

REMINGTON PLACE

2840 Flower Mound Rd, Flower Mound, TX 75022



PORTFOLIO
COMMERCIAL

Dustin Wright
Portfolio Commercial
817-761-7678
License: 0647681
Dustin@dfwportfolio.com

Austin Fletcher
Portfolio Commercial
817-761-7678
License: 0805374
Austin@dfwportfolio.com



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REMINGTON PLACE, 2840 FLOWER MOUND RD

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PROPERTY INFORMATION

FOR LEASE

PROPERTY ADDRESS

**2840 Flower Mound Rd, Flower Mound, TX
75022**

RENTABLE AREA

SUITE 110 - 2,589 SF

SUITE 130 - 2,169 SF

SUITE 150- 2,572 SF

SUITE 210- 7,389 SF

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FOR LEASE

OFFICE/ RETAIL

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PROPERTY OVERVIEW

2840 Flower Mound Rd. is a great opportunity for businesses looking for a new space. The building has multiple suites available for retail on the 1st floor and office space on the 2nd floor. It is conveniently located in the heart of Flower Mound, Texas, with easy access to major highways and public transportation. The building offers plenty of parking and is surrounded by other businesses, making it an ideal location for any business.



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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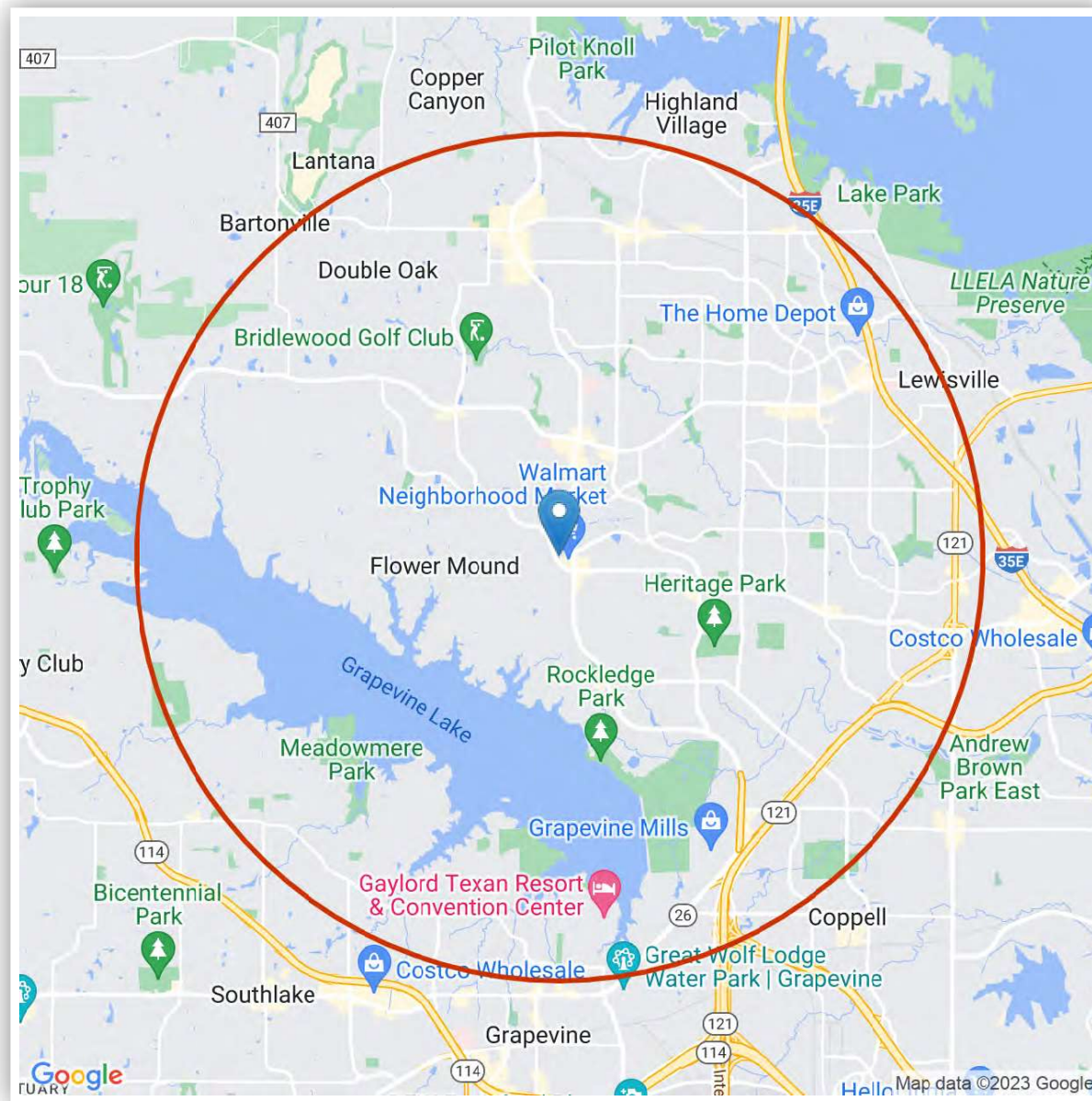
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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

203,456

Population



2.8

Average Household Size

37.0

Median Age

\$100,225

Median Household Income

EDUCATION

7%

No High School Diploma



18%

High School Graduate



26%

Some College



49%

Bachelor's/Grad/Pr of Degree

BUSINESS



5,956

Total Businesses



72,331

Total Employees

EMPLOYMENT



White Collar

77%



Blue Collar

14%



Services

9%



4.6%
Unemployment Rate

INCOME



\$100,225

Median Household Income



\$47,063

Per Capita Income



\$288,929

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.1%)

The smallest group: <\$15,000 (2.7%)

Indicator	Value	Difference
<\$15,000	2.7%	-2.0%
\$15,000 - \$24,999	4.3%	0
\$25,000 - \$34,999	5.0%	-0.3%
\$35,000 - \$49,999	8.6%	0
\$50,000 - \$74,999	15.9%	-1.0%
\$75,000 - \$99,999	13.3%	+0.1%
\$100,000 - \$149,999	20.1%	-0.5%
\$150,000 - \$199,999	12.9%	+1.1%
\$200,000+	17.1%	+2.6%

Bars show deviation from 48121 (Denton County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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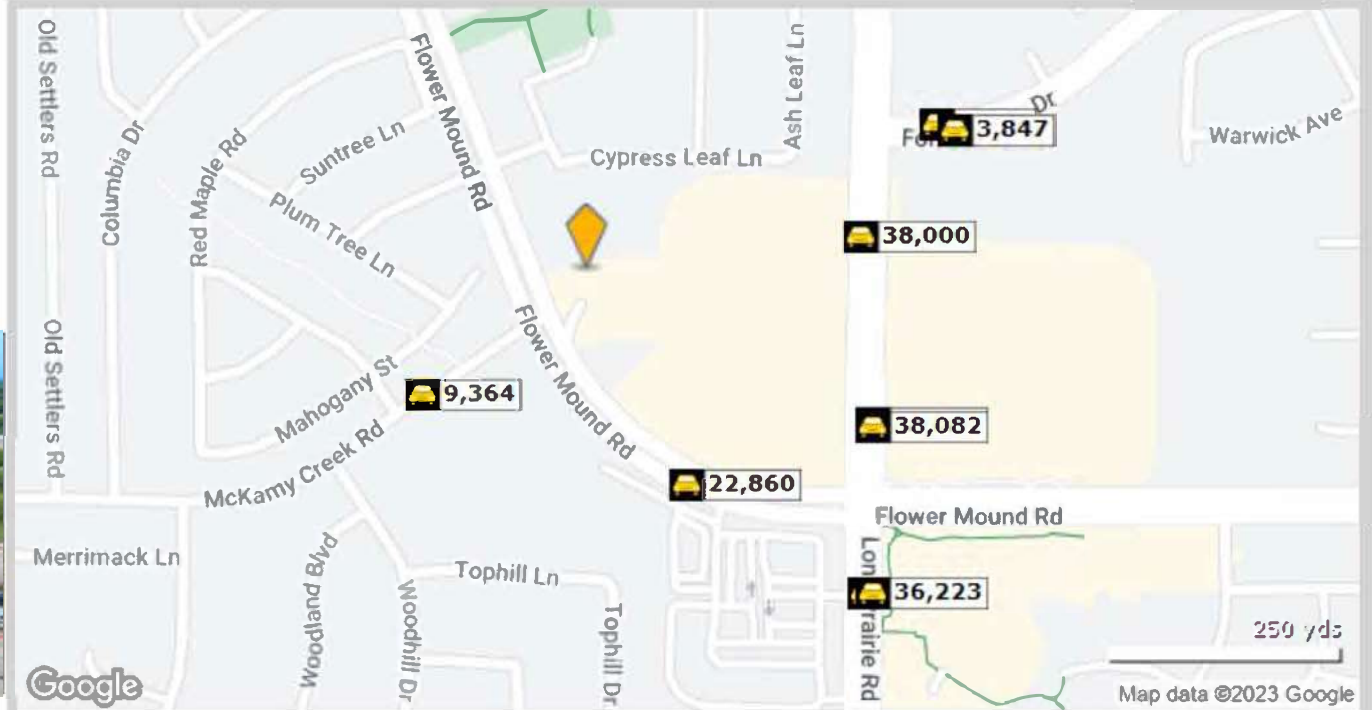
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Traffic Count Report

2840 Flower Mound Rd, Flower Mound, TX 75022

Building Type: **General Retail**
 Secondary: -
 GLA: **22,253 SF**
 Year Built: **2018**
 Total Available: **14,719 SF**
 % Leased: **33.86%**
 Rent/SF/Yr: **\$32.71**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 McKamy Creek Rd	Black Walnut Dr	0.02 SW	2022	9,364	MPSI	.13
2 Flower Mound Rd	Long Prairie Rd	0.11 E	2022	23,223	MPSI	.15
3 Flower Mound Road	Long Prairie Rd	0.11 E	2020	22,860	AADT	.15
4 Long Prairie Rd	Forest Vista Dr	0.06 N	2017	38,000	MPSI	.17
5 Long Prairie Road	Flower Mound Rd	0.05 S	2020	33,524	AADT	.20
6 Long Prairie Rd	Flower Mound Rd	0.05 S	2022	38,082	MPSI	.20
7 Forest Vista Dr	Long Prairie Rd	0.03 W	2022	6,271	MPSI	.24
8 Forest Vista Drive	Long Prairie Rd	0.05 W	2022	3,847	MPSI	.25
9 Long Prairie Rd	Flower Mound Rd	0.05 N	2022	39,352	MPSI	.26
10 Long Prairie Road	Flower Mound Rd	0.05 N	2020	36,223	AADT	.27

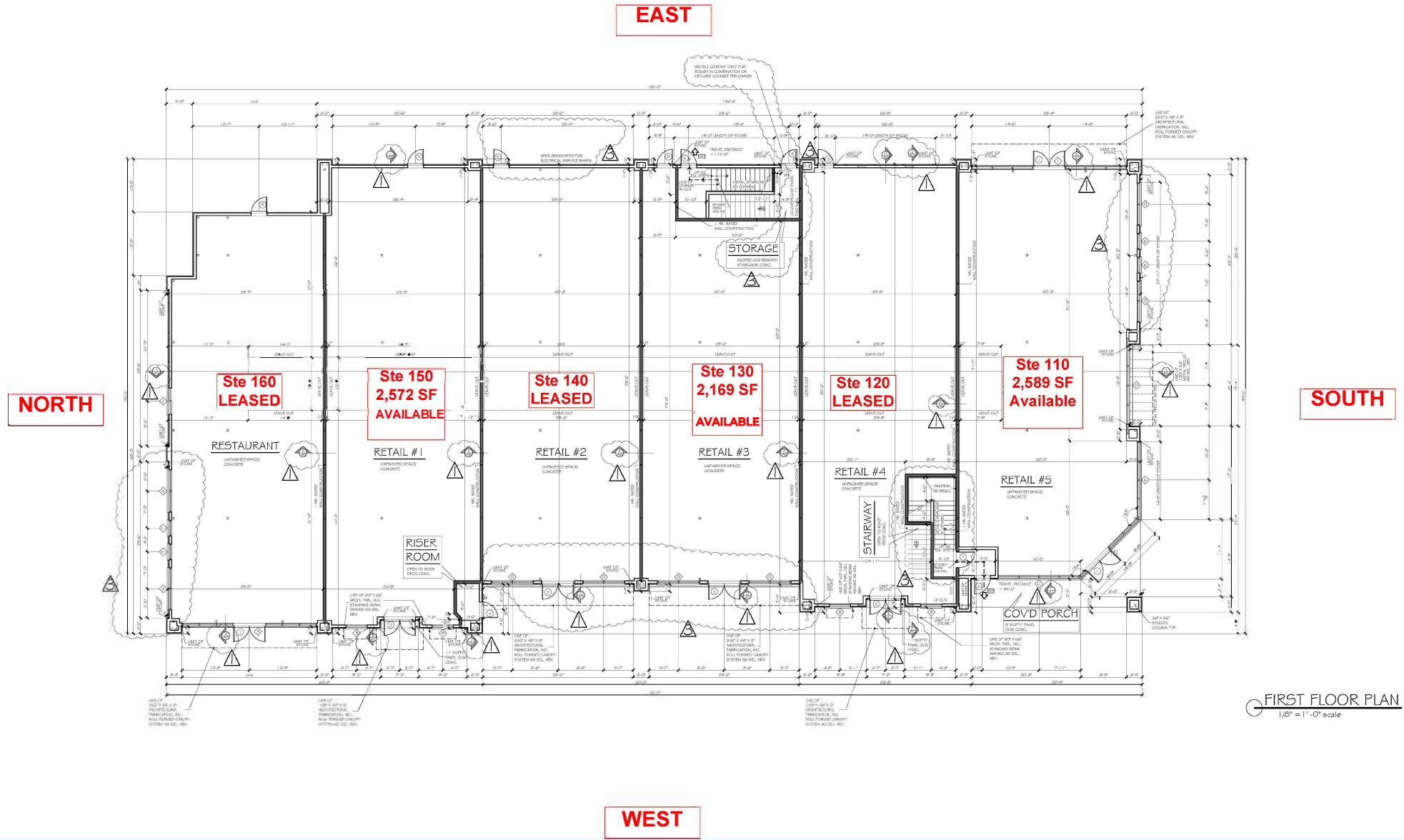


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FLOOR PLAN: 1ST STORY



FIRST FLOOR PLAN
1/8" = 1'-0" scale

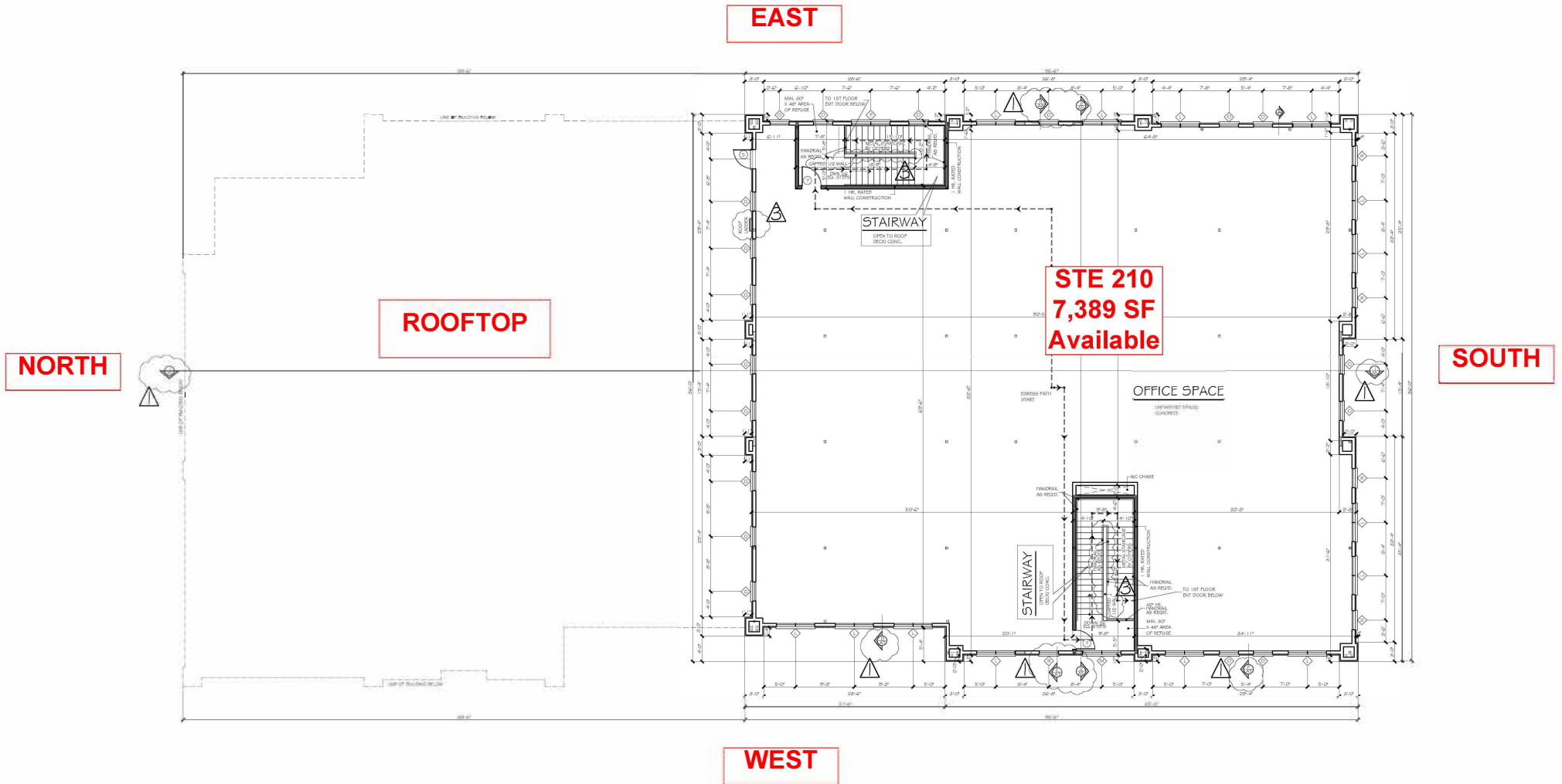
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FLOOR PLAN: 2ND STORY



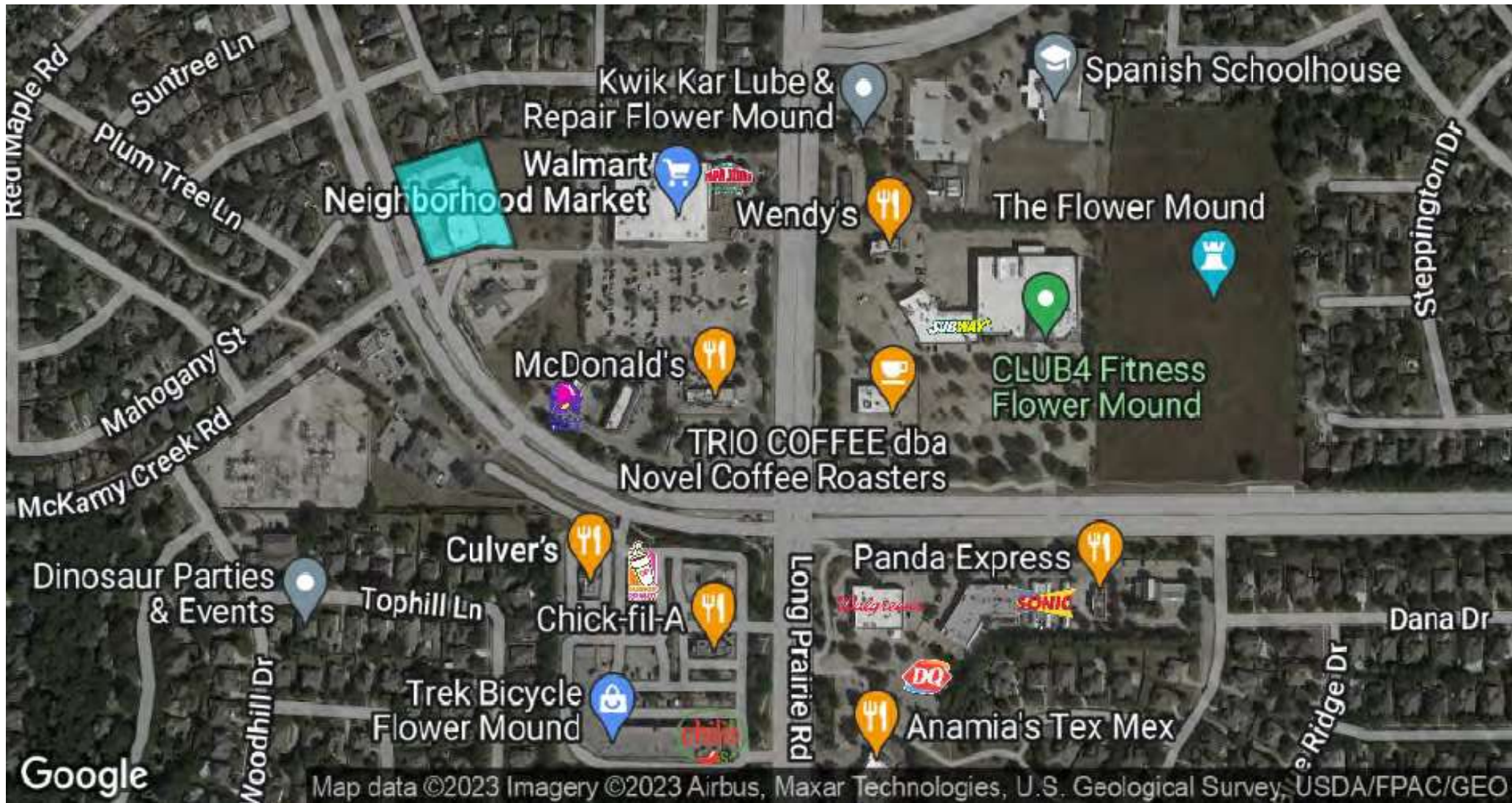
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AERIAL ANNOTATION MAP



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Dustin Wright

Phone: 817-761-7678

Email: Dustin@dfwportfolio.com

License: 0661426



Austin Fletcher

Phone: 817-761-7678

Email: Austin@dfwportfolio.com

License: 0805374

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817-761-7678



info@dfwportfolio.com



2106 E State HWY. 114 STE. 101
Southlake, TX 76092