

FOR LEASE

# GATOR INVESTMENTS MARKETPLACE AT FLOWER MOUND

2221 CROSS TIMBERS ROAD | FLOWER MOUND, TX 75028



## PROPERTY OVERVIEW

- Anchored by Sprouts, Dollar Tree & Gold's Gym
- GLA of +/-117,513 SF

## LOCATION OVERVIEW

- Located NW of Dallas, north of DFW Int'l Airport
- Across from River Walk, a Mixed-Use Development
- Intersection: Cross Timbers Rd. & Morris Rd.
- Denton County
- Traffic Count: 36,000 AADT

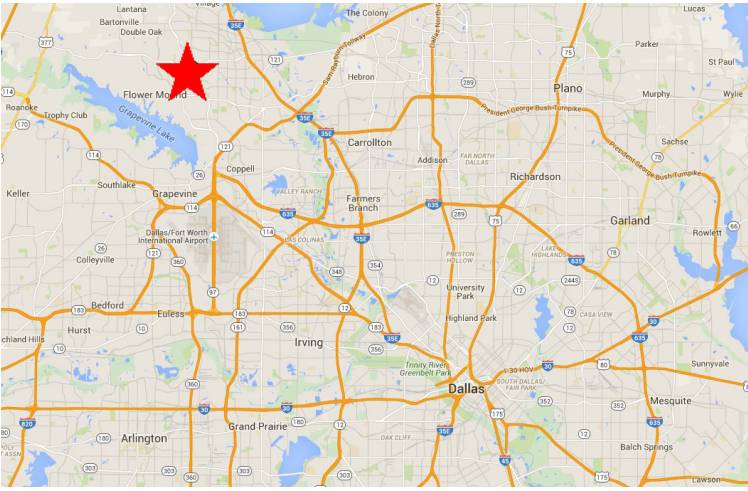
[www.GatorInvestments.com](http://www.GatorInvestments.com)

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## DEMOGRAPHICS

• 2021

**2221 CROSS TIMBERS ROAD  
FLOWER MOUND, TX 75028**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	14,694	108,848	203,332
AVG. HH INCOME	\$135,528	\$141,406	\$125,332
AVG. AGE	39	38	37

- SPACE AVAILABLE
- RESTAURANT AVAILABLE



Owned and Operated By A  
**GATOR**  
Affiliated Company

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