



PROPERTY SUMMARY

PROPERTY:	Monterrey Office Park		
TYPE:	3601 Yucca Drive: Medical or Professional Office		
LOCATION:	3601 Yucca Drive, Flower Mound, TX (+/- 4,782 SF)		
ZONING:	Office		
POTENTIAL USE:	Professional / Medical Office		
AVAILABLE BUILD TO SUITE LAND:	Ready to build Pad Site		
FRONTAGE/ACCESS:	Yucca Drive and Churchill Drive		
UTILITIES:	All utilities on site		
VISIBILITY:	Highly visible on Yucca Drive and Churchill Drive		
TAXES:	Tax Parcel ID #: 4778		
LEASE RATE:	Build to Suite Office - \$18.00 / SF + NNN (\$6.00 estimate)		
TERMS:	3 Years minimum		
LISTED:	Costar, Loopnet, StagCRE.com, Crexi		
COMMENTS:	Fully developed and ready to build General Office or Medical Office pad site. These pad sites are the last two available sites in the Monterrey Office Park in Flower Mound. These properties offer tenants frontage on recently improved Yucca Drive and Churchill Drive, with close proximity to Long Prairie Road (FM 2499) and Cross Timbers Road (FM 1171).		
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