

# 4351 LONG PRAIRIE RD

Flower Mound, TX 75028

## For Sale & Lease

11,024 SF Vacant Freestanding ER



Sale & Leasing Information:

**Holt Martin**

214.461.2383

hmartin@lpc.com

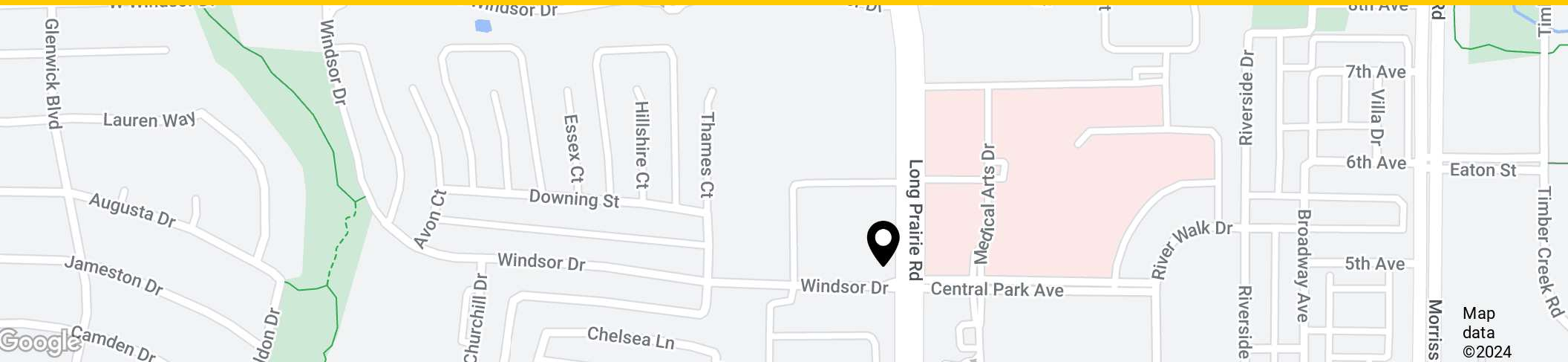
# Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

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

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## Offering Summary

Sale Price:	\$2,975,000
Lease Rate:	\$22.50 NNN
Building Size:	11,024 SF
Available SF:	11,024 SF
Lot Size:	89,776 SF
Price / SF:	\$269.87
Year Built:	2006
Zoning:	PD-98, Planned Development/O, Office

## Property Overview

Vacant Freestanding ER in Flower Mound for Sale or Lease. 12 Exam Rooms & Operating Room built out. Lab, Imaging, & Med Gas infrastructure in place.

## Location Overview

Explore the dynamic neighborhood around 4351 Long Prairie Road, strategically located across from Texas Health Flower Mound, a 101-bed hospital with more than 400 physicians on medical staff. This prime location offers a diverse selection of professional, recreational, and dining options, coupled with seamless access to highways and a robust local economy.

Availabilities	SF	Lease Rate	Date Available
Freestanding ER	11,024 SF	\$22.50 NNN	Available Now

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## Additional Photos



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Parcel Map



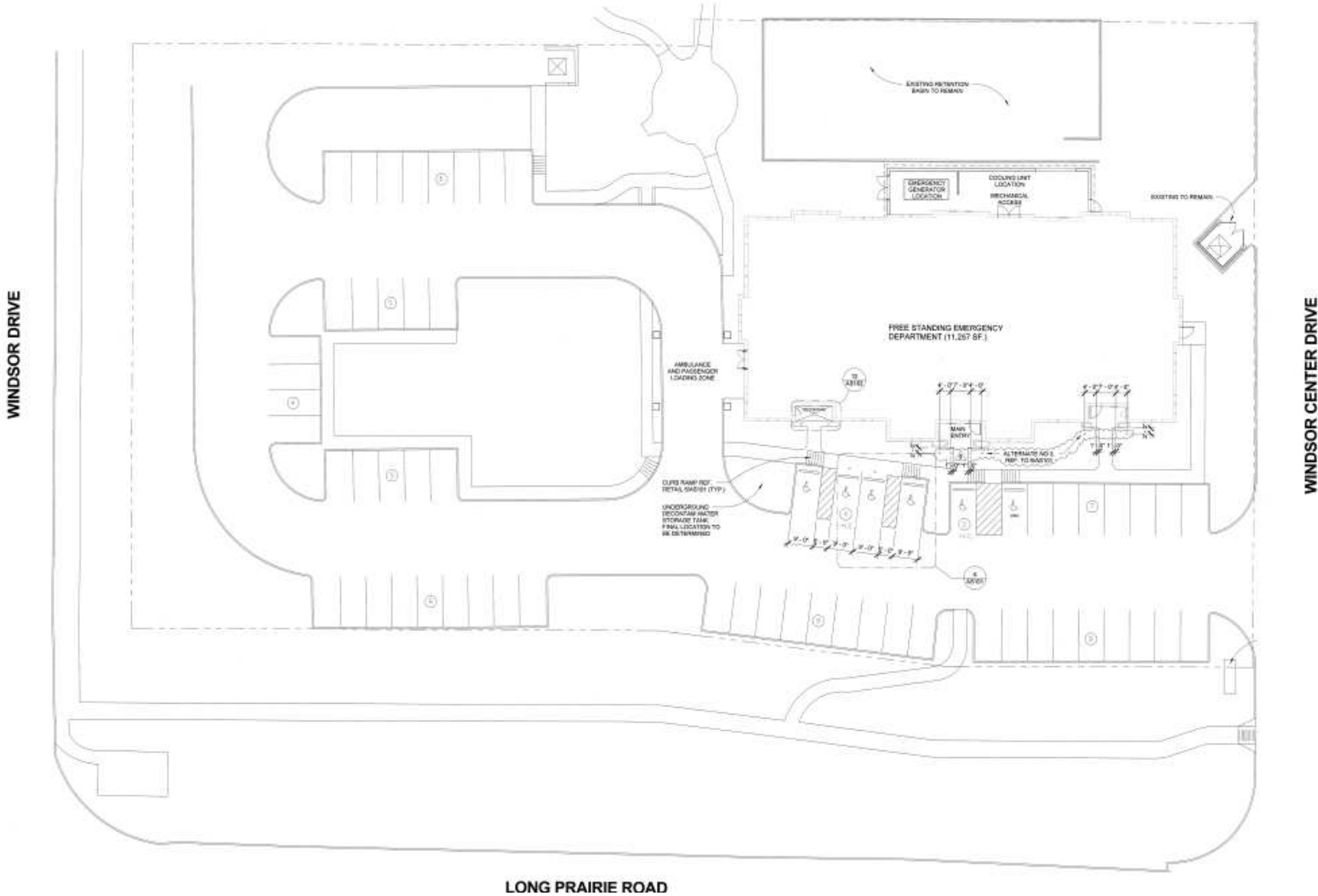
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# Site Plan



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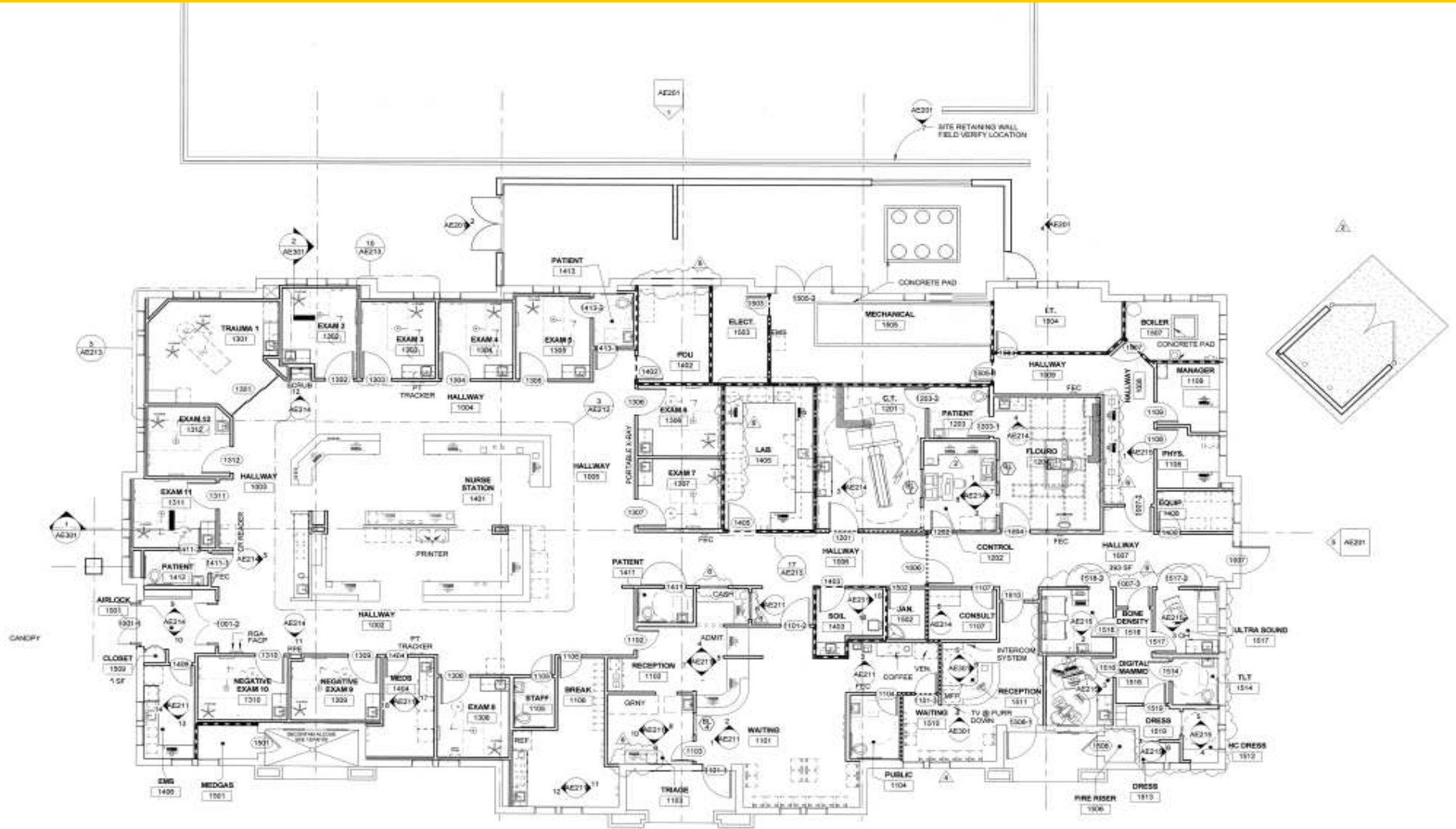
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# Building Floor Plan



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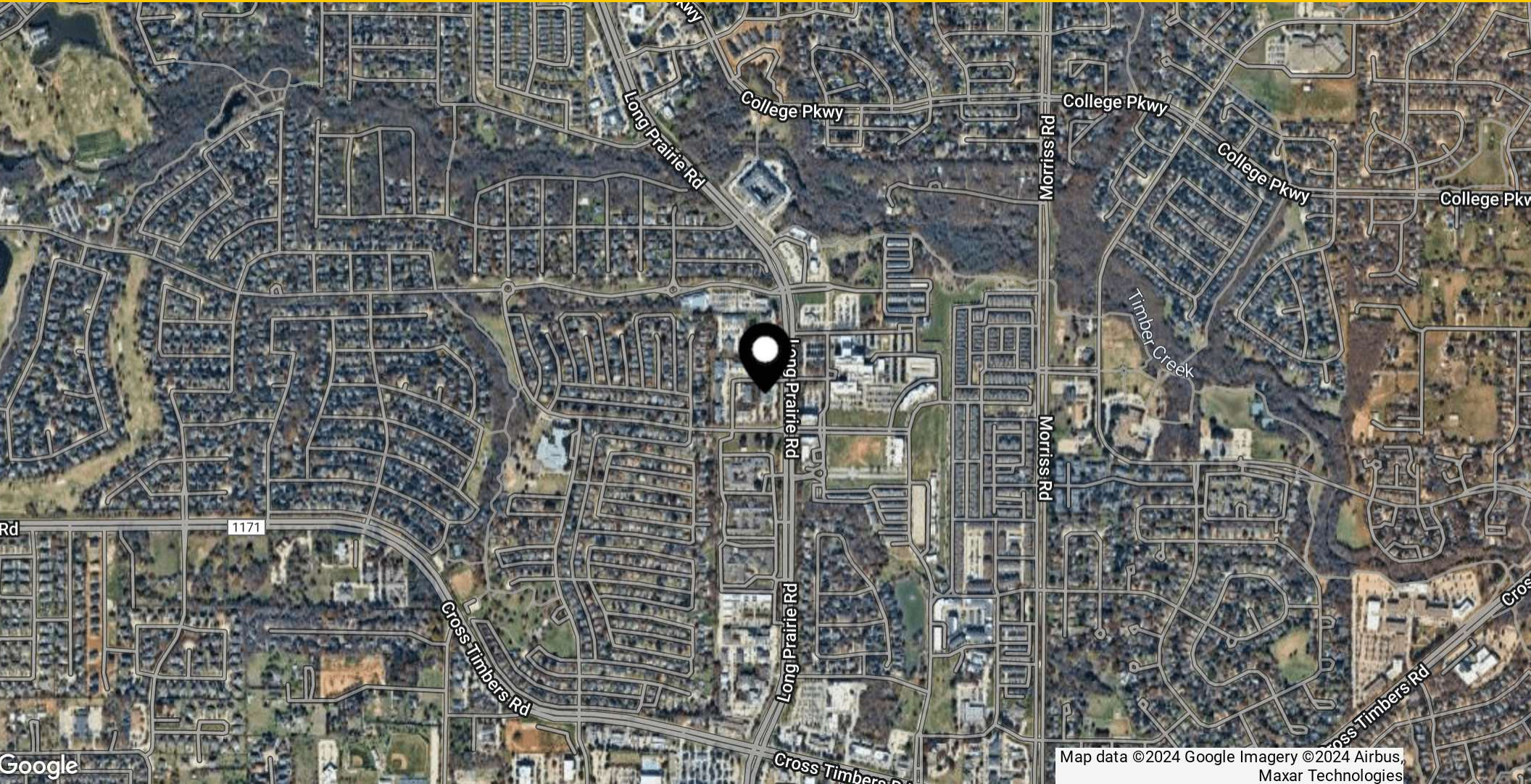
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Location Map



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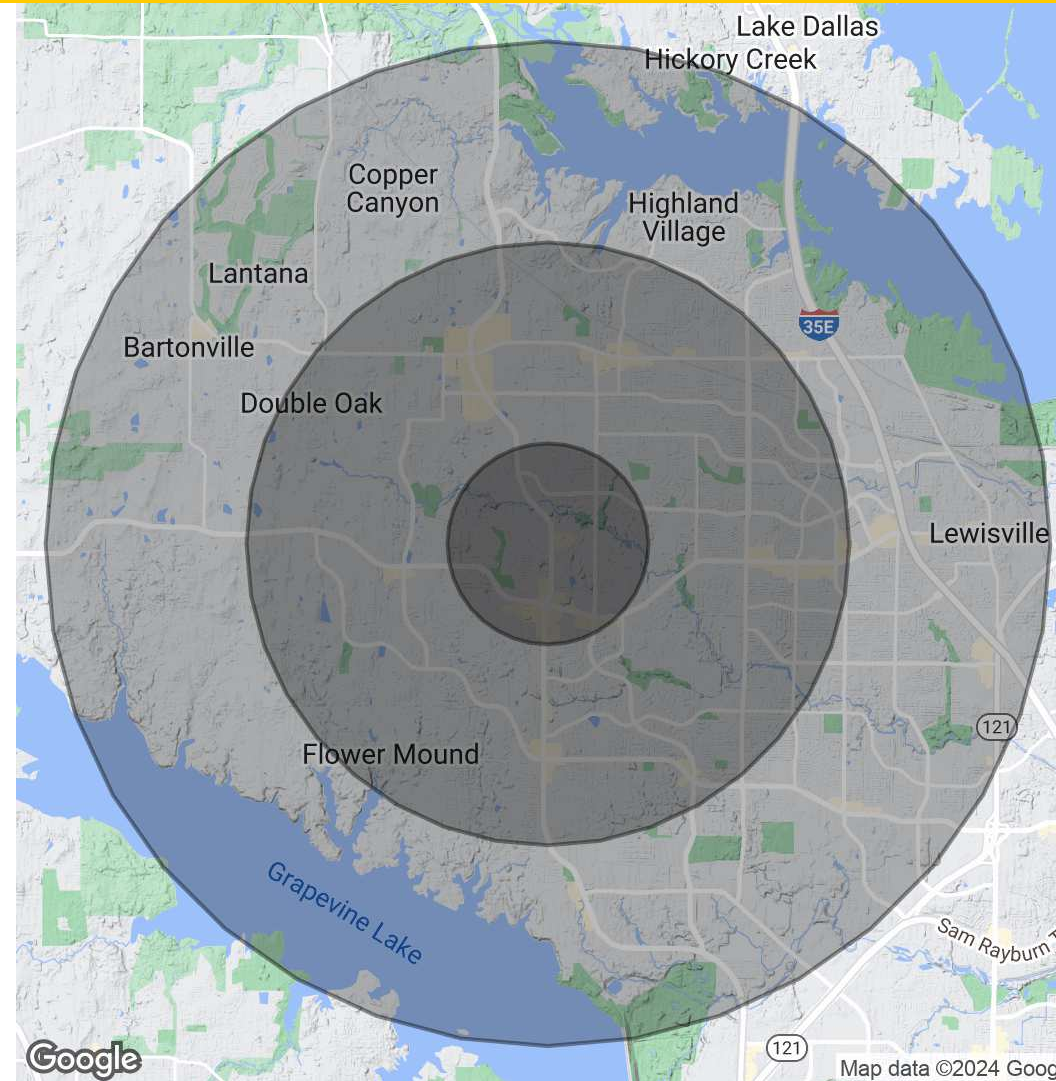
## Demographics Map & Report

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	14,228	103,435	192,894
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	5,514	36,094	67,278
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$179,207	\$180,194	\$166,982
Average House Value	\$514,639	\$525,932	\$501,535

*Demographics data derived from AlphaMap*



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