



LEASE

3851 Long Prairie Rd

3851 LONG PRAIRIE RD

Flower Mound, TX 75028

PRESENTED BY:

SOPHIE UMBARGER

O: 940.381.2220

sophie.umbarger@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

PROPERTY SUMMARY



SOPHIE UMBARGER

O: 940.381.2220

sophie.umbarger@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

3851 LONG PRAIRIE RD | Flower Mound, TX 75028

PROPERTY DESCRIPTION

Available for lease is a retail/office suite within a stabilized, service-oriented center in a proven suburban market. Formerly occupied by Anabell's Brazilian Wax, the space is well-suited for medical, wellness, personal service, or professional office users. The property offers a functional layout, on-site parking, and a strong history of tenant retention.

PROPERTY HIGHLIGHTS

- Built-out reception area ideal for client-facing and service-based users
- 8 Individual Rooms/Offices
- Functional layout suited for medical, wellness, or professional services
- Located within a stabilized, service-oriented retail center

OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (NNN)
NUMBER OF UNITS:	6
AVAILABLE SF:	1,212 SF
BUILDING SIZE:	12,759 SF

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,212 SF	LEASE RATE:	\$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 180	Available	1,212 SF	NNN	\$30.00 SF/yr

SOPHIE UMBARGER

O: 940.381.2220

sophie.umbarger@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

SITE OVERVIEW



SOPHIE UMBARGER
O: 940.381.2220
sophie.umbarger@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

RETAILER MAP



SOPHIE UMBARGER

O: 940.381.2220

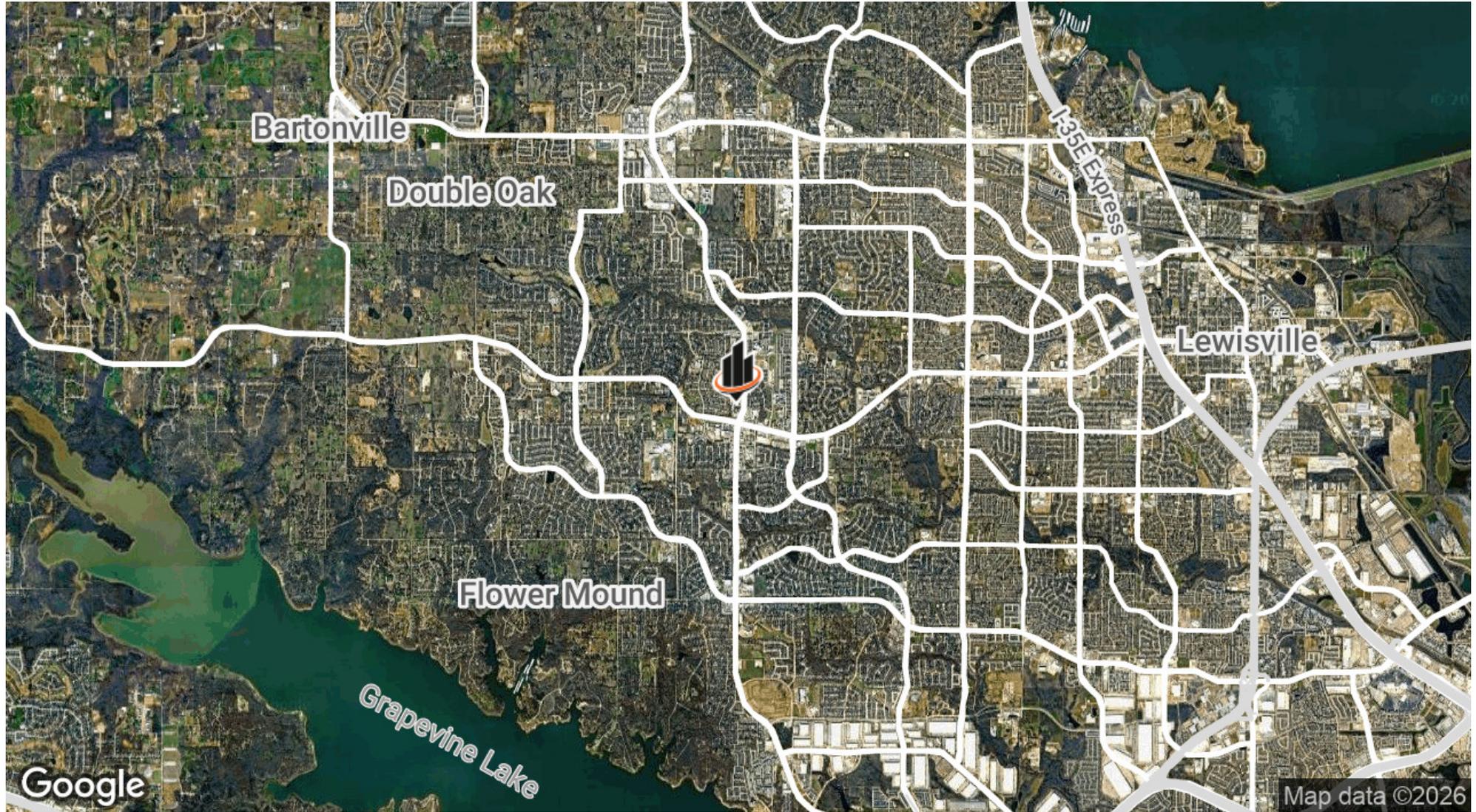
sophie.umbarger@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

LOCATION MAP



SOPHIE UMBARGER
O: 940.381.2220
sophie.umbarger@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

DEMOGRAPHICS MAP & REPORT

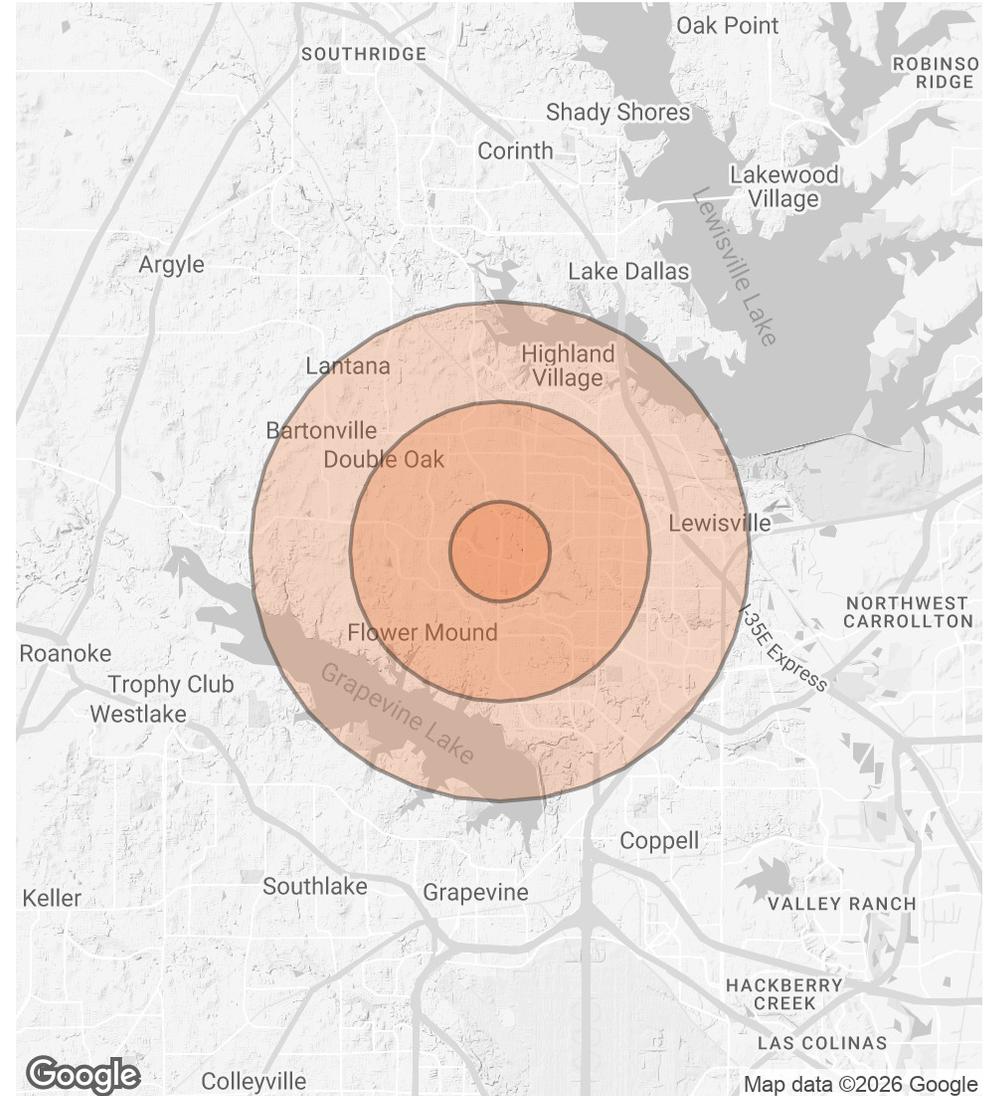
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,508	102,280	185,595
AVERAGE AGE	40	40	39
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	41	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,138	35,457	65,788
# OF PERSONS PER HH	2.6	2.9	2.8
AVERAGE HH INCOME	\$177,074	\$181,636	\$162,990
AVERAGE HOUSE VALUE	\$534,500	\$534,022	\$492,550

Demographics data derived from AlphaMap



SOPHIE UMBARGER

O: 940.381.2220

sophie.umbarger@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

MEET THE TEAM



SOPHIE UMBARGER

Associate Advisor

Direct: 940.381.2220
sophie.umbarger@svn.com



BRYSON HUDGENS

Associate Advisor

Direct: 940.381.2220 **Cell:** 940.435.9994
bryson.hudgens@svn.com

SOPHIE UMBARGER
O: 940.381.2220
sophie.umbarger@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com