

900

PARKER SQUARE RD
FLOWER MOUND, TX



WALK-IN READY RESTAURANT OPPORTUNITY

SECOND-GENERATION SPACE IN THE HEART OF PARKER SQUARE



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CONFIDENTIALITY & DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property.

This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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The background of the image is a high-angle aerial photograph of a city street. The street is lined with various buildings, including a prominent two-story structure with a red roof and a building with a blue awning. There are several parking lots filled with cars. In the foreground, there is a large, open green park area. Within the park, there is a circular gazebo with a metal roof and a small stage or platform area. The overall scene is a mix of urban architecture and a public green space.

01

PROPERTY SUMMARY

PROPERTY SUMMARY

890 Parker Square is a rare, walk-in ready 3,528 SF second-generation restaurant space located in the heart of **Parker Square in Flower Mound, TX** — a vibrant, pedestrian-oriented mixed-use destination known for its eclectic mix of independent shops, unique dining experiences, services, and community gathering spots. Nestled along Cross Timbers Road with easy access to FM-2499 and I-35, this prominent corner suite offers an existing commercial kitchen, a spacious bar area, and an inviting private patio — making it ideal for a restaurateur looking to occupy one of the most desirable lifestyle centers in the region. **Immediate occupancy available with equipment already in place.**

CALL BROKER

LEASE RATE

3,528 SF

BUILDING SIZE

RESTAURANT

PROPERTY TYPE

PROPERTY HIGHLIGHTS

- » Walk-in ready restaurant
- » Excellent bar and patio areas
- » Equipment in place
- » Located in idyllic Parker Square



PARKER SQUARE TENANT MIX



PROPERTY HIGHLIGHTS

- » **Prime Restaurant Opportunity:** 3,528 SF of fully built-out, second-generation restaurant space with existing hood, kitchen equipment, and service infrastructure. Excellent bar and patio areas.
- » **Walk-In Ready:** Space configured for immediate operation — minimized tenant improvement expense and fast operational launch.
- » **Strong Bar Presence:** Large, attractive bar area positioned to capture both dine-in guests and evening/night life traffic.
- » **Private Patio:** Outdoor seating space enhances guest experience and expands revenue potential with al fresco dining.
- » **Signature Location:** Frontage in Parker Square, a community-centered, walkable square featuring a mix of restaurants, retail, services, and educational uses, drawing consistent local and regional foot traffic.
- » **Excellent Connectivity:** Immediate access to major thoroughfares including FM-1171 (Cross Timbers), FM-2499, and I-35E, supporting convenient access from across the DFW metroplex.
- » **Experience-Driven Environment:** Located within a destination that hosts events, markets, and community gatherings, elevating visibility and patron activity.

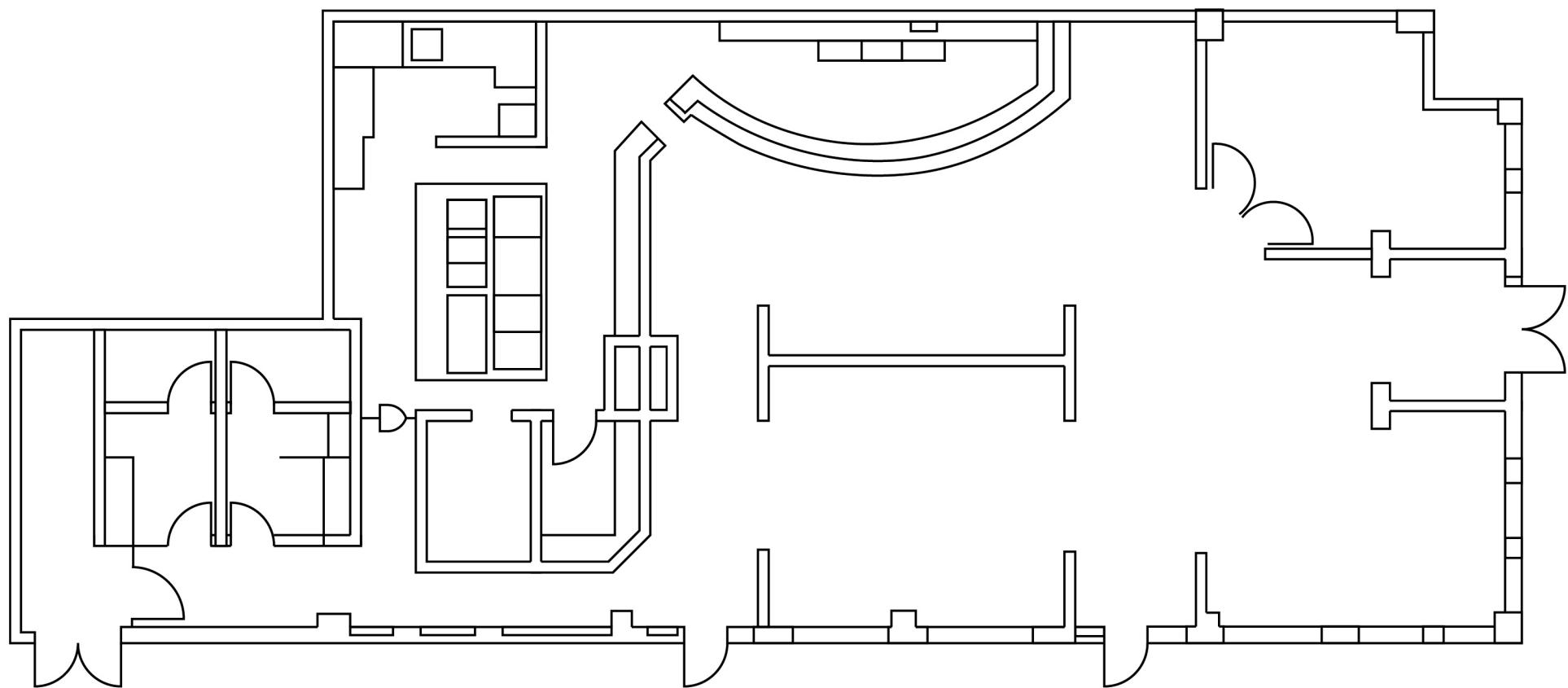


A large, modern brick building with a balcony and a sign that reads "VIEUX CARRE".

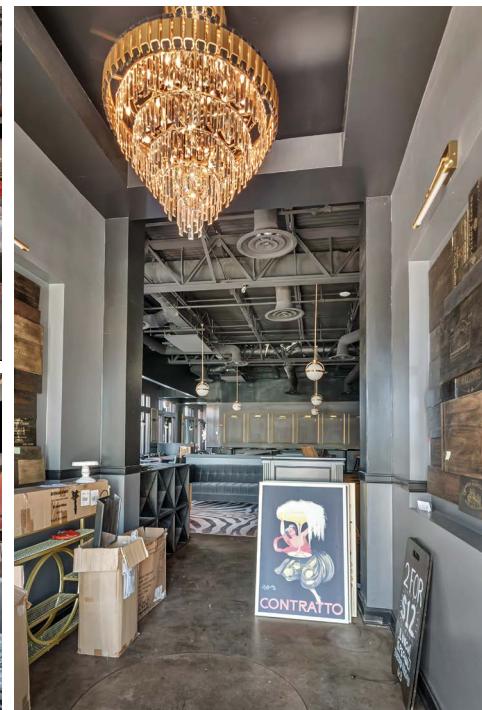
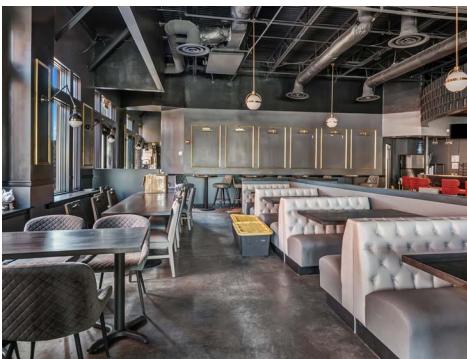
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FLOOR PLAN & PHOTOS

FLOOR PLAN



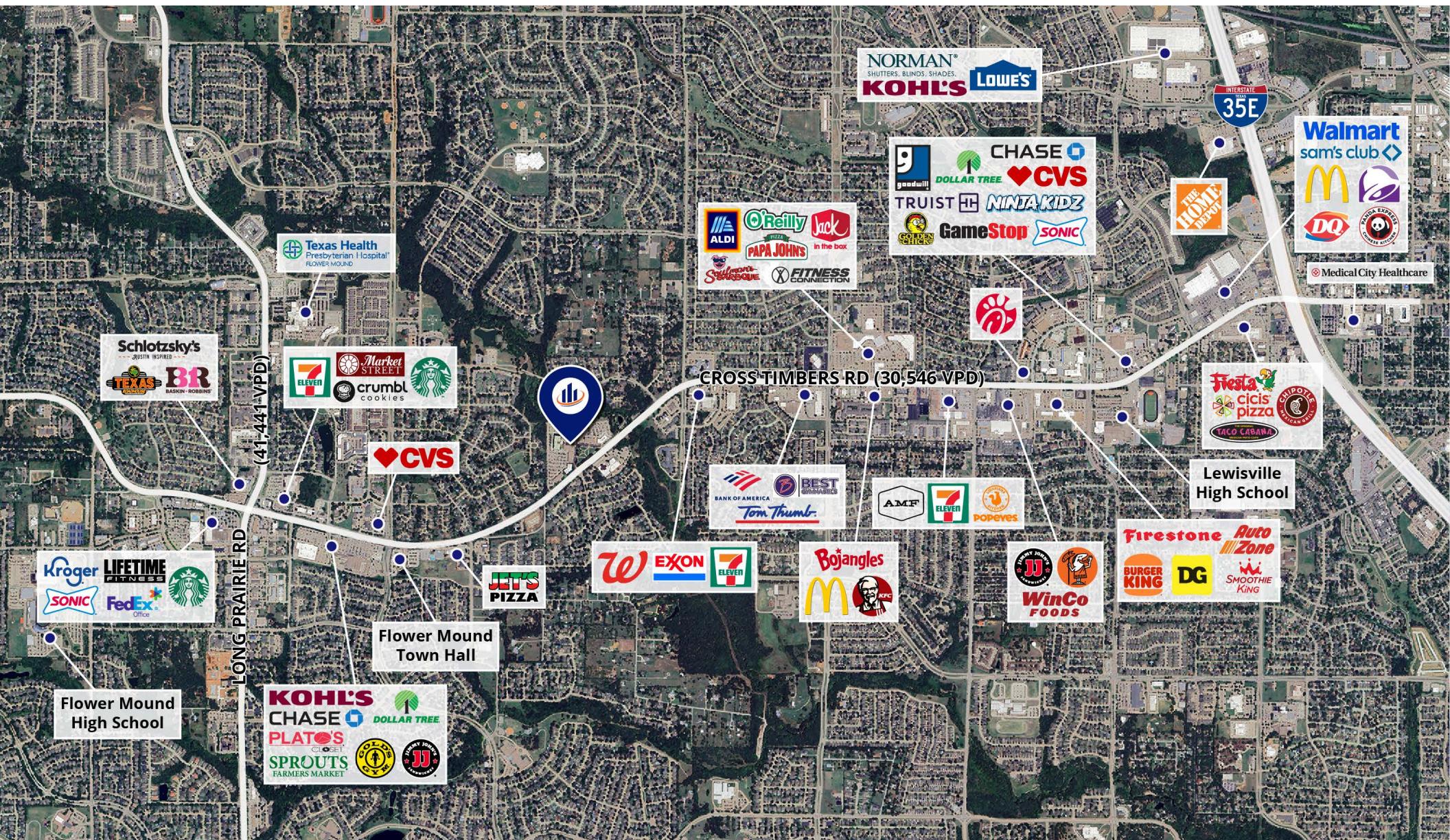




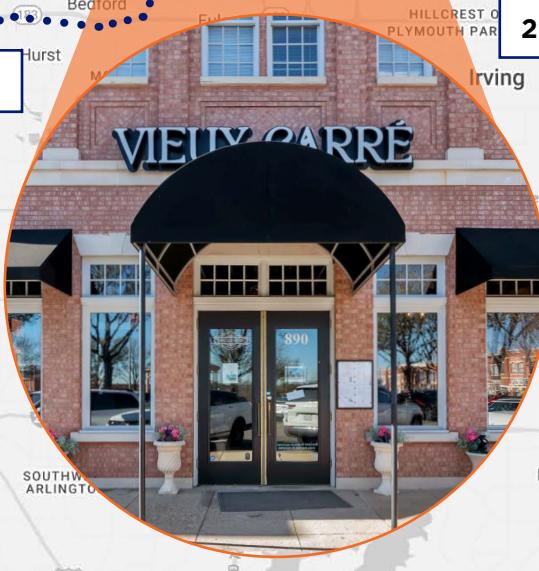
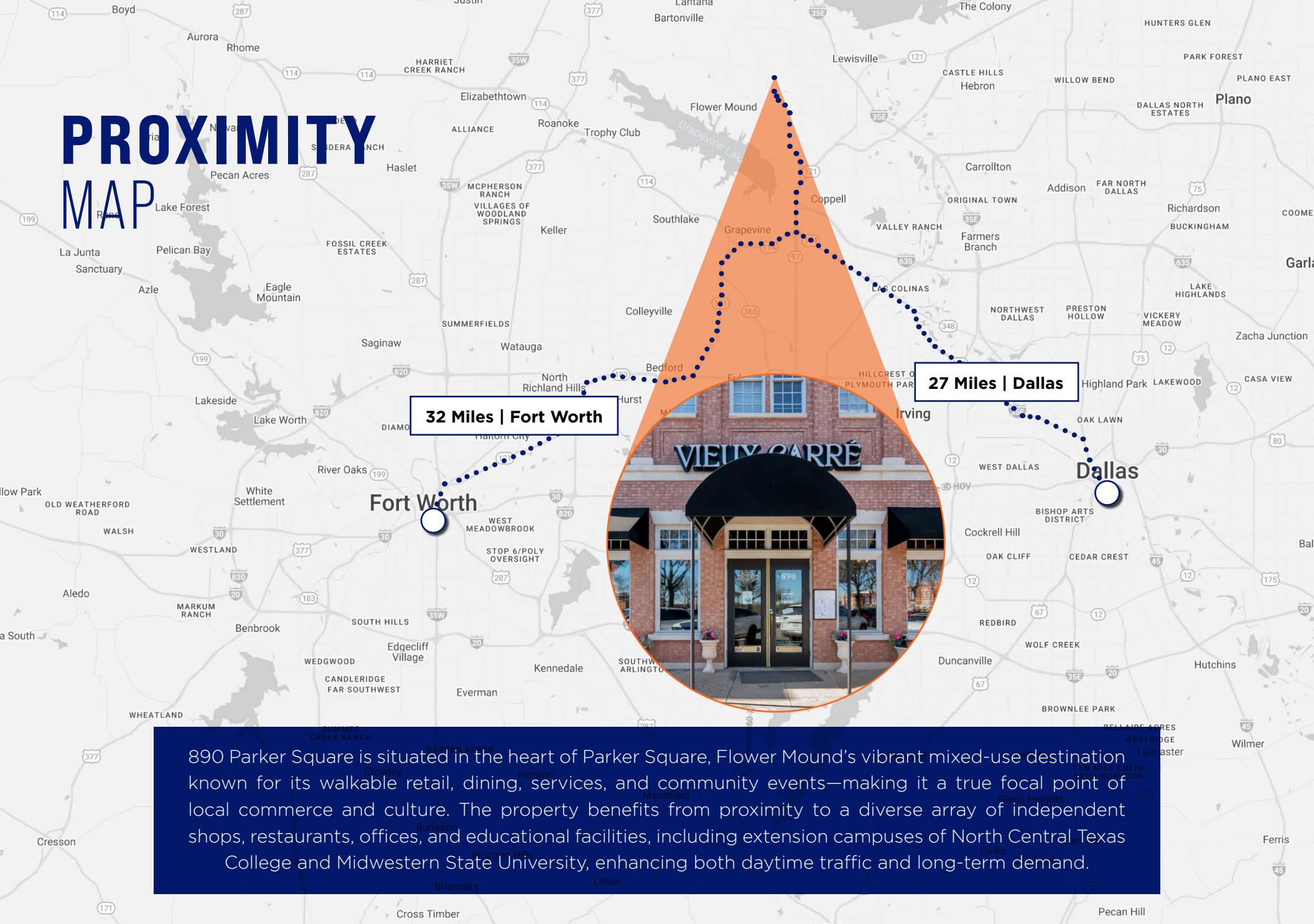
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LOCATION OVERVIEW





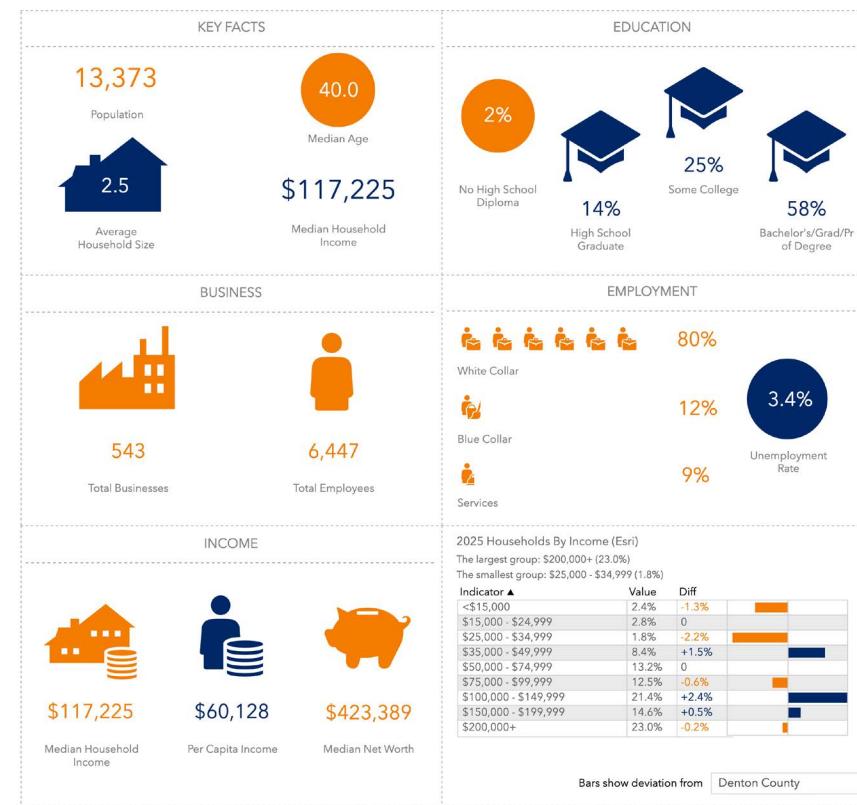
PROXIMITY MAP



DEMOGRAPHIC DATA

2025 Summary	1 MILE	3 MILE	5 MILE
Population	13,373	115,619	202,960
Households	5,377	41,163	76,696
Families	3,627	31,217	53,409
Average HH Size	2.48	2.78	2.64
Owner Occupied Housing Units	3,470	30,066	46,566
Renter Occupied Housing Units	1,907	11,397	30,130
Median Age	40.0	39.1	38.0
Median HH Income	\$117,225	\$125,759	\$114,077
Average HH Income	\$149,651	\$161,054	\$155,190
2030 Summary	1 MILE	3 MILE	5 MILE
Population	13,418	117,627	207,901
Households	5,552	43,299	80,546
Families	3,677	32,178	55,340
Average HH Size	2.41	2.71	2.57
Owner Occupied Housing Units	3,638	31,750	49,462
Renter Occupied Housing Units	1,914	11,550	31,083
Median Age	40.0	39.8	38.8
Median HH Income	\$129,554	\$139,730	\$126,097
Average HH Income	\$163,047	\$173,533	\$166,449

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axe. The vintage of the data is 2021, 2022.

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FLOWER MOUND TEXAS

Flower Mound, Texas, is a premier suburban community within the Dallas–Fort Worth (DFW) Metroplex, strategically positioned approximately 30 miles northwest of downtown Dallas and 25 miles northeast of downtown Fort Worth. The town offers exceptional regional connectivity via FM 2499 (Long Prairie Road), FM 1171 (Cross Timbers Road), SH-121, and SH-114, providing direct access to major employment centers, retail hubs, and Dallas/Fort Worth International Airport, which is located less than 15 miles away. This central location enhances Flower Mound's appeal for businesses and commercial real estate investors seeking accessibility and visibility within North Texas.

Flower Mound has experienced consistent population and household growth, driven by the broader expansion of the DFW metroplex—one of the fastest-growing and most economically resilient regions in the United States. The community is known for its affluent demographics, highly educated workforce, and strong median household incomes, all of which support sustained demand for retail, office, and mixed-use developments. As new residents and businesses continue to migrate to the area, Flower Mound benefits from rising consumer spending and long-term real estate stability.

The Town of Flower Mound has maintained a proactive, business-friendly development approach, emphasizing thoughtful planning, infrastructure investment, and high design standards. This commitment has fostered vibrant commercial districts such as Parker Square and reinforced Flower Mound's reputation as a high-quality, growth-oriented suburban market. Its strategic location within the DFW metroplex, combined with strong fundamentals and long-term growth prospects, positions Flower Mound as an attractive destination for commercial real estate investment.



UNIVERSITY OF
NORTH TEXAS
7,300 EMPLOYEES



CHARLES SCHWAB
CORPORATION
6,500 EMPLOYEES



NEBRASKA FURNITURE
MART
4,800 EMPLOYEES



DENTON INDEPENDENT
SCHOOL DISTRICT
4,500 EMPLOYEES

DENTON COUNTY TOP EMPLOYERS



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Information About Brokerage Services

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

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matt Matthews	667871	matt.matthews@svn.com	972-765-0886
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date