



FOR LEASE | +/- 1,045 SF

3313-3357 Long Prairie Rd, Flower Mound, TX

PRICE: \$20 / SF + NNN

AVAILABLE: Ste 3347: +/- 1,045 SF

OVERVIEW:

- 2nd Generation Restaurant space with Easy Access from Long Prairie Rd (FM 2499)
- Excellent Traffic - Over 51K VPD on Long Prairie & Cross Timbers
- Locally Owned & Professionally Managed
- Great Area Income (1 Mile Average Over \$145,000 per Household)
- Join 151 Coffee, Pedersen Chiropractic, Wolfin Barber Shop, & More



+/- 1,045
Square Feet



Long Prairie Rd
Frontage



Retail
Type



Restaurant
Proposed Use

CONTACT:

CHRISTIAN SCOFIELD

940.391.8115

christian@sbpcommercial.com

1400 Dallas Drive, Denton, TX, 76205 | sbpcommercial.com



SITE

3347 Long Prairie Rd | Flower Mound, TX



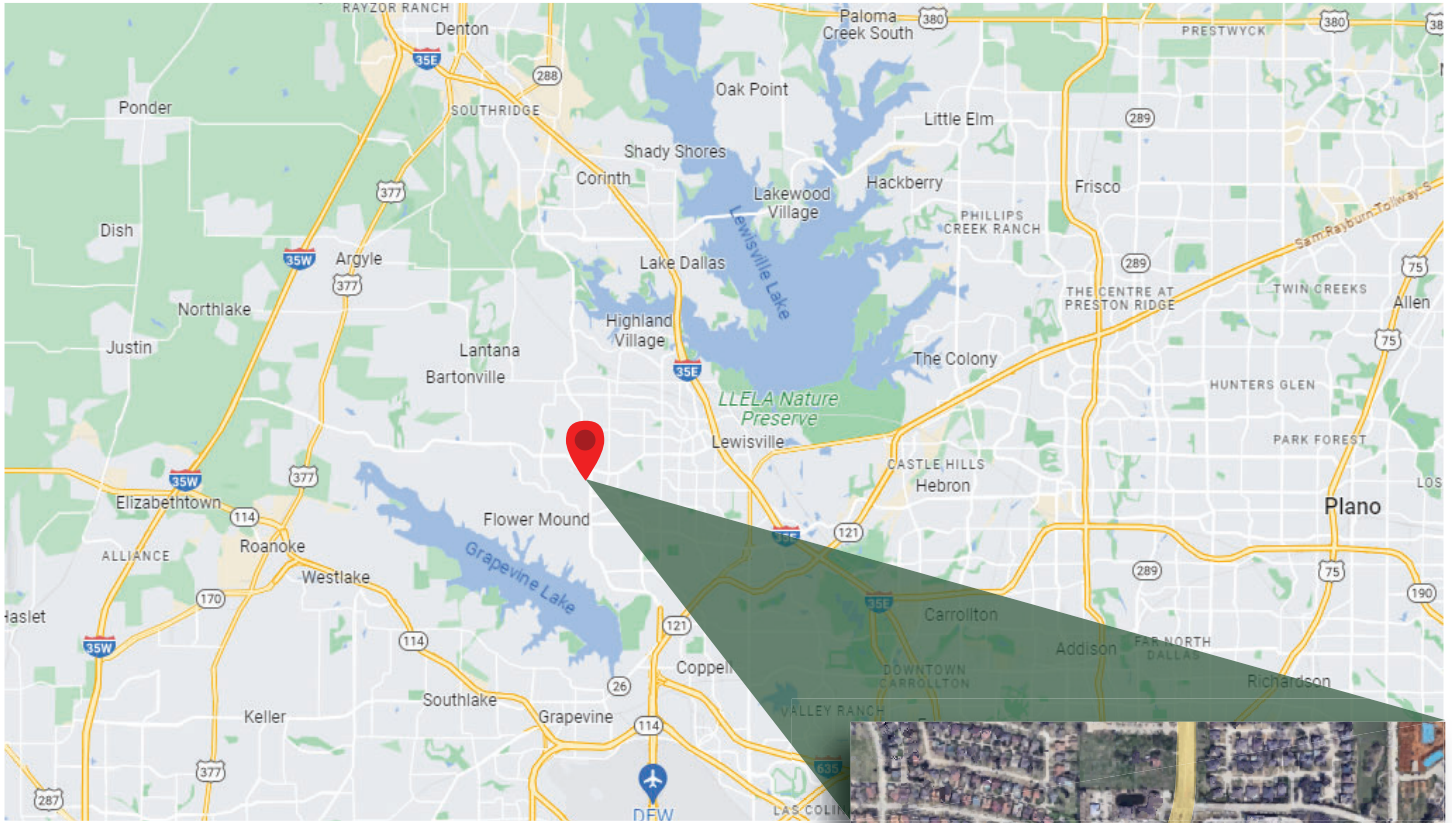
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CHRISTIAN SCOFIELD

christian@sbpcommercial.com | 940.320.1200

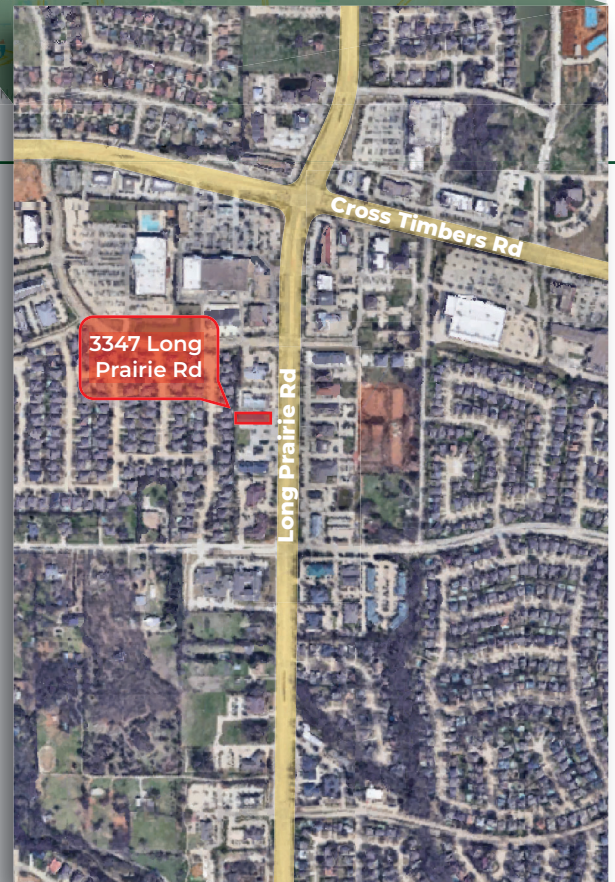
MAPS

3347 Long Prairie Rd | Flower Mound, TX



DRIVE TIME (To city center)

Long Prairie Rd	Direct Access
Cross Timbers Rd	1 Minute
The Shops at Highland Village	9 Minutes
I-35	9 Minutes
HWY 121	10 Minutes
DFW Airport	12 Minutes
Denton	23 Minutes
Dallas	26 Minutes

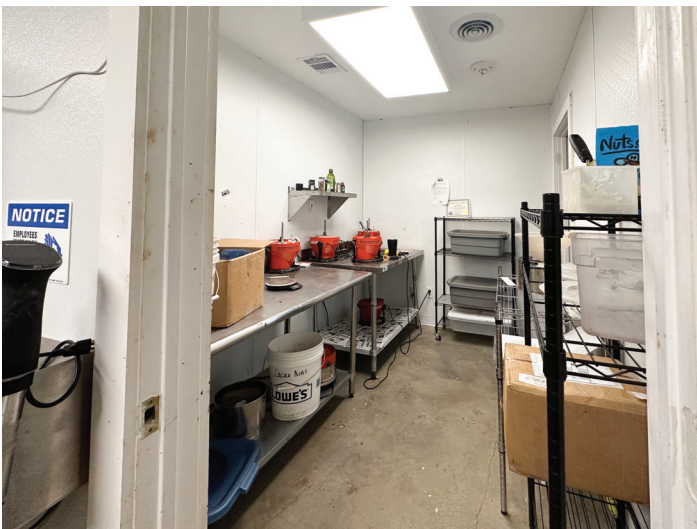


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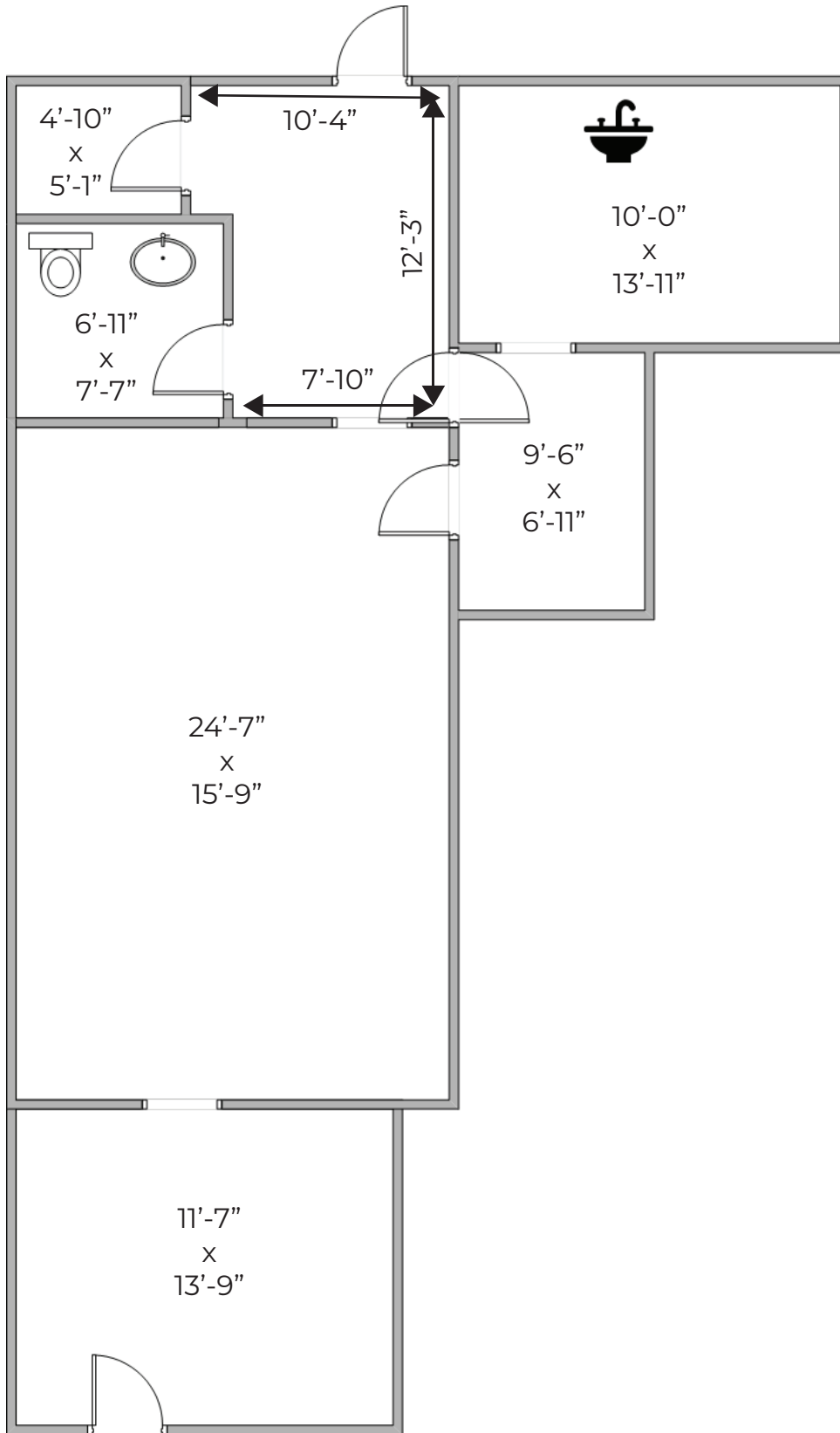
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PHOTOS



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FLOOR PLAN



**Total SF Available:
1,045 SF**

Includes:

- Grease Trap
- Restroom
- 3 Compartment Sink
- 2 Hand Sinks
- Front Reception
- Small Office

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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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date