



**FOR SALE**  
**MEDICAL OFFICE BUILDING**  
**5,230 Sq Feet**  
4931 Long Prairie Road, Flower Mound, TX



### Investment Highlights | SEE BROKER FOR PRICING

**METRO AREA:** Dallas-Fort Worth

**LOCATION:** Located on Long Prairie Road (FM 2499), the primary N/S arterial through Highland Village/Flower Mound. Positioned in same office park as WellMed at Flower Mound, DaVita Flower Mound, Long Prairie Pharmacy, U.S. Dermatology Partners and Bank of the West. Proximity to Texas Health Presbyterian Hospital.

**BUILDING SIZE:** 5,230 SF

**LOT SIZE:** 0.5430 Acres (Site is separately platted)

**LEGAL DESCRIPTION:** NORTH POINT CENTER BLK A LOT 5

**YEAR BUILT:** 2010

**SIGNAGE:** Monument Sign along FM 2499/Long Prairie Road

**OCCUPANCY:** 100% Leased to medical and professional office tenants  
Suite 100 - 2,222 RSF (medical finish-out)  
Suite 200 - 817 RSF (general office finish-out)  
Suite 300 - 2,191 RSF (medical finish-out)

### FOR INFORMATION:

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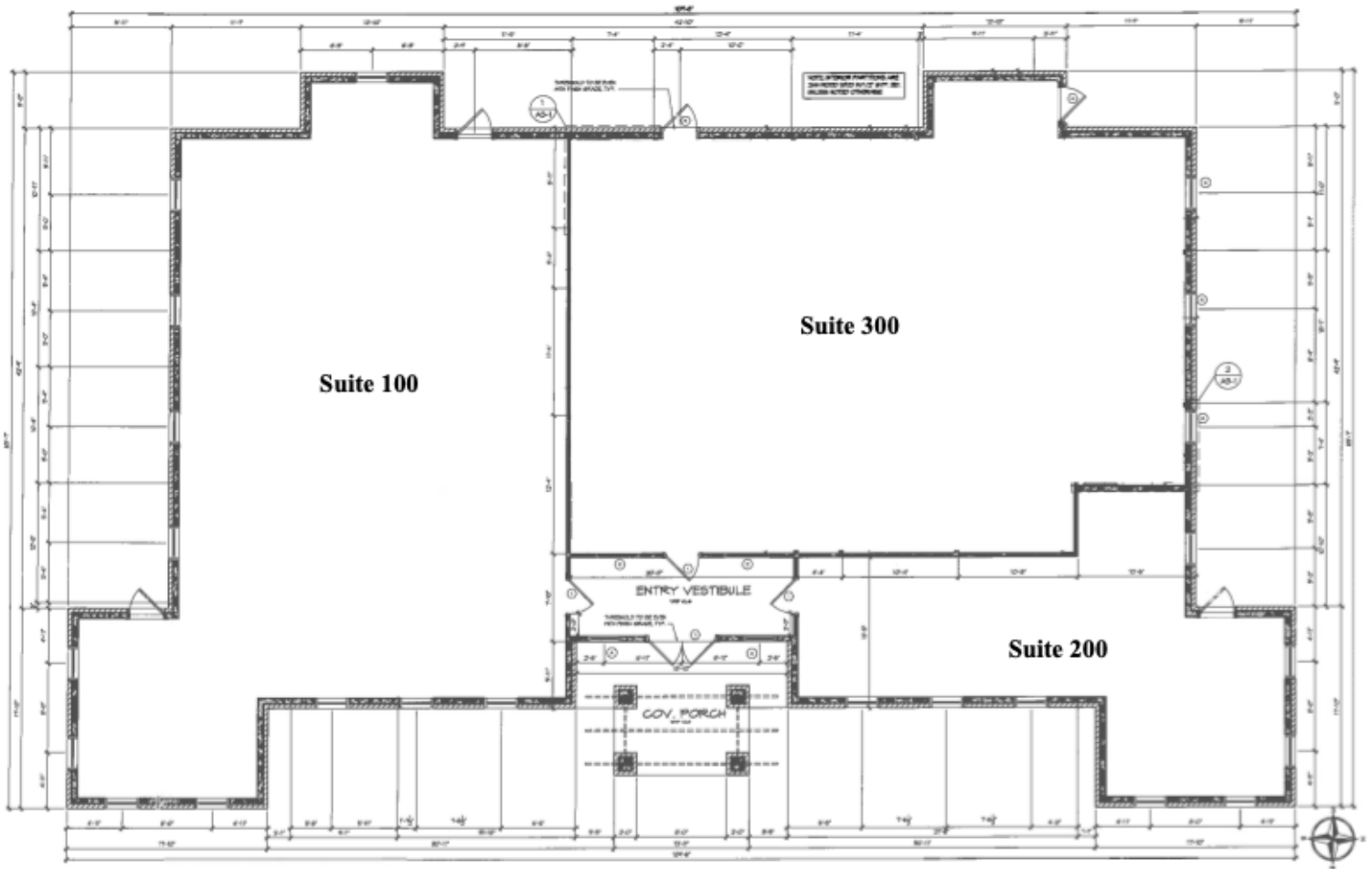




# FLOOR PLAN

## 5,230 Sq Feet Building

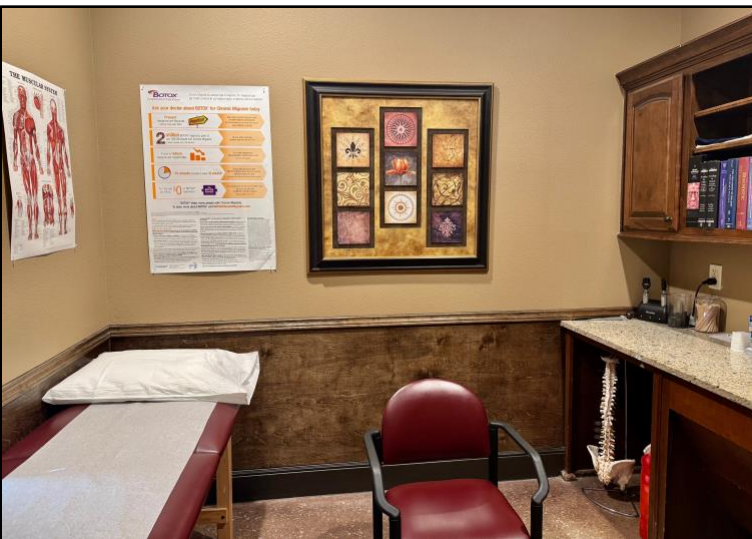
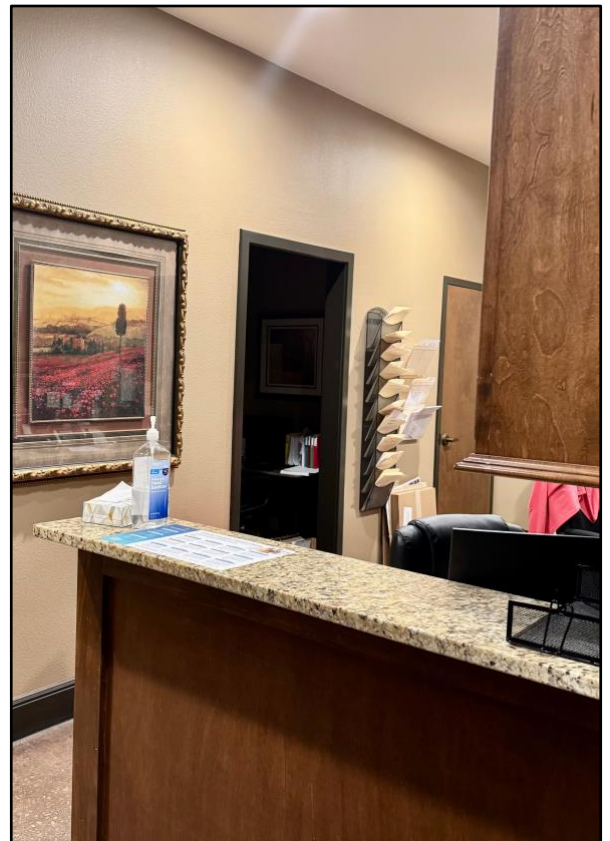
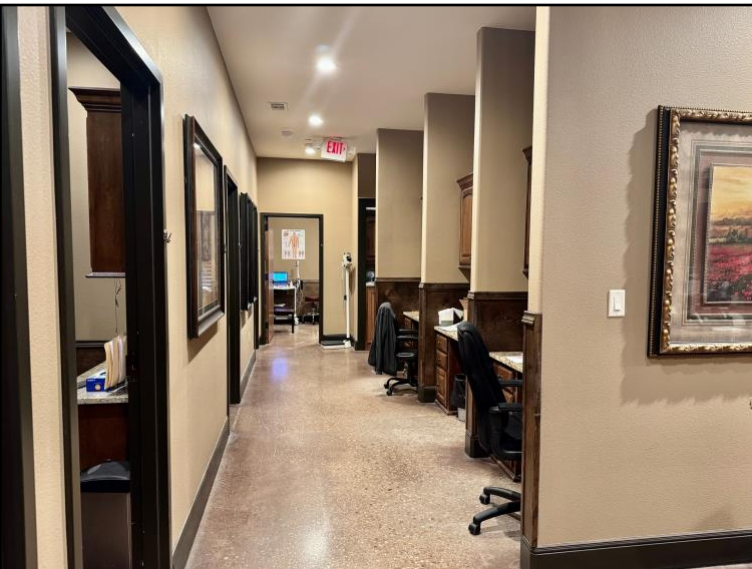
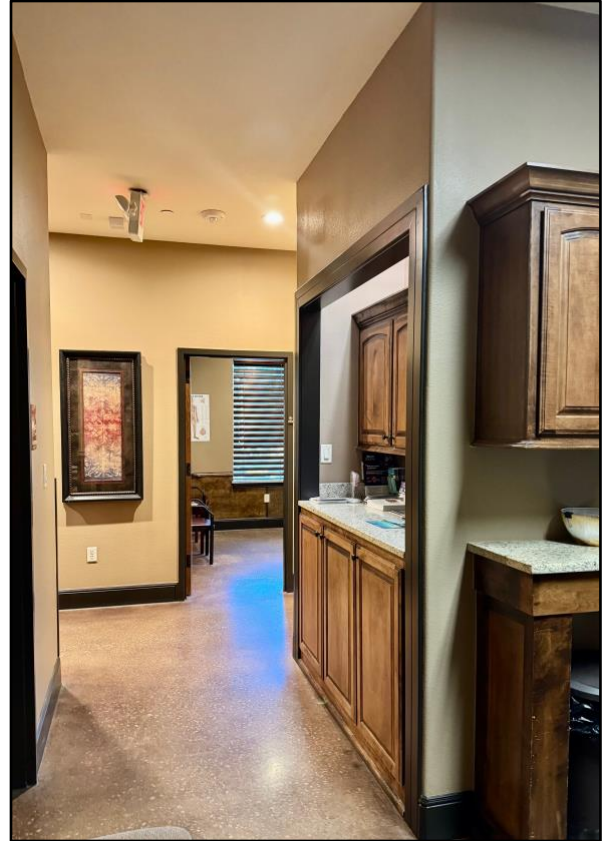
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# SUITE 100 PHOTOS

5,230 Sq Feet Building  
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# SUITE 300 PHOTOS

5,230 Sq Feet Building  
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# MAPS

## 5,230 Sq Feet Building

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