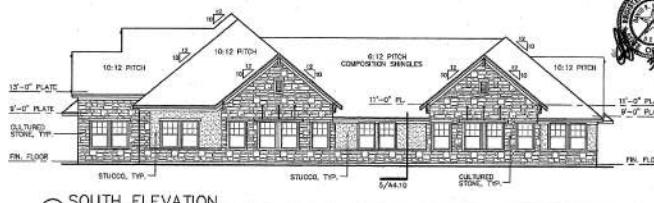
ELEVATIONS

3601 Yucca Drive | Flower Mound, TX 75028



① NORTH ELEVATION

1 SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION

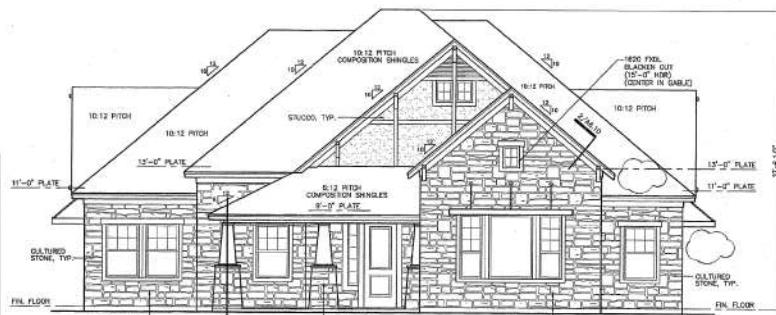
2

MATERIAL PERCENTAGES		
	STONE	STUCCO
EAST ELEVATION	85%	15%
NORTH ELEVATION	93%	7%
WEST ELEVATION	83%	17%
SOUTH ELEVATION	88%	12%
TOTAL	88%	12%



3 WEST ELEVATION 2/14/10

③ WES



④ 3601 YUCCA DRIVE - BUILDING 1 - EAST ELEVATION

4 300
2021



A5.12

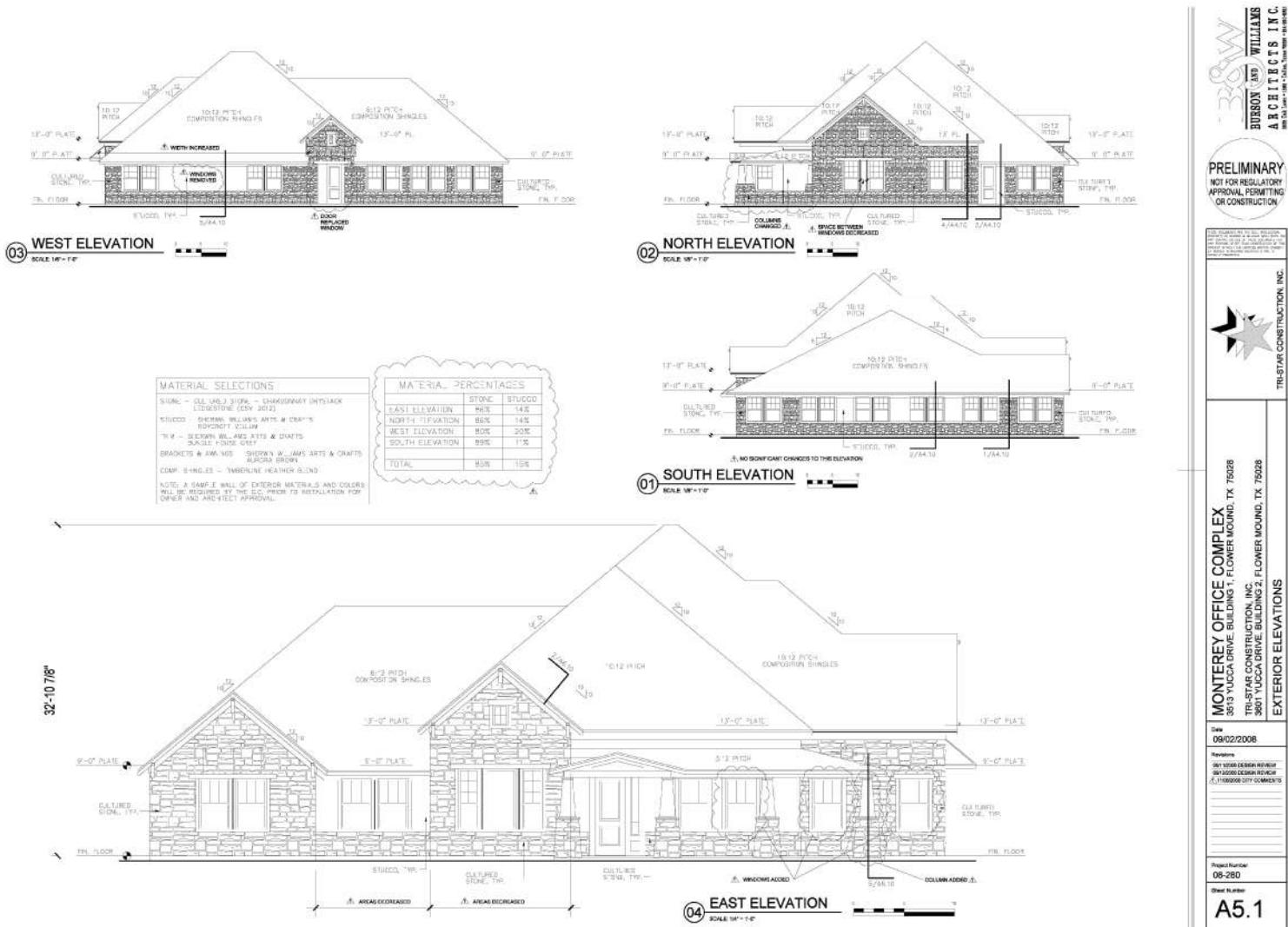
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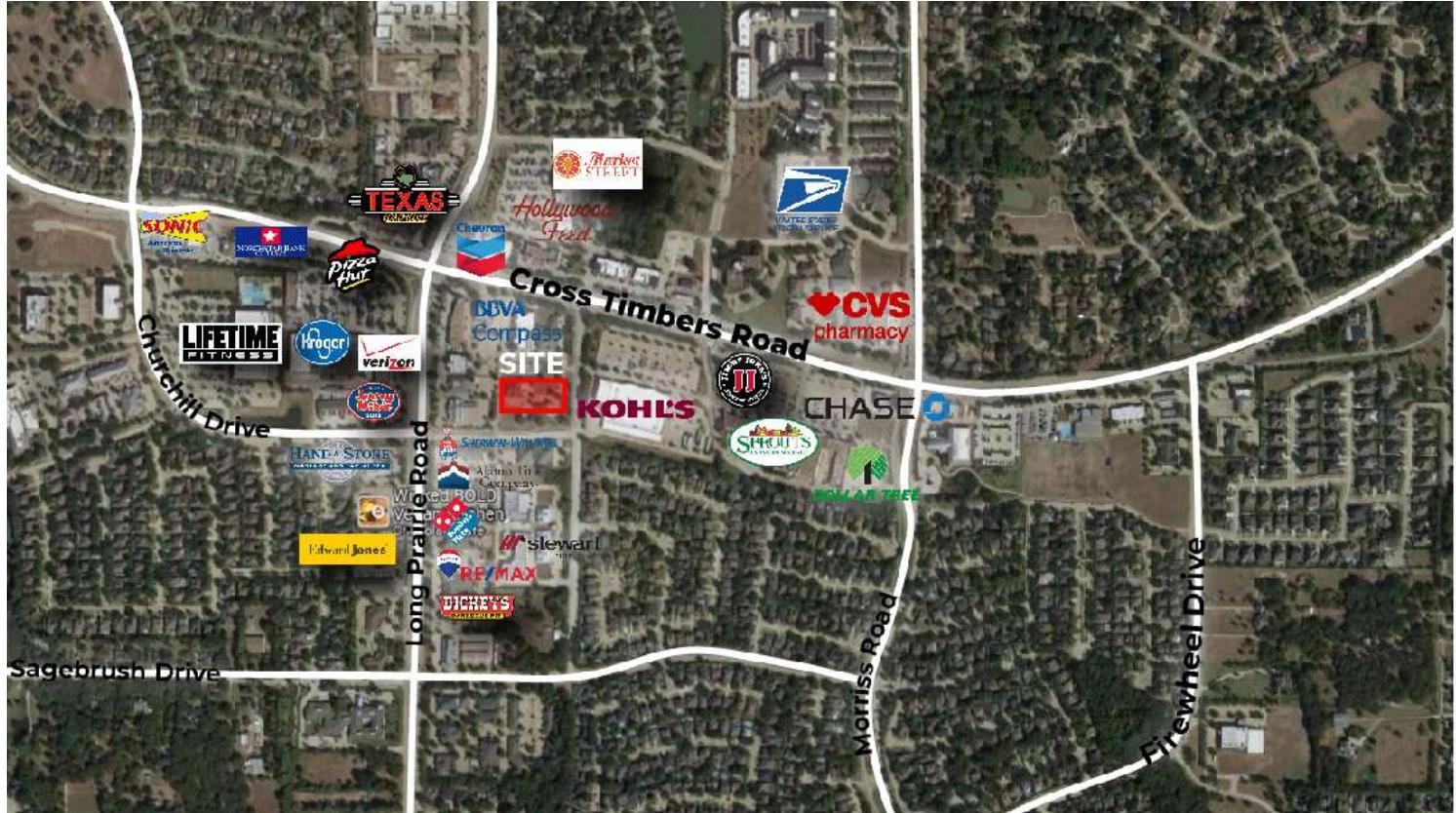
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SITE

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Local National Credit Tenants

Alamo Title	Jersey Mike's	Riverwalk Flower Mound
BBVA	Jimmy John's	Schlotzsky'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	

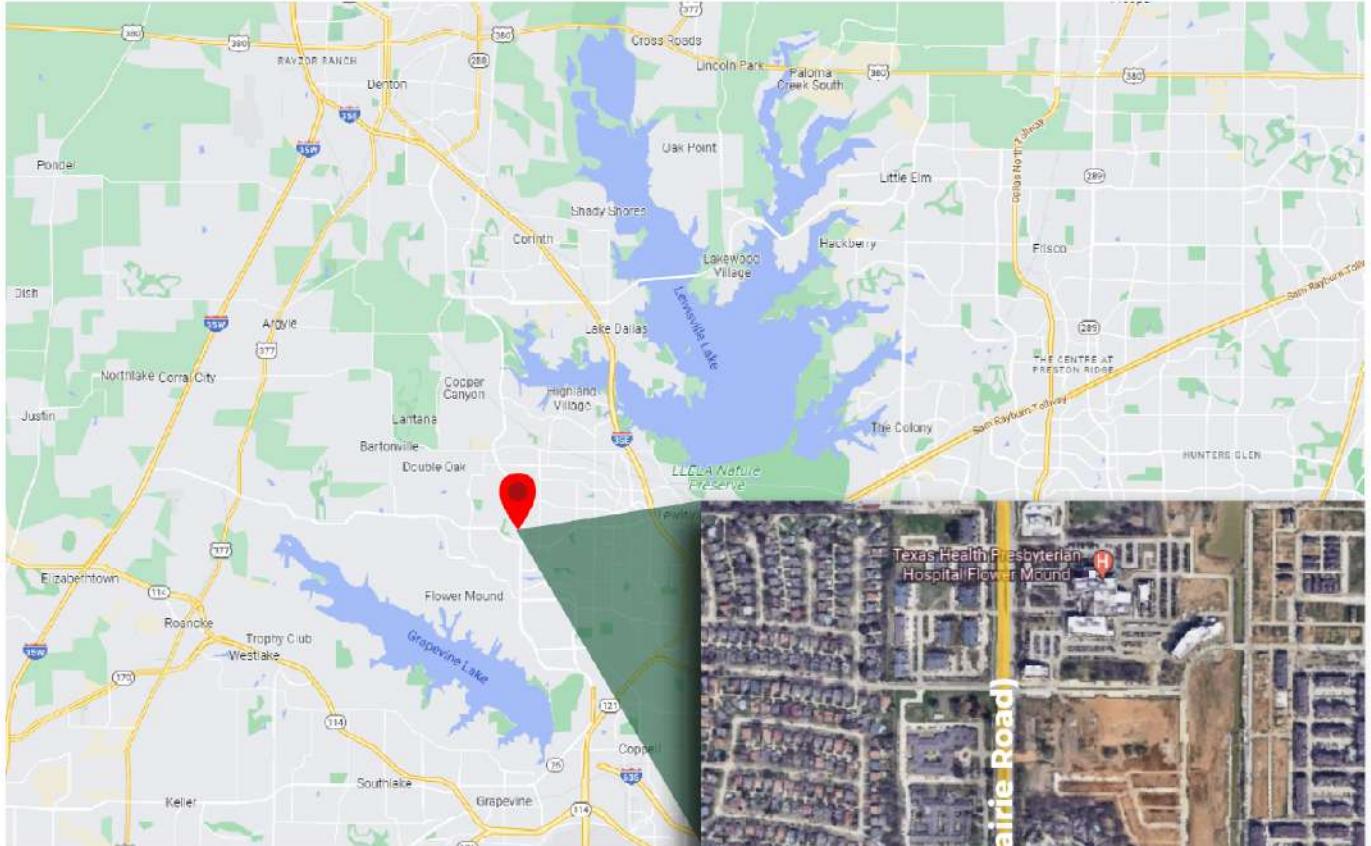
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MAPS

3601 Yucca Drive | Flower Mound, TX 75028



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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MONTERREY OFFICE PARK

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Property Overview

Monterrey Office Park offers a unique opportunity to acquire a fully finished office building and the **last remaining pad site** in this established office park. The property is ideally suited for professional or medical office users seeking visibility, access, and long-term growth in Flower Mound.

Offering Details

- **Office Building:** 4,791 SF | Asking **\$300/SF**
- **Available Space:** 3,791 SF for owner-user
- **Existing Tenant:** 1,000 SF (October 2025: **5-Year renewal** is \$24,500/year with \$500 annual increases)
- **Owner will leave or Lease back:** negotiable terms
- **Pad Site:** ±21,802 SF | Asking **\$20/SF**
- **Proposed Building:** ±4,875 SF General or Medical Office

Zoning & Utilities

- **Zoning:** Office
- **Utilities:** All utilities on site
- **Pad Site:** Parking, Landscaping and Lighting already installed
- **Tax Parcel ID:** 4778

Location & Access

- Frontage on recently improved **Yucca Drive**
- Additional frontage on newly extended **Churchill Drive**
- Excellent access just south of **FM 1171**
- Highly visible location across from **Kohl's Department Store**
- Two blocks south of **Riverwalk Central Park**, a major mixed-use development

Investment Highlights

- Fully developed, build-ready pad site
- Last pad available in Monterrey Office Park
- Strong owner-user or investment flexibility
- High-growth Flower Mound submarket with strong retail and residential demand



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	