



## MONTERREY OFFICE PARK

3601 Yucca Drive | Flower Mound, TX 75028

### 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