



**FOR SALE or LEASE | 10,368 SF  
Professional Office Opportunity  
in Prime Flower Mound Location**

6200 Stone Hill Farms Pkwy, Flower Mound, TX 75028  
OFFERED AT: \$2,900,000

Immaculate, single-story Class A office building offering over 10,000 square feet of thoughtfully designed professional space. Situated on a spacious 1.64-acre lot with over 50 dedicated parking spaces, this property is ideally suited for a corporate headquarters, training center, daycare/education center, or an owner-occupied business.

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Price:	\$2,900,000
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	A
Sale Type:	Owner User
Lot Size:	1.64 AC
Gross Building Area:	10,368 SF
Rentable Building Area:	10,368 SF
No. Stories:	1
Year Built:	2002
Tenancy:	Single
Parking Ratio:	5.21/1,000 SF
Zoning Description:	C2
APN / Parcel ID:	R239208
Walk Score ®:	67 (Somewhat Walkable)

## Key Features

- Located in high-income, growing suburban market
- Accessibility: 20 mins to DFW Airport
- C2 Zoning
- Freestanding 10,368 SF, Suitable for many user types
- Dedicated surface parking. 50+ spaces
- Multiple Building Entries, including 3 canopies



### Office/Retail/Daycare

Type/Proposed Use



### Justin Road (FM 407)

Exceptional Access  
Minutes to I-35



### Turn-Key

Class A  
Vacant, Ready for move-in



### Versatility

Ideal for both single owner-occupier or multi-tenant.

# 6200 STONE HILL FARMS FLOWER MOUND, TX

**At Entrance/Reception:**  
**Training Room**  
**Two conference Rooms**  
**Large Storage**  
**Restroom**



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# 6200 STONE HILL FARMS FLOWER MOUND, TX

AMPLE Work Stations

Open Floor Plan w/  
perimeter offices.



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# 6200 STONE HILL FARMS FLOWER MOUND, TX

**Executive Suites w/  
private entry**

**Two modern break rooms**



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# 6200 STONE HILL FARMS FLOWER MOUND, TX

**Three Canopy Entrances /  
Patio space**

**Beautifully Landscaped**



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# 6200 STONE HILL FARMS FLOWER MOUND, TX

**AMPLE Parking**

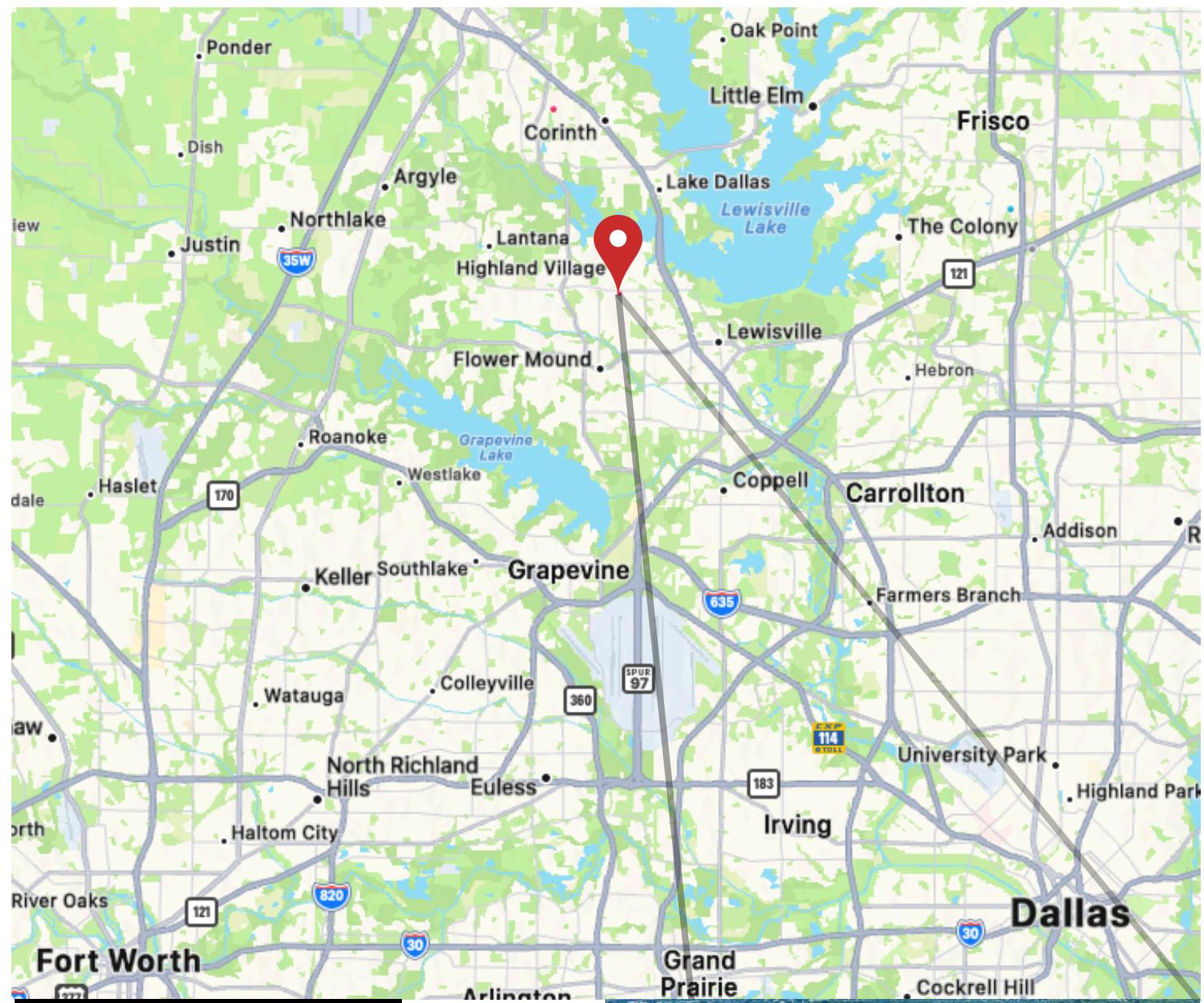
**Fully Dedicated & Striped**



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# 6200 STONE HILL FARMS

## FLOWER MOUND, TX



**I-35- 12 miles**  
**DFW Airport - 12 miles**  
**Dallas Love Field - 24 miles**  
**DT Dallas- 30 miles**  
**DT Fort Worth- 32 miles**  
**Gaylord Conv Center- 11 miles**  
**Med. City Lewisville- 4 miles**  
**PGA Frisco - 15 miles**

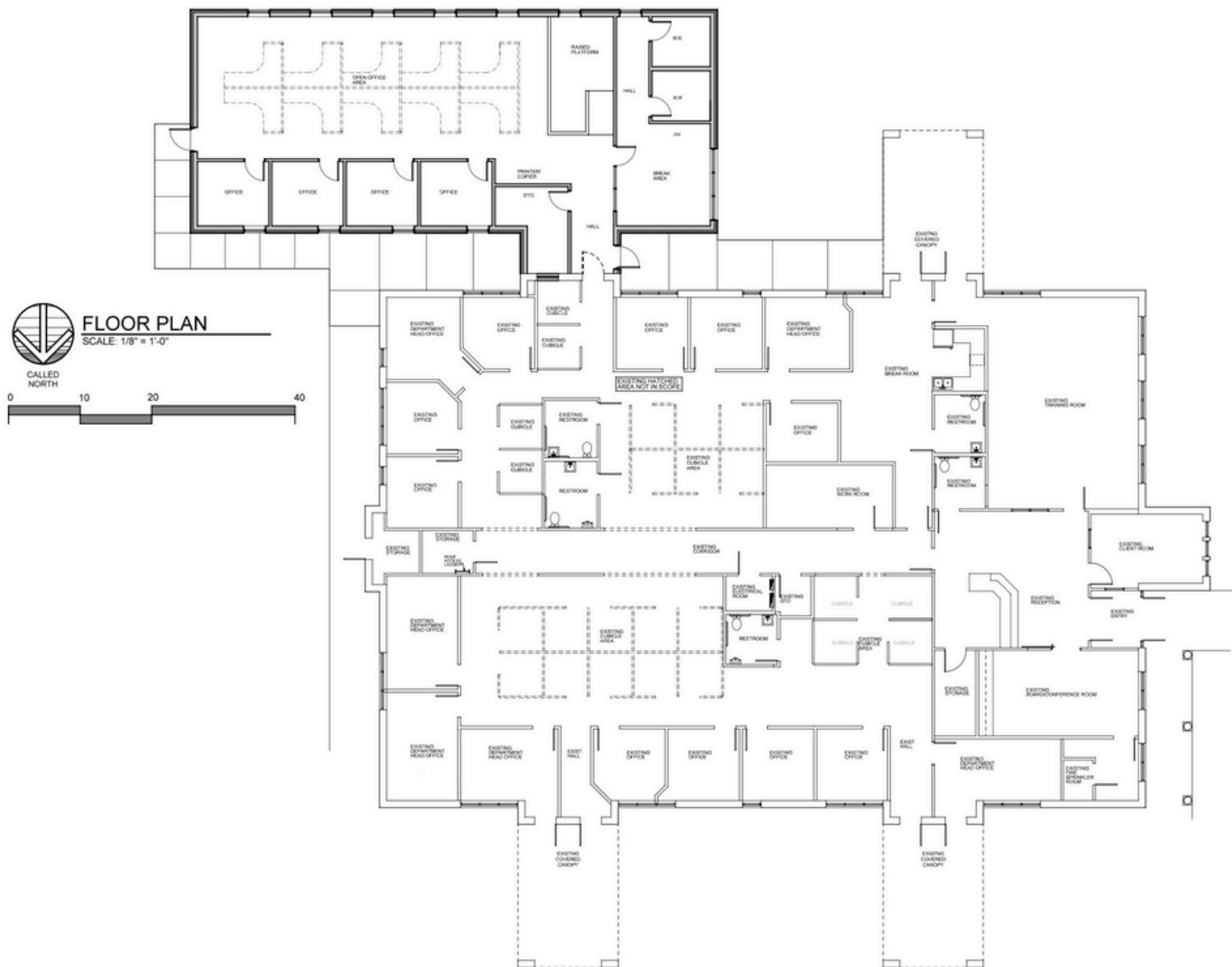


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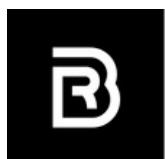
# 6200 STONE HILL FARMS FLOWER MOUND, TX

# FLOOR PLAN



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# BOGAR | REAL ESTATE GROUP



**BRIKO**  
REALTY SERVICES

The logo for Brokered by eXp Realty. It features the word "Brokered" in a bold, black, sans-serif font above the word "by". To the right of "by" is the "eXp" logo, which consists of the lowercase letters "e" and "x" stacked vertically, followed by a lowercase "p". A registered trademark symbol (®) is positioned to the right of the "p". Below "eXp" is the word "REALTY" in a bold, black, sans-serif font.

# 6200 STONE HILL FARMS FLOWER MOUND, TX

## Trade Area Summary

### Attribute Summary for Flower Mound, TX 75028

Median Household Income	Median Age	Total Population	1st Dominant Segment
<b>\$150,434</b>	<b>41.2</b>	<b>47,936</b>	<b>Professional Pride</b>
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

## Consumer Segmentation

LIFE MODE - What are the people like that live in this area?



### Affluent Estates

Established wealth-educated, well-travelled married couples

URBANIZATION - Where do people like this usually live?



### Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Professional Pride	Workday Drive	Home Improvement	Boomburbs	Metro Renters
% of Households	7,862 (46.2%)	6,727 (39.6%)	1,567 (9.2%)	513 (3.0%)	322 (1.9%)
Lifestyle Group	Affluent Estates	Family Landscapes	Family Landscapes	Affluent Estates	Uptown Individuals
Urbanization Group	Suburban Periphery	Suburban Periphery	Suburban Periphery	Suburban Periphery	Principal Urban Centers
Residence Type	Single Family	Single Family	Single Family	Single Family	Multi-Unit Rentals
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Singles
Average Household Size	3	2.87	2.79	3.14	1.69
Median Age	42.4	39.5	39.2	37.2	32.9
Diversity Index	57.1	62.9	76.9	73.2	69.5
Median Household Income	\$176,700	\$116,800	\$94,500	\$152,300	\$97,800
Median Net Worth	\$1,181,100	\$579,100	\$352,800	\$745,900	\$63,000
Median Home Value	\$605,700	\$406,900	\$350,800	\$541,500	\$580,600
Homeownership	90.3	84.8	79.7	81.7	20
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	Bachelor's Degree	Some College No Degree	Bachelor's Degree	Bachelor's Degree
Preferred Activities	Own latest tablets, smartphones and laptops. Upgrade picture-perfect homes.	Prefer outdoor activities and sports. Family-oriented purchases and activities dominate.	Spend heavily on eating out. Shop warehouse/club, home improvement stores.	Physical fitness is a priority. Own the latest devices.	Socializing and social status very important.. Participate in yoga, Pilates, and skiing.
Financial	Hold 401(k) and IRA plans/securities	Well insured, invest in a range of funds, high debt	Paying off student loans and home mortgages	Highest rate of mortgages	Spend a large portion of wages on rent, clothes and technology
Media	Avid readers; epicurean, sports, home service magazines	Connected, with a host of wireless devices	Enjoy working on home improvement projects	Own, use latest devices	Active on Facebook, Twitter, YouTube, LinkedIn
Vehicle	Own 3 or more vehicles	Own 2+ vehicles (minivans, SUVs)	Own minivan, SUV	Prefer late model imports, primarily SUVs.	Public transportation, taxis, walking and biking

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.



## 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.*

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Buyer/Tenant/Seller/Landlord Initials

Date