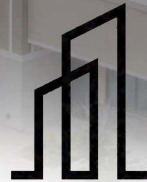


REMINGTON PLACE

2840 Flower Mound Rd, Flower Mound, TX 75022



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Aerial & Location Report

**REMINGTON
PLACE,
2840 FLOWER
MOUND RD**

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PROPERTY INFORMATION

FOR LEASE

PROPERTY ADDRESS

*2840 Flower Mound Rd, Flower Mound, TX
75022*

RENTABLE AREA

*SUITE 110 - 2,589 SF
SUITE 130 - 2,169 SF
SUITE 210- 7,389 SF*

REMINGTON PLACE

FOR LEASE

OFFICE/ RETAIL

2840 Flower Mound Rd
Flower Mound, TX 75022

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PROPERTY OVERVIEW

2840 Flower Mound Rd. is a great opportunity for businesses looking for a new space. The building has multiple suites available for retail on the 1st floor and office space on the 2nd floor. It is conveniently located in the heart of Flower Mound, Texas, with easy access to major highways and public transportation. The building offers plenty of parking and is surrounded by other businesses, making it an ideal location for any business.



REMINGTON PLACE
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PROPERTY PHOTOS



REMINGTON PLACE

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PROPERTY PHOTOS



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PROPERTY PHOTOS



REMINGTON PLACE

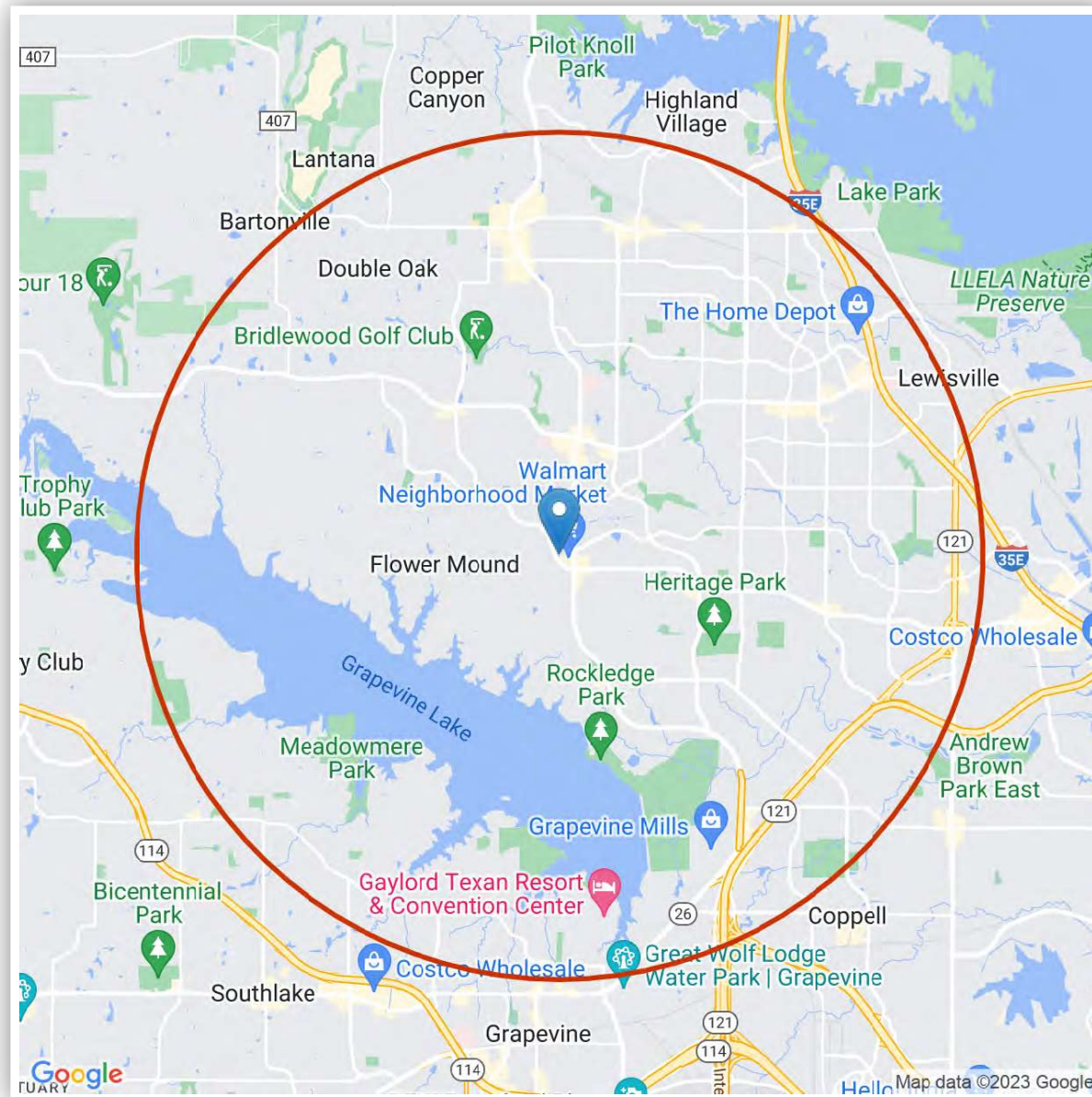
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



REMINGTON PLACE

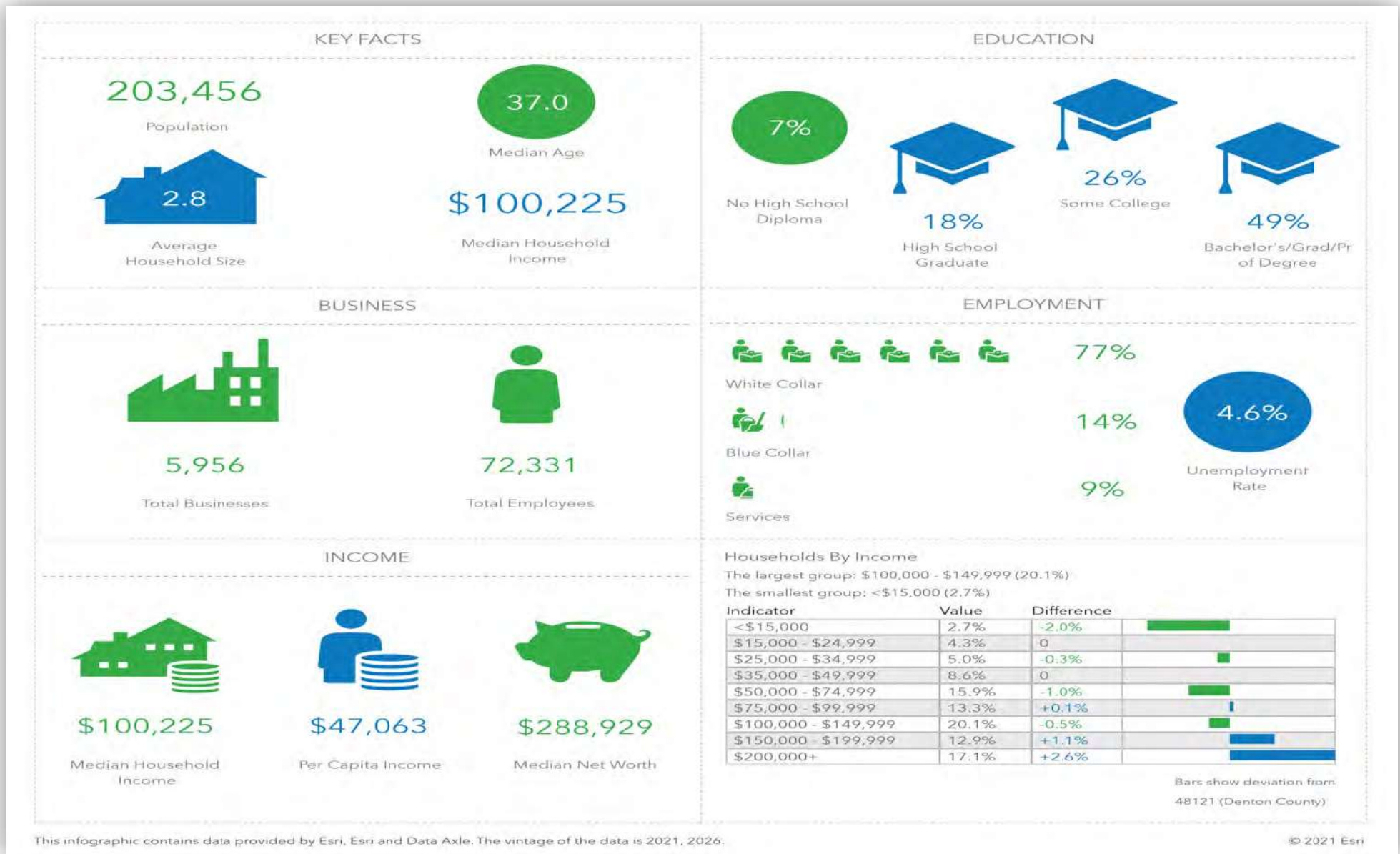
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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Traffic Count Report

2840 Flower Mound Rd, Flower Mound, TX 75022

Building Type: **General Retail**

Secondary: **-**

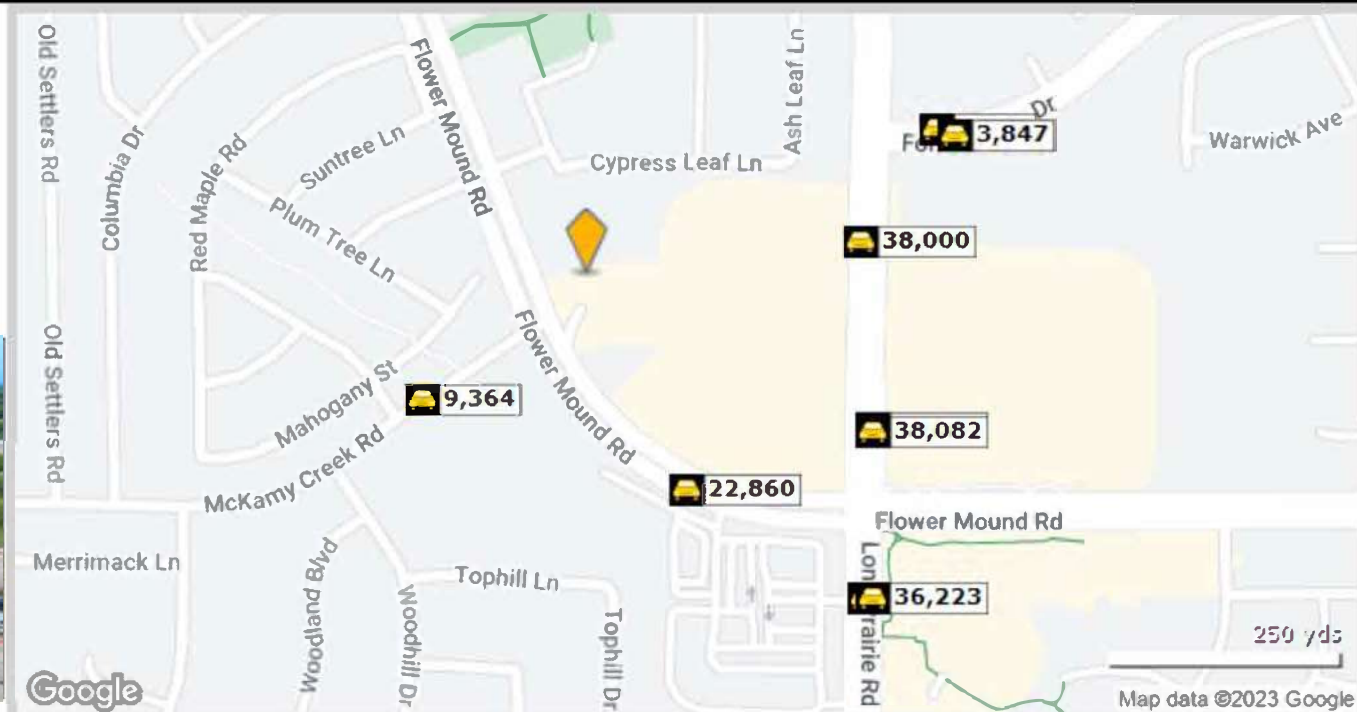
GLA: **22,253 SF**

Year Built: **2018**

Total Available: **14,719 SF**

% Leased: **33.86%**

Rent/SF/Yr: **\$32.71**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	McKamy Creek Rd	Black Walnut Dr	0.02 SW	2022	9,364	MPSI	.13
2	Flower Mound Rd	Long Prairie Rd	0.11 E	2022	23,223	MPSI	.15
3	Flower Mound Road	Long Prairie Rd	0.11 E	2020	22,860	AADT	.15
4	Long Prairie Rd	Forest Vista Dr	0.06 N	2017	38,000	MPSI	.17
5	Long Prairie Road	Flower Mound Rd	0.05 S	2020	33,524	AADT	.20
6	Long Prairie Rd	Flower Mound Rd	0.05 S	2022	38,082	MPSI	.20
7	Forest Vista Dr	Long Prairie Rd	0.03 W	2022	6,271	MPSI	.24
8	Forest Vista Drive	Long Prairie Rd	0.05 W	2022	3,847	MPSI	.25
9	Long Prairie Rd	Flower Mound Rd	0.05 N	2022	39,352	MPSI	.26
10	Long Prairie Road	Flower Mound Rd	0.05 N	2020	36,223	AADT	.27



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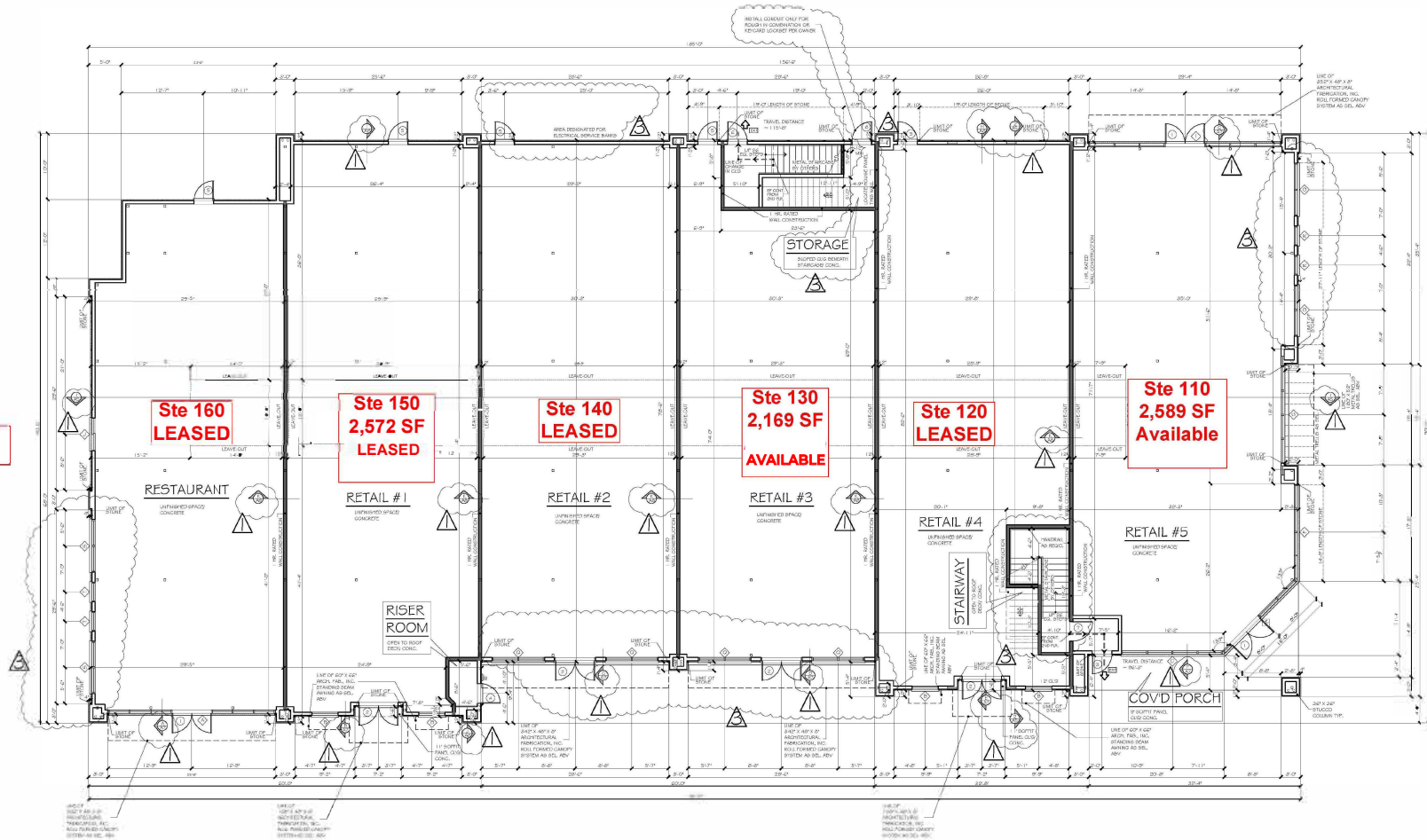


FLOOR PLAN: 1ST STORY

EAST

NORTH

SOUTH



FIRST FLOOR PLAN
1/8" = 1'-0" scale

WEST

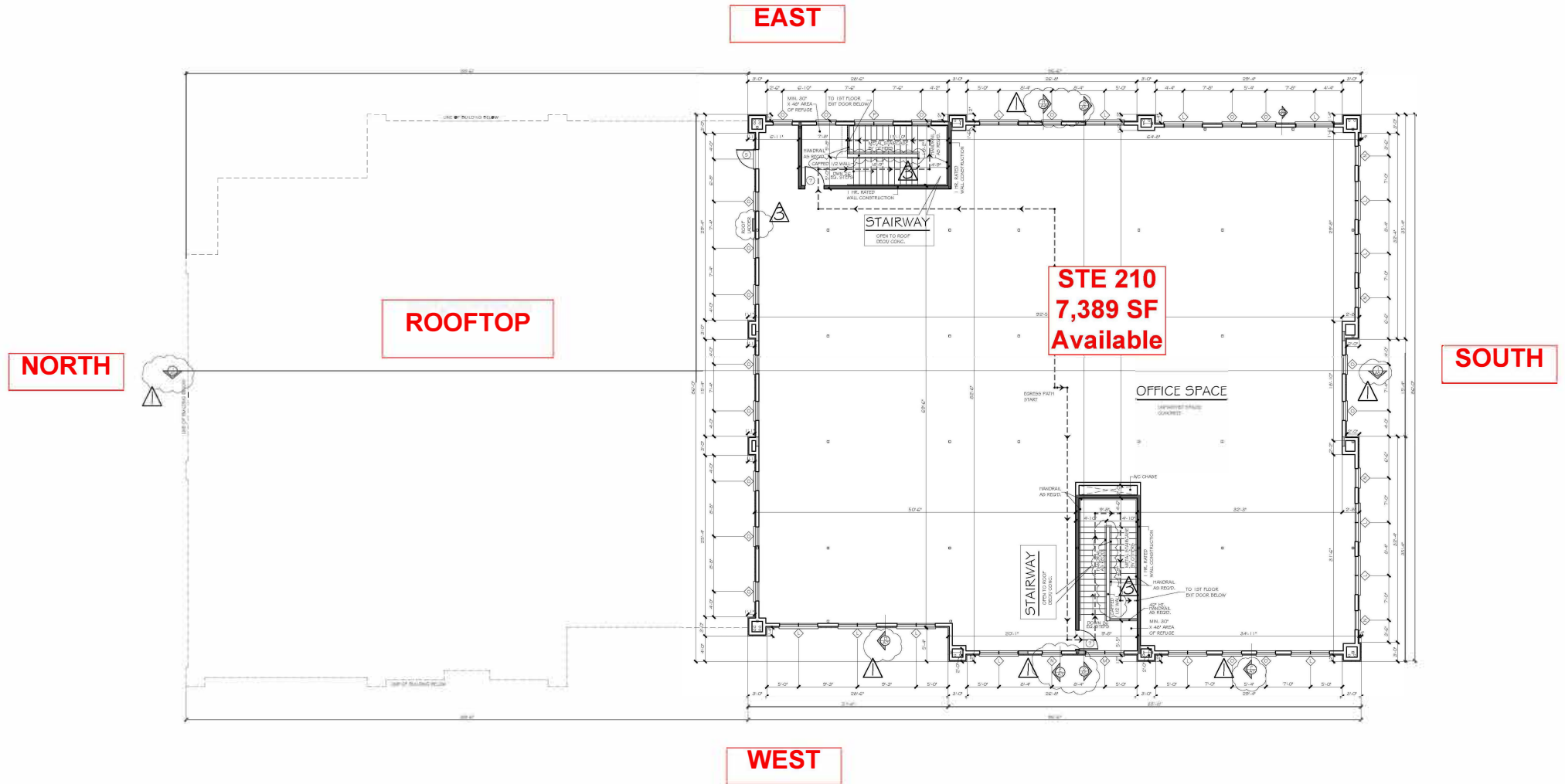
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FLOOR PLAN: 2ND STORY



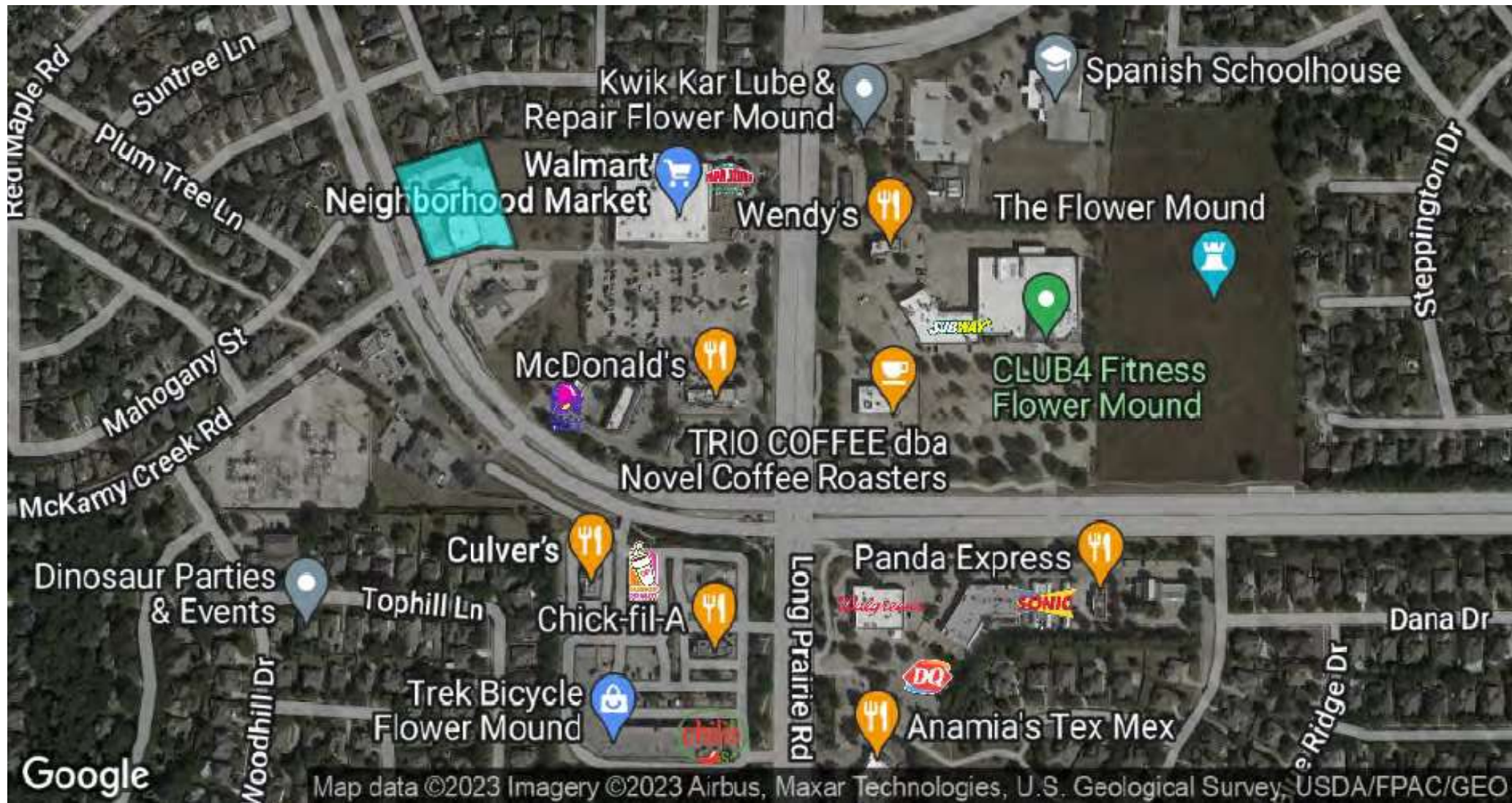
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AERIAL ANNOTATION MAP



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