

3900 River Walk Dr.
SUITE 100 · FLOWER MOUND, TX 75028

844

SQUARE FEET

2nd Gen

RETAIL

~20'

CEILING HEIGHT

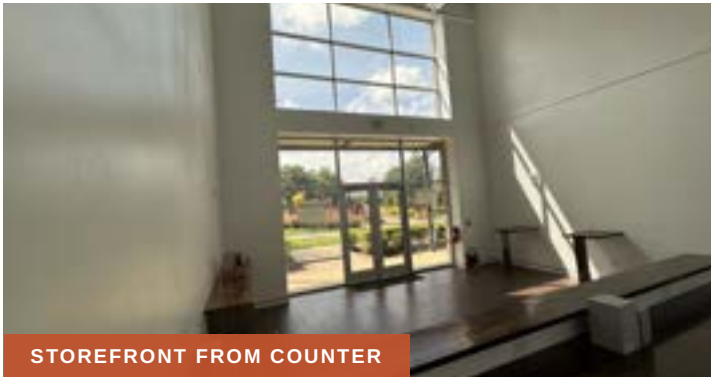
Now

AVAILABLE

A turnkey retail storefront with built-out coffee bar in one of Flower Mound's most desirable trade areas — affluent demographics, high-visibility frontage, and the new 158-acre Riverwalk at Central Park development next door.

Turnkey 844 SF Retail Storefront

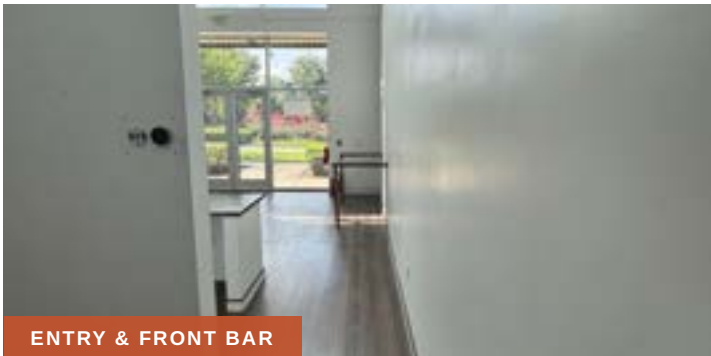
Suite 100 sits on the ground floor of EASTBANK at River Walk — a brick mixed-use building with apartments above and a dramatic two-story glass storefront below. Walnut-stained counters, wide-plank flooring, ADA restroom, and a dedicated utility room remain in place — ideal for boutique retail, coffee / tea, beauty / wellness service, showroom, or professional office use.



STOREFRONT FROM COUNTER



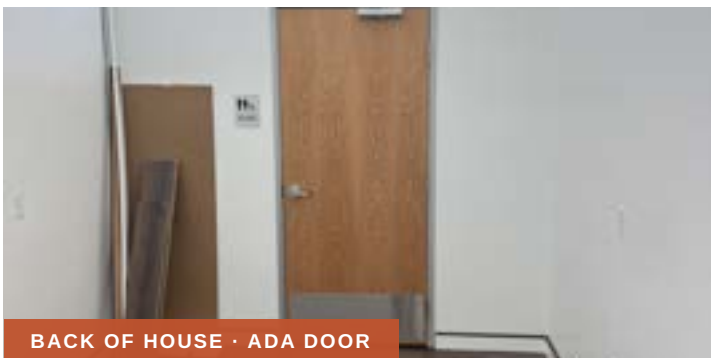
CUSTOM SERVICE COUNTERS



ENTRY & FRONT BAR



~20' CEILINGS · HVAC



BACK OF HOUSE · ADA DOOR



UTILITY · ELECTRICAL PANEL

- ▶ 33.75' x 25' — 844 RSF rectangular footprint
- ▶ Existing walnut-stained service counters & bar
- ▶ ADA-compliant restroom (in place)
- ▶ Sprinkler & fire-alarm system in place
- ▶ Walkable to residential above & adjacent
- ▶ Two-story floor-to-ceiling glass storefront
- ▶ Wide-plank wood-look flooring throughout
- ▶ Dedicated electrical / utility room
- ▶ Covered storefront entry / patio canopy



★ SUBJECT SITE - EASTBANK
3900 River Walk Dr - Suite 100 - 844 SF

MARKET STREET
Grocery anchor - United Supermarkets
3800 Long Prairie Rd

LONG PRAIRIE STRIP
La Madeleine - Crumbl - Cinnabon
Schlotzsky's - Smoothie King - Mooyah

LONG PRAIRIE RD
35,162 VPD

CROSS TIMBERS RD
38,113 VPD

LIFE TIME

FLOWER MOUND TOWN CTR.
Kroger - Jersey Mike's - Starbucks
Einstein Bros - Handel's - FedEx

KOHL'S / SPROUTS / TOWN HALL
Kohl's - Sprouts Farmers Mkt.
Dollar Tree - HTeaO - Town Hall

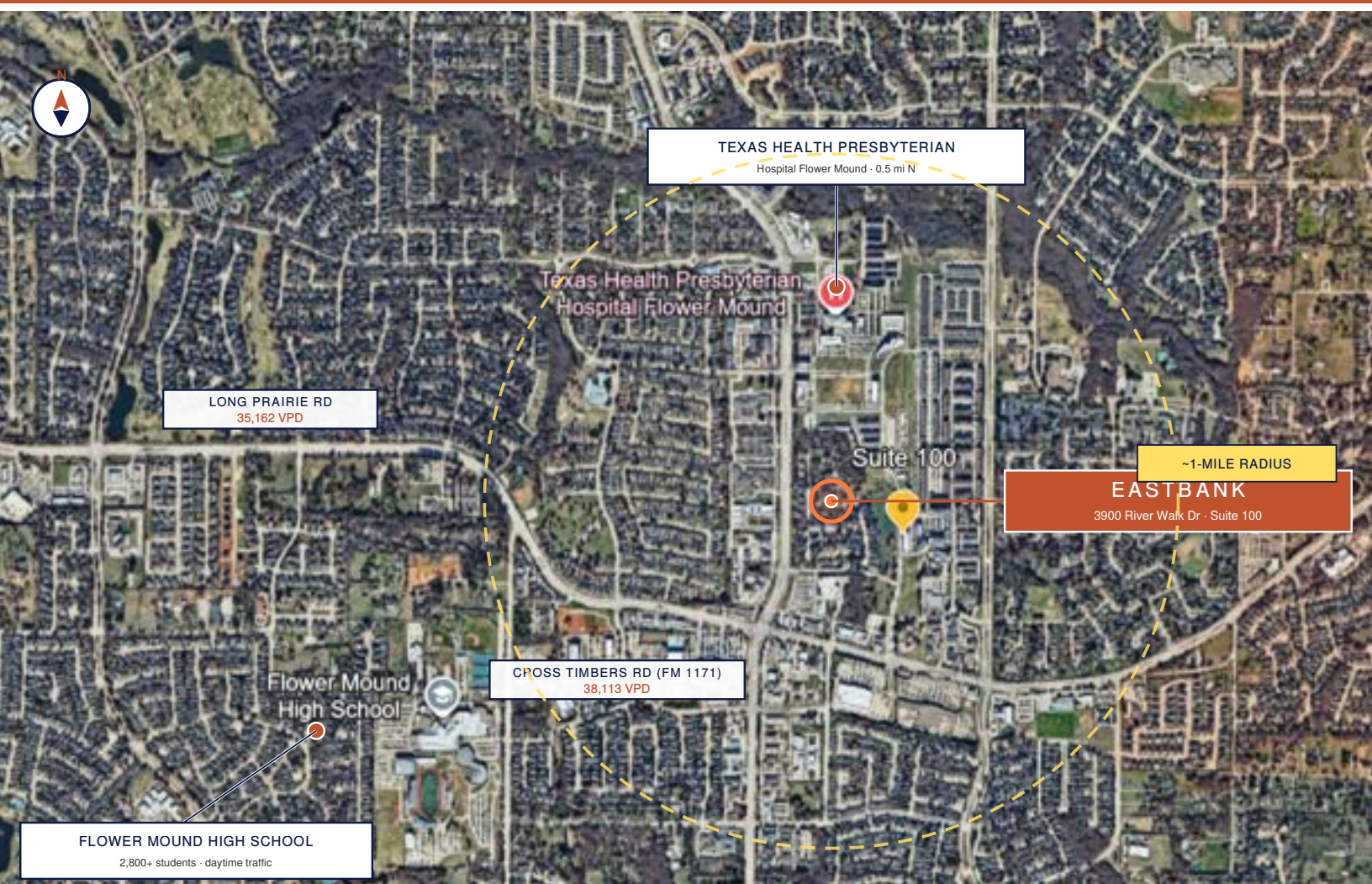
IMMEDIATE TRADE AREA · CROSS TIMBERS & LONG PRAIRIE

approx. 800 ft

The Busiest Intersection in Flower Mound

Suite 100 sits one block north of the Cross Timbers Rd / Long Prairie Rd intersection — the most heavily-trafficked corner in Flower Mound, combining ~73,000 VPD with three grocery anchors (Market Street next door, Kroger across the street, Sprouts), two fitness anchors (Life Time, Riverwalk Market gym opening 2026), Kohl's, Town Hall, and the Rehabilitation Hospital of Flower Mound.

WITHIN 0.5 MILE: Market Street · Kroger · Kohl's · Sprouts · Life Time Fitness · La Madeleine · Crumbl · Smoothie King · Jersey Mike's · Starbucks · Einstein Bros · HTeaO · Town Hall · Rehab Hospital · Public Library



REGIONAL CONTEXT · FLOWER MOUND, TX

approx. 0.5
mile

Affluent & Growing Trade Area

Within a 1-mile radius of Eastbank: Texas Health Presbyterian Hospital, Flower Mound High School (2,800+ students), three grocery anchors, two fitness anchors, the new Riverwalk at Central Park (158 acres, Q2 2026), and one of the densest concentrations of \$250K+ single-family homes in Denton County.

38,113

CROSS TIMBERS RD · VPD

35,162

LONG PRAIRIE RD · VPD

\$187K

AVG HH INCOME · 3-MI

Demographics & Trade Area

Flower Mound is one of North Texas's most affluent suburbs. Within a 3-mile drive, average household income exceeds \$187,000 and the daytime population approaches 100,000. The site benefits from the surrounding Eastbank at River Walk multifamily community and the new 158-acre Riverwalk at Central Park mixed-use district delivering Q2 2026.

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	12,763	97,254	197,227
Households	5,104	35,231	74,776
Avg. Household Income	\$172,121	\$187,014	\$164,807
Median Household Income	\$140,079	\$154,751	\$133,276
Bachelor's Degree or Higher	60.5%	56.5%	50.5%
Daytime Employees	7,216	32,640	67,735

Source: Applied Geographic Solutions / Sites USA, 2025 estimates (lat/lon 33.0369 / -97.0685).

Adjacent Anchors & Retailers

- Market Street · Kohl's · Kroger

- Sprouts Farmers Market · Lifetime Fitness

- La Madeleine · Crumbl Cookies · Smoothie King

- Texas Health Hospital · Flower Mound Town Hall

- Cinnabon · Schlotzsky's · Jersey Mike's · Einstein Bros

New Riverwalk Market (Q2 2026)

Directly adjacent: a 158-acre mixed-use development by Leon Capital adding ~16,000 SF of new retail plus a 30,000 SF fitness anchor — bringing significant new daytime & evening foot traffic to the immediate corner.

Building Floor Plan

Suite 100 is the highlighted corner retail unit on the ground floor of Building 1 — positioned at the prominent entry corner of the Eastbank at River Walk development.



33.75'
DEPTH

25'
FRONTAGE

844 SF
TOTAL AREA

**CITY
COMMERCIAL
REALTY**



Robert M. Luleff

BROKER · CITY COMMERCIAL REALTY

Direct: 214.533.2600



SCAN FOR
INTERACTIVE
FLYER

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.