

Site Overview

2612 LONG PRAIRIE RD FLOWER MOUND TX 75022



Location

Site Address	2612 LONG PRAIRIE RD FLOWER MOUND TX 75022	Parcel No.	R211407
Legal Information	CHAPARRAL COVE LOT 7R		

Owner

Owner Name	JANI COMPANIES LLC	Owner Address	2612 LONG PRAIRIE RD STE C FLOWER MOUND TX 75022
Owner Vesting Code	LC		

Site Information

Land Use Category	COMMERCIAL	Land Use Description	COMMERCIAL
Zoning (Assessor)	--	Acres (Assessor)	1.19
Acres (Calculated)	1.25	Lot SF (Assessor)	51,836
Lot SF (Calculated)	54,611		

Last Market Sale

Sale Price	\$0	Sale Date	2017/11/30 00:00:00
Seller Name	CALATLANTIC HOMES OF TEXAS INC,	Deed Type	GRANT DEED/DEED OF TRUST
		Loan Amount	\$242,700

Value and Tax

Total Assd. Value	\$1,380,000	Land Value	\$466,524
Improvement Value	\$1,083,757	Improvement %	78.53%
Property Tax	\$21,138	Tax Year	2025

Property Characteristics

Building Area	9,880 SF	No. of Units	--
No. of Stories	1	Year Built	2000

Foreclosure Details

Stage	--	Document Type	--
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Hazards

Flood Zone	AE	Wetland	R4SBC
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School Details

School District(s)	Lewisville Independent School District
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Property Detail Report

2612 LONG PRAIRIE RD FLOWER MOUND TX 75022

Owner Information

Owner Name 1	JANI COMPANIES LLC	Owner Name 2	--
Mailing Address	2612 LONG PRAIRIE RD STE C	Owner Type	--
	FLOWER MOUND TX 75022	Vesting Code	LC
Vesting Code Desc	LIMITED LIABILITY COMPANY		

Location Information

Legal Description CHAPARRAL COVE LOT 7R			
County	DENTON	Parcel No. (APN)	R211407
FIPS Code	48121	Alternative APN	SL4057A-000000-0000-0007-
Census Trct/Blk	021725/2	Legal Book/Page	--
Twnshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	7R	School District	Lewisville Independent School District
Legal Block	--	Subdivision	CHAPARRAL COVE

Last Market Sale Information

Recording Date	2017/11/30 00:00:00	New Construction	--
Sale Date	2017/11/30 00:00:00	1st Mtg Amount	\$242,700
Sale Price	--	1st Mtg Type	UNKNOWN
Price Per SF	--	1st Mtg Doc. No.	2017-146876
Price Per Acre	--	Sale Doc. No.	2017-146875
Deed Type	GRANT DEED/DEED OF TRUST	Transfer Doc. No.	--
Sale Type	INSURED NON-RESIDENTIAL GRANT DEED	Seller Name	CALATLANTIC HOMES OF TEXAS INC,
Title Company	ALAMO TITLE FLOWER MOUND	Lender	SOUTHWEST BANK

Last Transfer of Ownership

Recording Date	--	Book Number	--
Doc. Number	--	Page Number	--
Doc. Type	--		

Prior Sale Information

Recording Date	11/07/2017	Sale Type	INSURED NON-RESIDENTIAL GRANT DEED
Sale Date	11/07/2017	Transfer Doc. No.	2017-137597
Sale Price	--	New Construction	--
Sale Doc. No.	2017-137597	Title Company	NONE AVAILABLE
Seller Name	CALATLANTIC HOMES OF TEXAS INC,	Lender	--

Property Characteristics

Building Area	9,880 SF	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	1	Bathrooms	--
Year Built	2000	Basement	--
Condition	--	Basement Area	--
Construction	WOOD	Heat Type	CENTRAL
Roof Type	--	Air Cond. Type	CENTRAL
Roof Material	COMPOSITION SHINGLE	Fireplace	--
Parking Spaces	36		

Site Information

Zoning	--	Assessor Acreage	1.19
County Use Code	F1	Calculated Acreage	1.25
County Use Code Desc.	REAL, COMMERCIAL	Assessed Lot SF	51,836
Land Use Code	2000	Calculated Lot SF	54,611
Land Use Desc.	COMMERCIAL (GENERAL)	Assessor Lot W/D	0 / 0
Land Use Category	COMMERCIAL (RETAIL)	Topography	--

Tax and Value Information

Tax Year	2025	Improvement Value	\$1,083,757
Property Tax	\$21,138	Improvement %	78.53%
Tax Rate Code	C07 G01 S09	Market Value Year	2025
Tax Exemption	--	Total Market Value	\$1,550,281
Assessed Year	2025	Land Market Value	466524
Assessed Value	\$1,380,000	Market Imprv. Value	1083757
Land Value	\$466,524	AVM Value	--

Hazard Information

Flood Zone	AE	Flood Panel	48121C0540G
Flood Panel Date	04/18/2011	Wetland Type	Riverine
Wetland Classification	R4SBC		

Transaction History Report

2612 LONG PRAIRIE RD FLOWER MOUND TX 75022

Sale

Sale Date :	2017/11/02 00:00:00	Sale Price :	--
Sale Recording Date :	2017/11/07 00:00:00	Sale Price Type :	--
Recording Doc No :	2017-137597	Split Sale :	--
Document Type :	WARRANTY DEED/DEED OF TRUST	Title Company :	--
	--	Buyer :	LINGENFELTER CUSTOM HOMES LLC
		Seller :	CALATLANTIC HOMES OF TEXAS INC

Sale

Sale Date :	2017/11/27 00:00:00	Sale Price :	--
Sale Recording Date :	2017/11/30 00:00:00	Sale Price Type :	--
Recording Doc No :	2017-146875	Split Sale :	--
Document Type :	GRANT DEED/DEED OF TRUST	Title Company :	ALAMO TITLE FLOWER MOUND
Buyer :	LINGENFELTER CUSTOM HOMES LLC		--
		Seller :	CALATLANTIC HOMES OF TEXAS INC

Finance #1

Mtg Recording Date :	2017/11/30 00:00:00	Mtg Loan Amount :	\$242,700
Mtg Document No :	2017-146876	Mtg Loan Type :	UNKNOWN
Document Type :	GRANT DEED/DEED OF TRUST	Mtg Rate Type :	--
Lender :	SOUTHWEST BANK		

Finance #3

Mtg Recording Date :	2017/11/30 00:00:00	Mtg Loan Amount :	\$1
Mtg Document No :	--	Mtg Loan Type :	UNKNOWN
Document Type :	GRANT DEED/DEED OF TRUST	Mtg Rate Type :	--
Lender :	--		

Finance Standalone

Mtg Recording Date :	2003/11/05 00:00:00	Mtg Loan Amount :	\$880,000
Mtg Document No :	--	Mtg Loan Type :	UNKNOWN
Document Type :	DEED OF TRUST	Mtg Rate Type :	--
Lender :	THE FROST NATIONAL BANK		

Sale

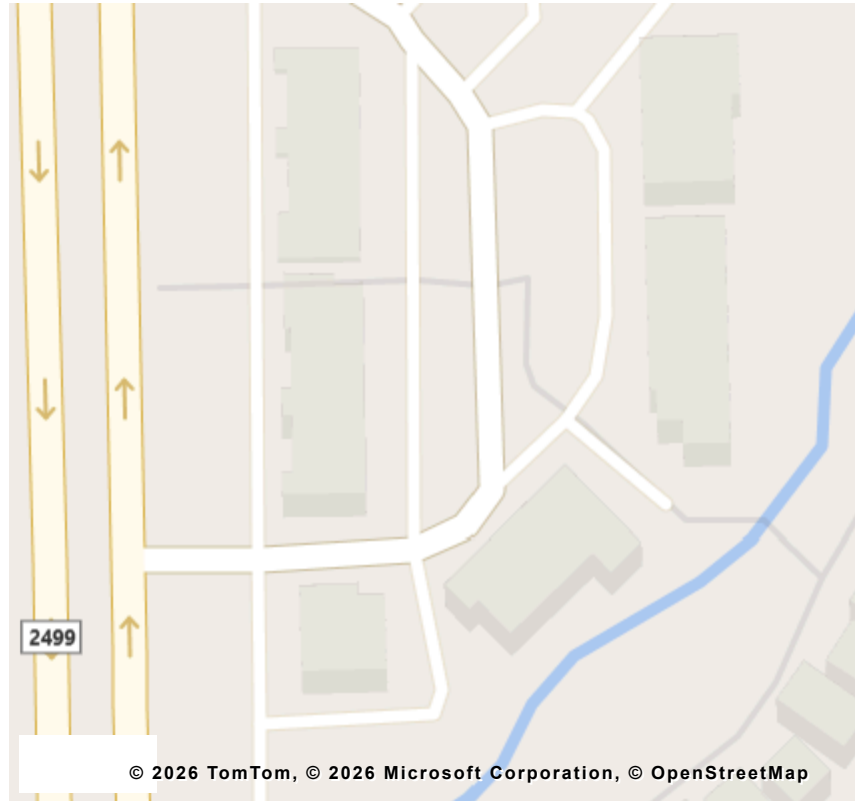
Sale Date :	2001/10/26 00:00:00	Sale Price :	--
Sale Recording Date :	2001/10/30 00:00:00	Sale Price Type :	--
Recording Doc No :	01-R0115572	Split Sale :	--
Document Type :	GRANT DEED/DEED OF TRUST	Title Company :	--
Buyer :	JANI COMPANIES LLC		--
Seller :	CHAPARRAL PARTNERS I LTD		

Finance #1

Mtg Recording Date :	2001/10/30 00:00:00	Mtg Loan Amount :	\$840,000
Mtg Document No :	01-R0115573	Mtg Loan Type :	--
Document Type :	GRANT DEED/DEED OF TRUST	Mtg Rate Type :	--
Lender :	BANK OF AMERICA		

Bird's Eye Map View

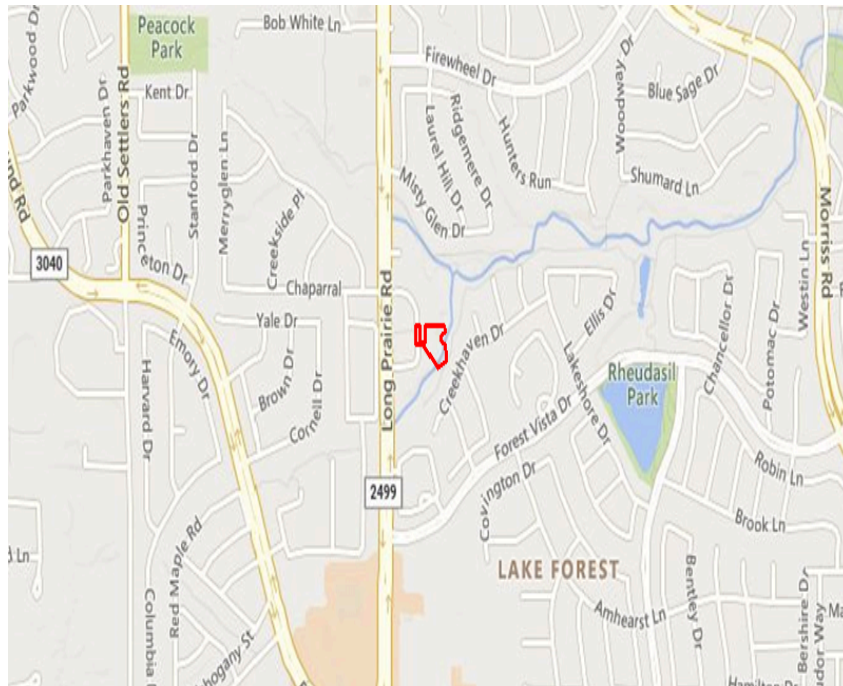
2612 LONG PRAIRIE RD FLOWER MOUND TX 75022



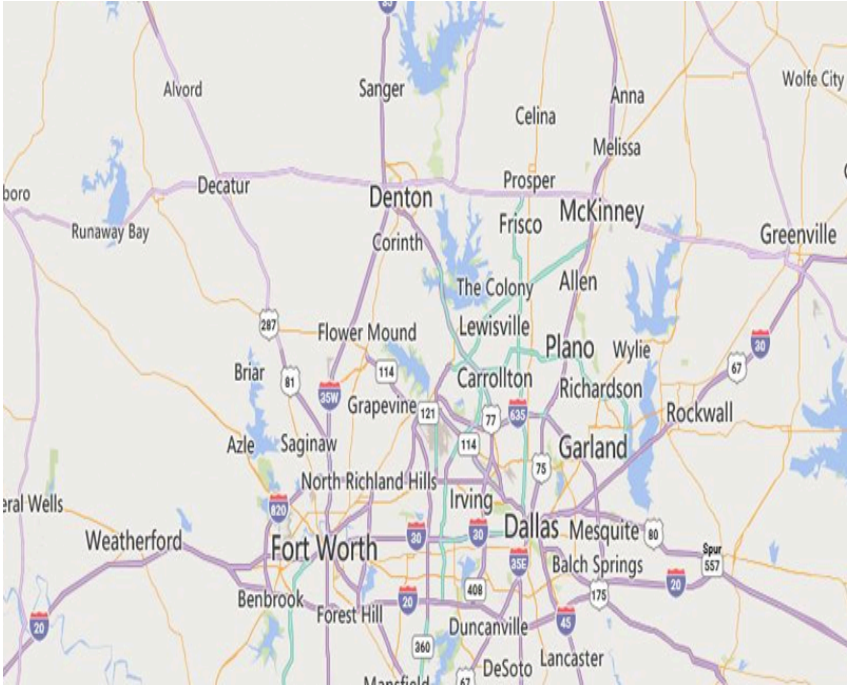
Neighborhood & Regional Map

2612 LONG PRAIRIE RD FLOWER MOUND TX 75022

Neighborhood

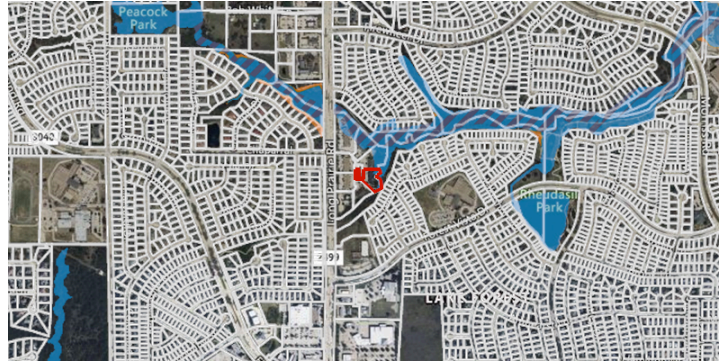


Regional



Flood Map Report

2612 LONG PRAIRIE RD FLOWER MOUND TX 75022

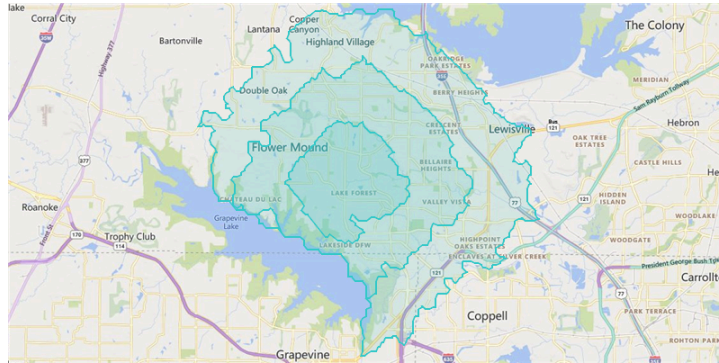


Legend

- Flood Zone**
-  Floodway
 -  1% Annual Chance Flood Hazard (100-Year)
 -  0.2% Annual Chance Flood Hazard (500-Year)
-

Demographics

2612 LONG PRAIRIE RD FLOWER MOUND TX 75022



Area and Density

	5 Minutes	10 Minutes	15 Minutes
Area (Square Miles)	10.12	30.62	64.75
Density(Population Per Square Mile)	3,833	3,826	3,217

General Population Characteristics

	5 Minutes	10 Minutes	15 Minutes
Male	19,786	59,464	104,884
Female	19,021	57,695	103,405
Density	3,833	3,826	3,217
Urban	38,807	117,159	208,135
Rural	--	--	154

Population By Year

	5 Minutes	10 Minutes	15 Minutes
Population (2000)	27,124	79,308	132,823
Population (2010)	32,030	94,873	167,368
Population (2020)	34,624	104,849	186,571
Population (Current)	38,807	117,159	208,289
Population (5 Yr. Forecast)	42,259	127,580	226,566
Percent Growth (Current Yr./Previous Yr.)	12.11%	11.68%	11.37%
Percent Forecast (5 Yr. Forecast/Current Yr.)	8.92%	8.9%	8.61%

Population By Age

	5 Minutes	10 Minutes	15 Minutes
Median Age	43	41	39
Aged 0 to 5	2,049	7,108	13,573
Aged 6 to 11	3,259	9,625	16,736
Aged 12 to 17	4,189	11,163	18,766
Aged 18 to 24	2,597	9,238	17,381
Aged 25 to 34	3,165	12,107	27,810
Aged 35 to 44	5,234	17,532	31,293
Aged 45 to 54	7,519	19,900	32,278
Aged 55 to 64	6,369	16,545	26,579
Aged 65 to 74	3,052	8,868	14,893
Aged 75 to 84	935	3,361	5,891
Aged 85+	439	1,712	3,089
Total Population	38,807	117,159	208,289

Population By Race

	5 Minutes	10 Minutes	15 Minutes
White Alone	24,819	65,741	109,269
Black Alone	1,606	7,367	20,959
Asian Alone	6,388	18,719	26,804
Native American and Alaska Native Alone	191	924	1,816
Other Race Alone	1,066	8,255	18,800
Two or More Races	4,737	16,153	30,641

Population By Ethnicity

	5 Minutes	10 Minutes	15 Minutes
Hispanic	4,088	21,041	44,394
White Non-Hispanic	23,808	61,391	100,690

General Income Characteristics

	5 Minutes	10 Minutes	15 Minutes
Median Household Income	\$147,168	\$127,855	\$113,473
Total Household Income	\$2,318,615,692	\$6,347,402,957	\$10,628,863,093
Average Household Income	\$171,457	\$152,648	\$136,372
Per Capita Income	\$59,747	\$54,178	\$51,029
Avg Family Income	\$185,836	\$169,610	\$150,241
Family Income, Per Capita	\$58,103	\$52,555	\$46,582

Families by Income

	5 Minutes	10 Minutes	15 Minutes
Family High Income Avg	\$349,373	\$410,956	\$392,865
Under \$15,000	207	646	1,205
\$15,000 - \$24,999	169	518	1,474
\$25,000 - \$34,999	124	948	2,043
\$35,000 - \$49,999	414	1,722	4,003
\$50,000 - \$74,999	781	3,313	6,980
\$75,000 - \$99,999	1,082	3,443	6,643
\$100K - \$125K	1,265	3,833	6,293
\$125K - \$150K	1,262	3,263	5,106
\$150K - \$200K	2,214	5,895	9,175
Over \$200K	3,638	8,751	12,979

General Household Characteristics

	5 Minutes	10 Minutes	15 Minutes
Households (Current)	13,523	41,582	77,940
Families	11,156	32,332	55,901
Average Size of Household	2.88	2.84	2.76
Median Age of Householder	52	51	49
Median Value Owner Occupied	\$465,272	\$417,201	\$371,189
Median Rent	\$1,719	\$1,534	\$1,440
Median Vehicles Per Household	3	2	2
Housing Units	13,897	42,959	81,350
Owner Occupied Units	10,933	31,159	48,566
Renter Occupied Units	2,590	10,423	29,374
Vacant Units	374	1,377	3,410

Households by Income

	5 Minutes	10 Minutes	15 Minutes
Under \$15,000	334	1,215	2,590
\$15,000 - \$24,999	290	1,250	3,088
\$25,000 - \$34,999	284	1,795	3,953
\$35,000 - \$49,999	772	3,118	7,376
\$50,000 - \$74,999	1,295	5,512	12,556
\$75,000 - \$99,999	1,510	4,881	9,867
\$100K - \$125K	1,504	4,559	8,152
\$125K - \$150K	1,356	3,613	6,219
\$150K - \$200K	2,353	6,397	10,256
Over \$200K	3,825	9,242	13,883
Total Households	13,523	41,582	77,940

Households by Rent Value

	5 Minutes	10 Minutes	15 Minutes
Under \$250	--	10	65
\$250-\$499	--	47	127
\$500-\$749	6	103	422
\$750-\$999	35	596	2,618
\$1,000-\$1,249	238	2,180	7,874
\$1,250-\$1,499	364	2,282	6,037
\$1,500-\$1,999	1,086	2,870	7,964
Over \$2,000	839	2,230	3,849
Total Renter Occupied Units	2,590	10,423	29,374

Households by Year Built

	5 Minutes	10 Minutes	15 Minutes
Median Year Built	1998	1995	1995
Built 2010 or Later	5,355	15,136	28,647
Built 2000 to 2009	1,569	5,101	11,005
Built 1990 to 1999	4,818	11,346	18,728
Built 1980 to 1989	1,793	7,252	14,416
Built 1970 to 1979	188	3,196	5,701
Built 1960 to 1969	70	528	1,494
Built 1950 to 1959	63	221	937
Built 1940 to 1949	13	78	151
Built 1939 or Earlier	28	101	271
Total Households (2000)	8,661	26,321	46,385
Total Households (2010)	10,383	31,976	60,148
Total Households (2020)	11,749	36,249	68,082
Total Households (Current)	13,523	41,582	77,940
Total Households (5 Yr. Forecast)	14,874	45,734	85,583
Percent Growth (Current Yr./Previous Yr.)	15.19%	14.72%	14.29%
Percent Forecast (5 Yr. Forecast/Current Yr.)	10.01%	9.99%	9.68%

Households by Inhabitants

	5 Minutes	10 Minutes	15 Minutes
Median Size	3.08	3.03	2.89
1 Person	1,950	7,715	18,218
2 Person	5,038	13,771	25,146
3 Person	2,489	7,453	13,320
4 Person	2,710	8,281	13,406
5 Person	1,045	2,945	5,040
6 Person	249	1,127	2,164
7 or More Person	42	290	646
Total Households	13,523	41,582	77,940

Employment By Place Of Business

	5 Minutes	10 Minutes	15 Minutes
Total Employees	12,583	46,177	81,828
Total Establishments	1,150	2,880	5,255

Employment Travel Time

	5 Minutes	10 Minutes	15 Minutes
Work at Home	3,951	10,329	17,400
Travel Time under 15min	3,808	11,109	21,896
Travel Time 15-29min	--	--	--
Travel Time 30-59min	6,333	18,687	32,882
Travel Time 60-89min	587	1,896	3,298
Travel Time over 90min	184	892	1,412
Population	38,807	117,159	208,289

Education Attainment Over 25

	5 Minutes	10 Minutes	15 Minutes
Less than High School	451	4,800	9,249
High School	2,645	11,905	23,130
Some College	3,753	13,085	26,012
Associate's Degree	1,876	5,981	10,279
Bachelor's Degree	12,000	29,764	50,347
Master's Degree	4,616	11,509	18,352
Professional Degree	654	1,702	2,636
Doctorate Degree	718	1,279	1,828
Total Population	38,807	117,159	208,289

Retail Sales

	5 Minutes	10 Minutes	15 Minutes
Motor Vehicles	\$97,215,000	\$1,172,330,000	\$1,218,021,000
Furniture and Home Furnishings	\$14,519,000	\$14,519,000	\$65,522,000
Electrical and Appliances	\$2,291,000	\$46,477,000	\$87,867,000
Building Materials and Garden	\$68,567,000	\$79,435,000	\$273,308,000
Food and Beverage	\$226,587,000	\$268,953,000	\$584,097,000
Health and Personal Care	\$74,680,000	\$74,680,000	\$119,454,000
Gasoline Stations	--	\$180,611,000	\$222,477,000
Clothing and Accessories	\$37,478,000	\$39,477,000	\$209,060,000
Sporting Goods	\$6,977,000	\$42,703,000	\$124,813,000
General Merchandise	--	\$71,883,000	\$907,383,000
Miscellaneous	\$918,000	\$35,418,000	\$107,526,000
Nonstore Purchases	\$179,469,000	\$183,829,000	\$390,934,000
Food Services	\$177,290,000	\$642,282,000	\$958,686,000
Total Retail Sales	\$885,991,000	\$2,852,597,000	\$5,269,148,000

Consumer Expenditures

	5 Minutes	10 Minutes	15 Minutes
Total Consumer Expenditures	\$1,252,312,000	\$3,597,643,000	\$6,264,184,000

Crime Information Index (Range 0-200, US Average = 100)

	5 Minutes	10 Minutes	15 Minutes
Murder Index	7	33	50
Forcible Rape Index	9	38	51
Forcible Robbery Index	38	56	68
Aggravated Assault Index	14	33	54
Burglary Index	19	33	56
Larceny Index	8	34	58
Motor Vehicle Theft Index	11	30	52
EASI Total Crime Index	5	28	49

Nearby Builder Sites

2612 LONG PRAIRIE RD FLOWER MOUND TX 75022

Nearby Builder Sites is not available at this time.

