



**PARKER SQUARE RD  
FLOWER MOUND, TX**

# WALK-IN READY RESTAURANT OPPORTUNITY

SECOND-GENERATION SPACE IN THE HEART OF PARKER SQUARE



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An aerial photograph of a town square, overlaid with a semi-transparent blue filter. The square features a central green lawn with a wooden gazebo. Surrounding the lawn are paved walkways, benches, and several parked cars. In the background, there are multi-story brick buildings with various storefronts, typical of a downtown area. The overall scene is captured from a high angle, providing a comprehensive view of the square and its immediate surroundings.

# 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.



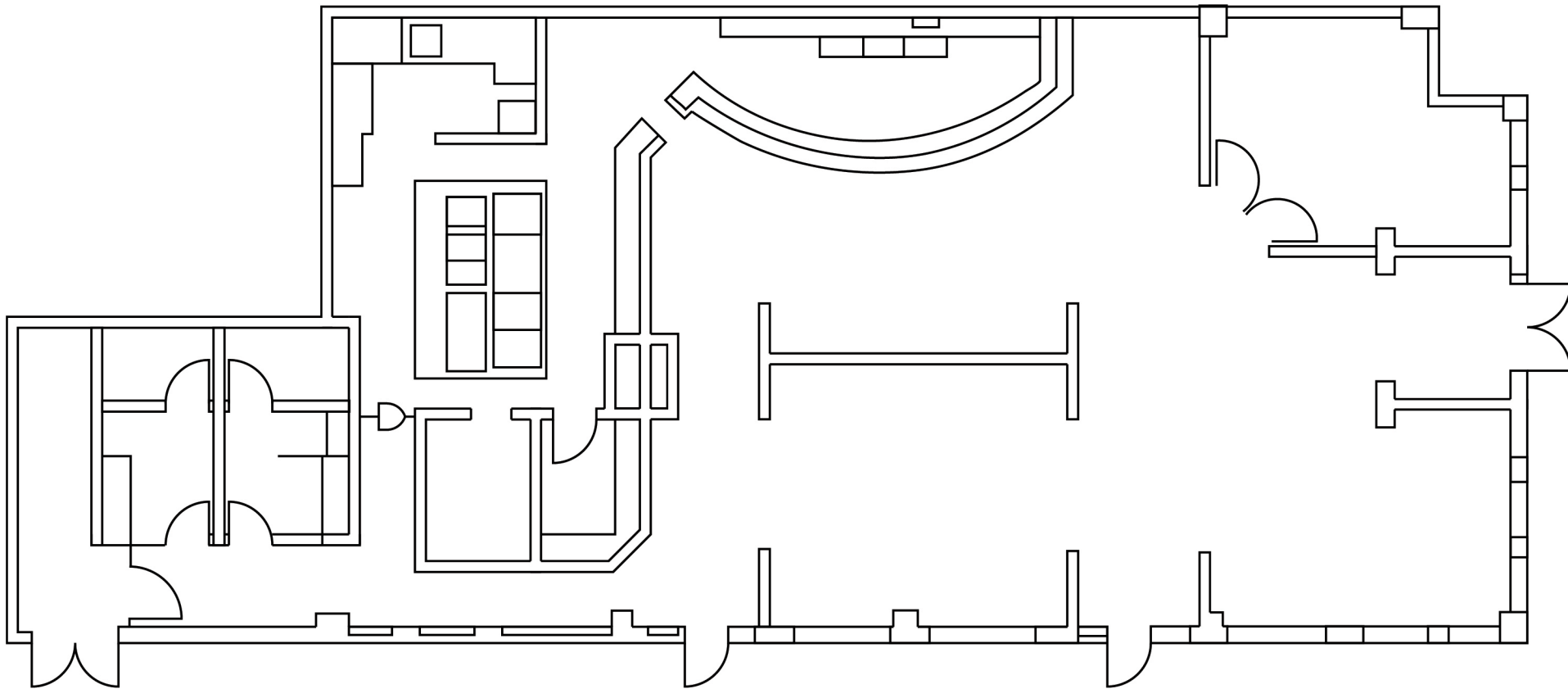




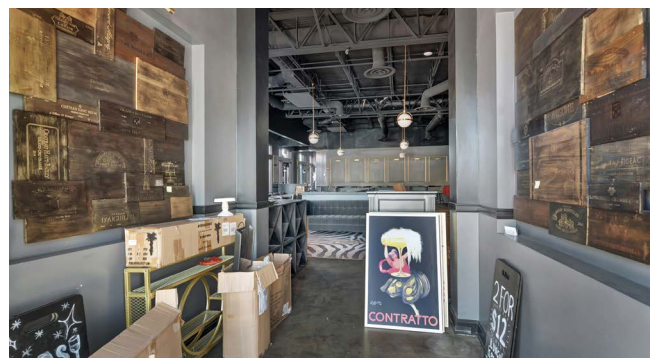
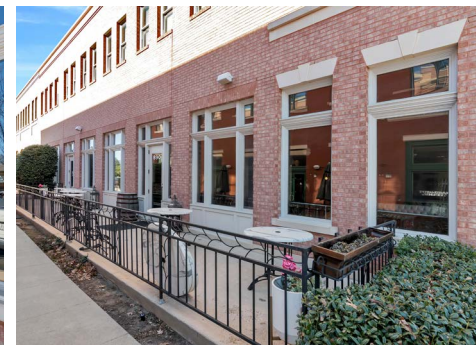
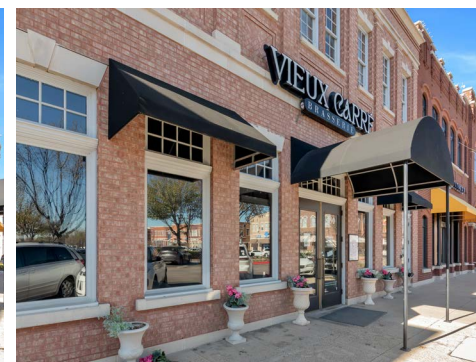
# **FLOOR PLAN** & PHOTOS



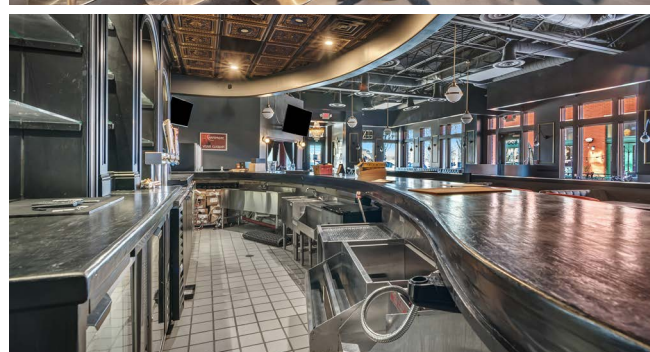
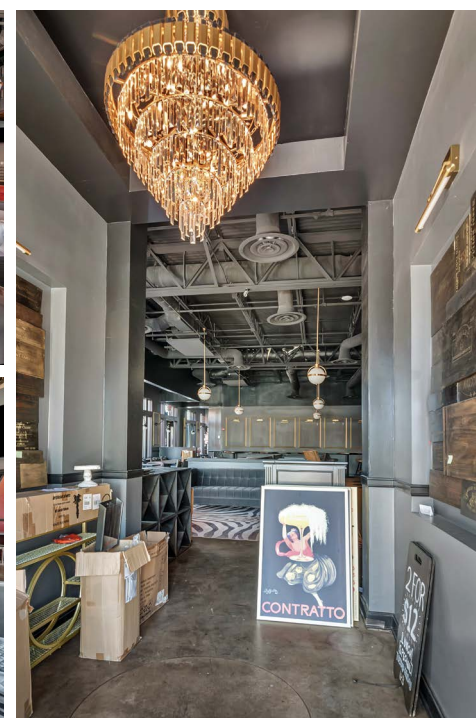
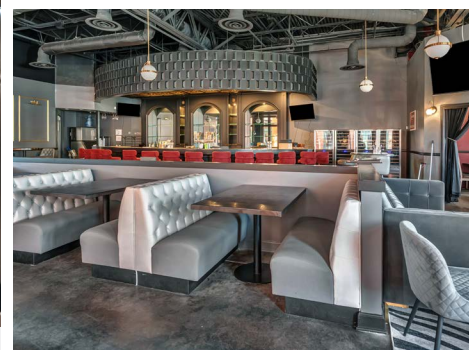
# FLOOR PLAN













VIEUX CARRE  
BRASSERIE

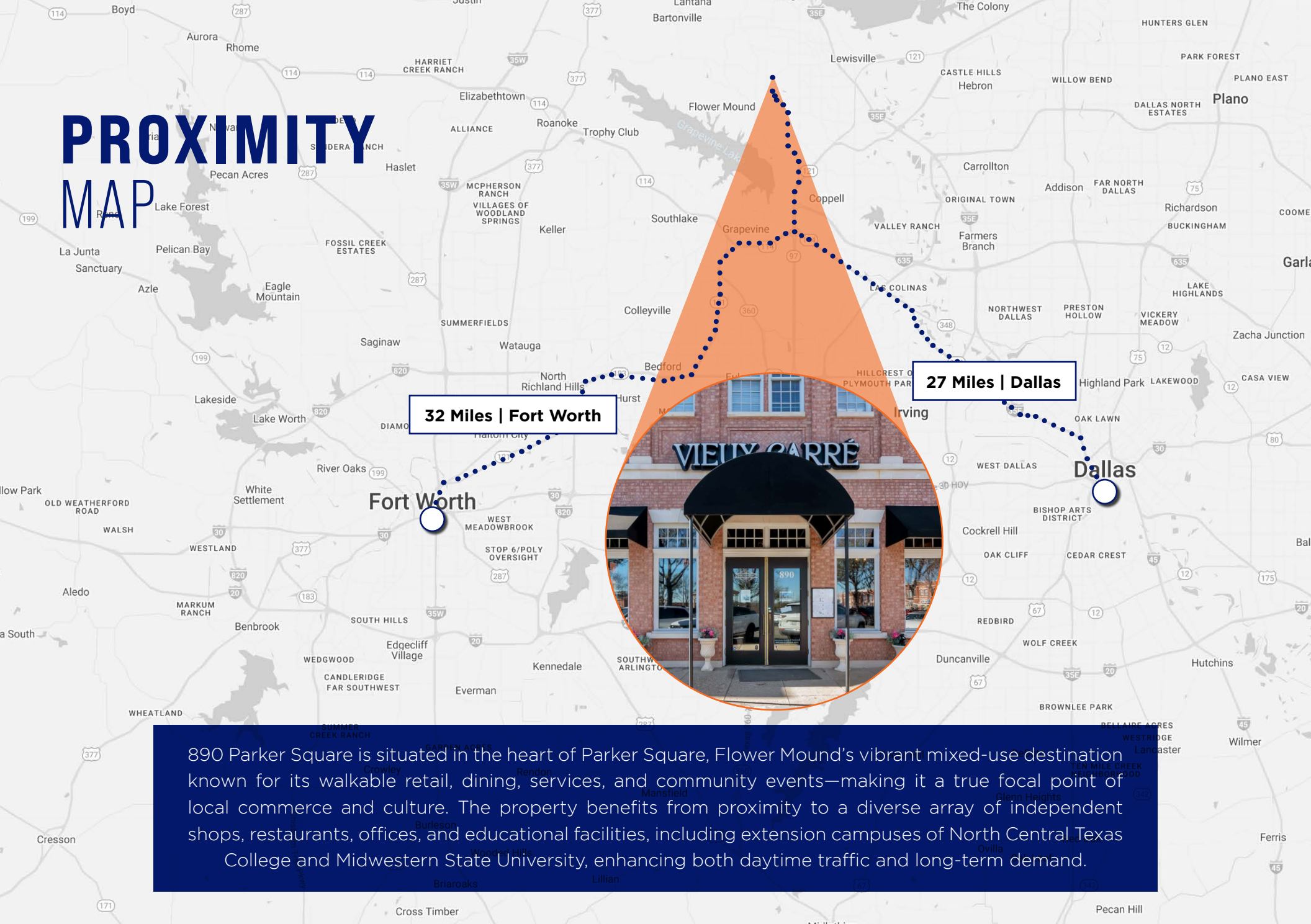
03  
**LOCATION** OVERVIEW







# PROXIMITY MAP

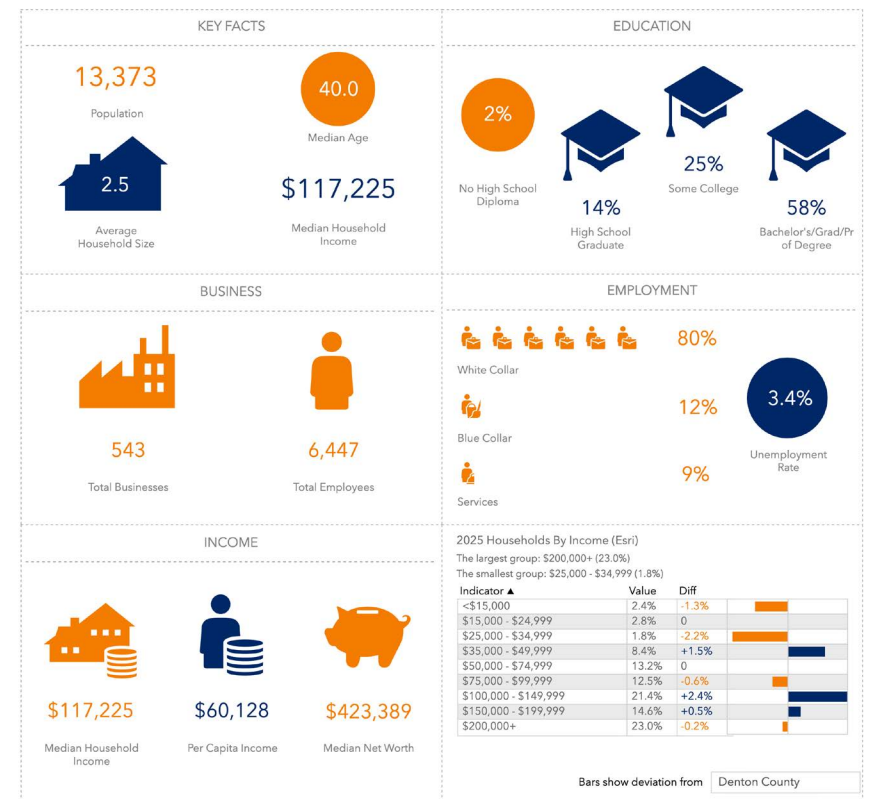




# DEMOGRAPHIC DATA

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

## 1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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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**

CHARLES SCHWAB  
CORPORATION  
**6,500 EMPLOYEES**

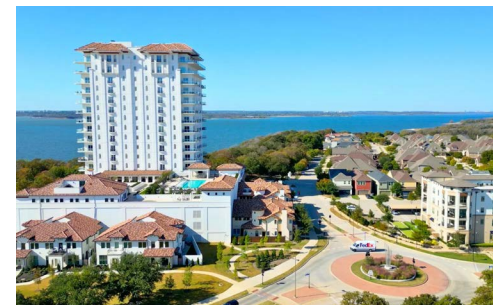
*Nebraska*  
**Furniture Mart**

NEBRASKA FURNITURE  
MART  
**4,800 EMPLOYEES**



DENTON INDEPENDENT  
SCHOOL DISTRICT  
**4,500 EMPLOYEES**

DENTON COUNTY TOP EMPLOYERS





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**All SVN offices are independently owned and operated.**





## 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