

SOUTHGATE PHASE 2

250 Gerault Rd, Flower Mound, Texas 75028



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Property Info & Disclaimer

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Property Description

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**NEC Flower Mound Lot 2 - Marketing
Render Image_Front**

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Site Plan

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**2022 3 28 220304 Flower Mound NEC Lot
2 Preliminary Floor Plan**

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Demographic Analysis

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HP COMMERCIAL

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PROPERTY INFORMATION

Call for Price

PROPERTY ADDRESS

*250 Gerault Rd
Flower Mound Texas 75028*

YEAR BUILT

2023

PROPERTY SIZE

16,555 Sq. Ft.

LAND SIZE

1.70 Acres

SOUTHGATE PHASE 2

250 Gerault Rd
Flower Mound Texas
75028



PROPERTY OVERVIEW

Medical/ office condos for sale with floor to ceiling windows, great signage visibility located in Flower Mound. They provide a great way to diversify your portfolio and can be used for a variety of purposes, such as renting out to medical/ business professionals or using as an office space for your own business. Flower Mound is ranked as one of the top places to live in Texas and offers a great quality of life. The medical office condominium shell space suites for offer a great opportunity to own a medical office in a desirable location. The suites are perfect for medical professionals looking to own their own office space and have the convenience of being close to all the amenities that Flower Mound has to offer.



SOUTHGATE PHASE 2

250 Gerault Rd, Flower Mound Texas 75028



PROPERTY PHOTOS



SOUTHGATE PHASE 2

250 Gerault Rd, Flower Mound Texas 75028



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**PROPERTY
PHOTOS**

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PROPERTY PHOTOS



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**PROPERTY
PHOTOS**

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PROPERTY PHOTOS



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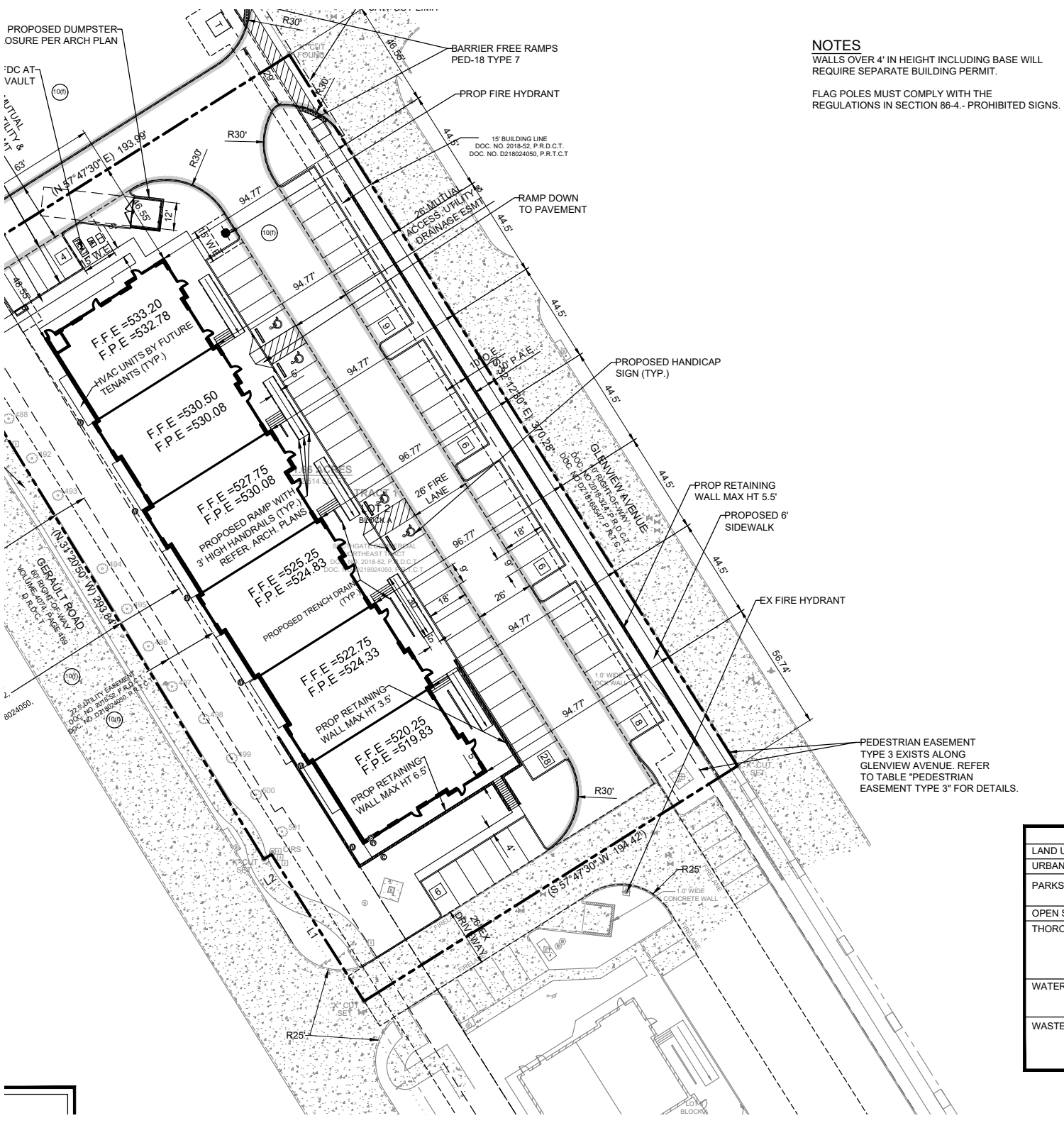
COMMERCIAL

NEC FLOWER MOUND LOT 2 - MARKETING RENDER IMAGE FRONT

SOUTHGATE PHASE 2

250 Gerault Rd, Flower Mound Texas, 75028





NOTES
 WALLS OVER 4' IN HEIGHT INCLUDING BASE WILL REQUIRE SEPARATE BUILDING PERMIT.
 FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4.- PROHIBITED SIGNS.

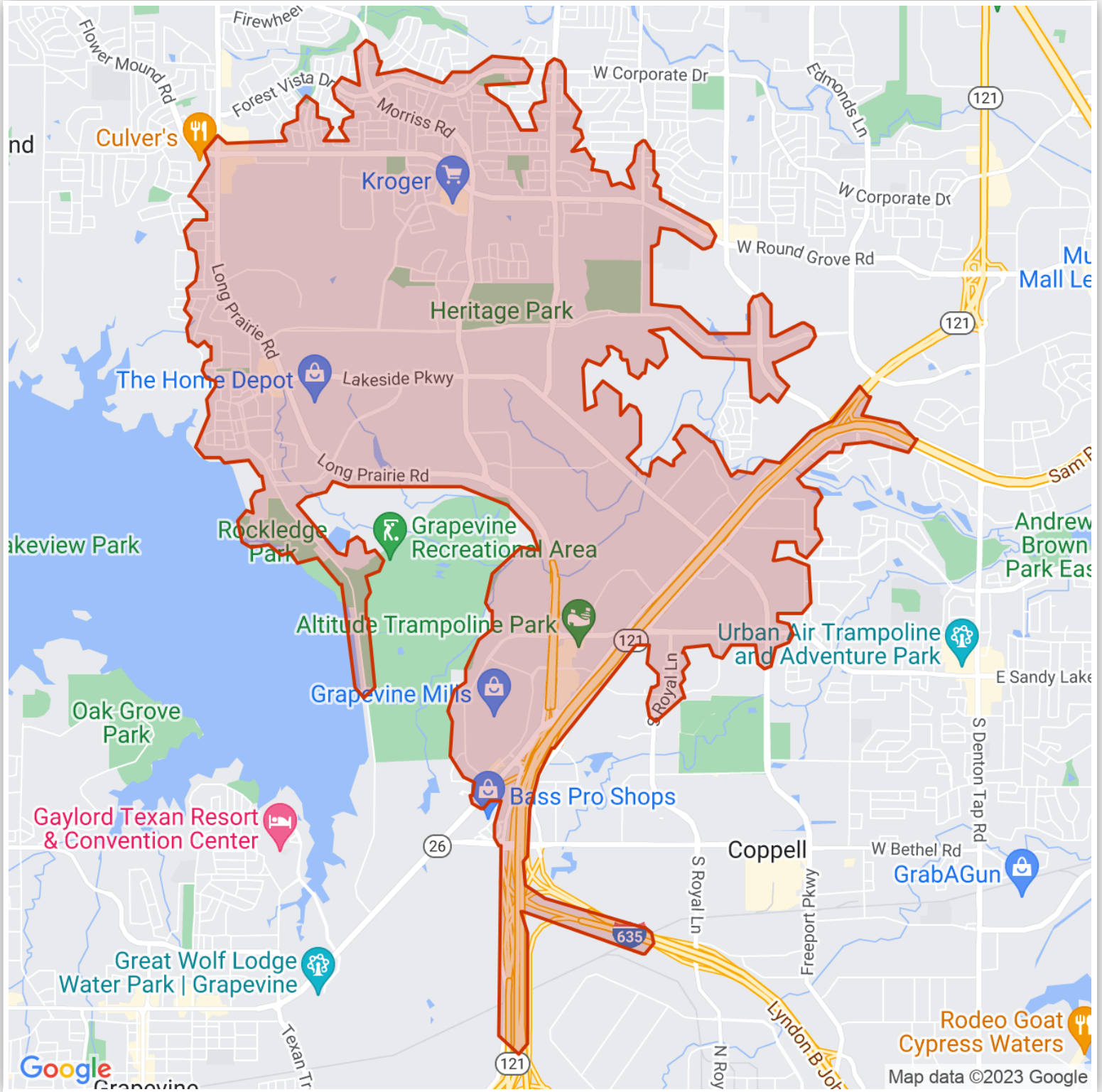
⊙ 3/4" IP FOUND	—○— IRON FENCE	♿ HANDICAP SPACE
⊗ TELE. BOX	—○— CHAINLINK FENCE	
⊠ CABLE BOX	—○— WOOD FENCE	
⊙ ELECTRIC BOX	—○— PIPE RAIL FENCE	
⊠ BRICK COLUMN	—○— COVERED AREA	
⊠ STONE COLUMN	—○— ASPHALT	
⊙ STORM DRAIN MH.	—○— FIRE LANE STRIPE	
⊙ SAN. SEW. CO.	—○— BRICK RET. WALL	
⊙ BOLLARD POST	—○— STONE RET. WALL	
⊙ LIGHT POLE	—○— CON. RET. WALL	
⊙ SAN. SEW. MH.		

SITE LEGEND	
CONCRETE CURB	—
SAW-CUT LINE	—
FENCE	— x — x —
FIRE LANE	—
STRIPING	—
PARKING SPACES	9
HANDICAP LOGO	♿
HANDICAP SIGN	—
RAMP	—
FIRE HYDRANT	—
DUMPSTER	—

SITE DATA TABLE	
PHYSICAL ADDRESS	250 GERAULT ROAD
GROSS SITE AREA	1.66 ACRES (72,514 S.F.)
NET SITE AREA	1.66 ACRES (72,514 S.F.)
ZONING	SG-C2
CURRENT USE	COMMERCIAL
LOT COVERAGE DATA	
-BUILDING COVERAGE	23% / 16,555 SF
-IMPERVIOUS AREA	72.78% / 52,770 SF
-PERVIOUS AREA	27.22% / 19,744 SF
PARKING SUMMARY	REQUIRED PROVIDED
OFFICE & RETAIL (1 PER 250 SF)	67
OTHER	-
TOTAL PARKING	67 67
BUILDING DATA	
BUILDING	1 STORY
PEAK HEIGHT	30
MEAN HEIGHT	30
TOTAL SQUARE FOOTAGE	16,555 SF

MASTER PLAN FEATURES TABLE	
LAND USE PLAN	CAMPUS COMMERCIAL
URBAN DESIGN PLAN	LAKE SIDE BUSINESS DISTRICT
PARKS AND TRAILS	EXISTING 6' SIDE WALK ALONG GERAULT ROAD AND PROP 6' TOWN SIDEWALK ALONG GLENVIEW AVE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	GERAULT ROAD - MAJOR ARTERIAL - 60' RIGHT OF WAY AT THE WEST SIDE OF PROPERTY GLENVIEW AVENUE - 40' RIGHT OF WAY AT THE EAST SIDE OF THE PROPERTY EXISTING CROSS EXCESS TO THE PROPERTY TO NORTH AND S
WATER PLAN	16 INCH WATER LINES ALONG EAST SIDE OF GERAULT ROAD, 8 INCH WATER LINE ALONG GLENVIEW AVE AT AND 8" WATER LINE AT SOUTH OF PROPERTY
WASTEWATER PLAN	12 INCH SANITARY SEWER LINES ALONG EAST SIDE OF GERAULT ROAD AT WEST SIDE OF PROPERTY

LOCATION/STUDY AREA MAP (DRIVE TIME: 5 MINUTES)



SOUTHGATE PHASE 2

INFOGRAPHIC: KEY FACTS (DRIVE TIME: 5 MINUTES)

KEY FACTS

22,256

Population



2.9

Average Household Size

37.3

Median Age

\$112,451

Median Household Income

EDUCATION

5%

No High School Diploma



16%

High School Graduate



24%

Some College



55%

Bachelor's/Grad/Pr of Degree

BUSINESS



852

Total Businesses



12,917

Total Employees

EMPLOYMENT



80%

White Collar



13%

Blue Collar



7%

Services

4.1%

Unemployment Rate

INCOME



\$112,451

Median Household Income



\$50,229

Per Capita Income



\$298,267

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (22.8%)

The smallest group: <\$15,000 (1.8%)

Indicator	Value	Difference	
<\$15,000	1.8%	-7.5%	<div style="width: 1.8%;"></div>
\$15,000 - \$24,999	3.0%	-4.6%	<div style="width: 3.0%;"></div>
\$25,000 - \$34,999	2.7%	-6.0%	<div style="width: 2.7%;"></div>
\$35,000 - \$49,999	7.5%	-6.2%	<div style="width: 7.5%;"></div>
\$50,000 - \$74,999	14.5%	-4.2%	<div style="width: 14.5%;"></div>
\$75,000 - \$99,999	12.8%	-0.4%	<div style="width: 12.8%;"></div>
\$100,000 - \$149,999	22.8%	+7.6%	<div style="width: 22.8%;"></div>
\$150,000 - \$199,999	15.1%	+9.6%	<div style="width: 15.1%;"></div>
\$200,000+	19.9%	+11.7%	<div style="width: 19.9%;"></div>

Bars show deviation from 48113 (Dallas County)

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

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SOUTHGATE PHASE 2

COMMUNITY PROFILE

22,256 Population Total
3.6% Pop Growth
2.9 Average HH Size
61.2 Diversity Index
37.3 Median Age
\$112,451 Median HH Income
\$298,267 Median Net Worth
\$363,497 Median Home Value
24% Under 18
68% Ages 18 to 65
9% Aged 66+



6.9%
Service Workers

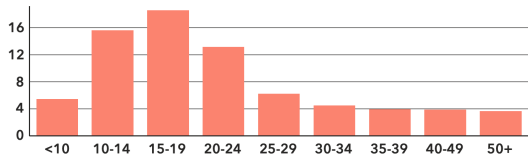


12.7%
Blue Collar Workers

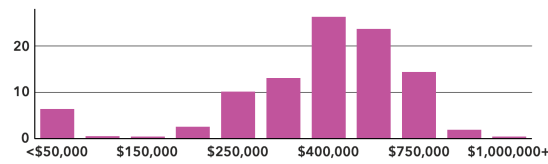


80.4%
White Collar Worker

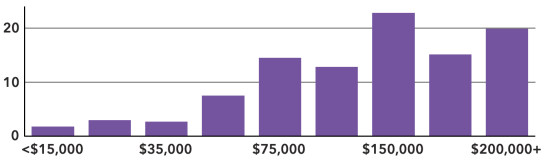
Mortgage as Percent of Salary



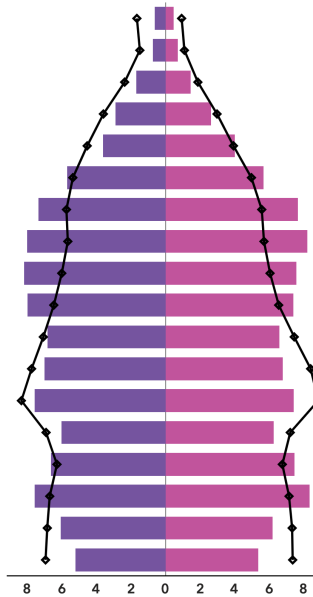
Home Value



Household Income

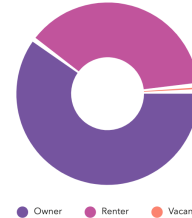


Age Profile: 5 Year Increments



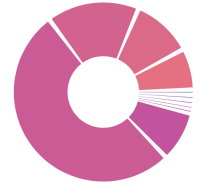
Dots show comparison to 48113 (Dallas County)

Home Ownership



Owner Renter Vacant

Housing: Year Built



<1939 1940-49 1950-59
 1960-69 1970-79 1980-89
 1990-99 2000-09 2010-13
 2014+

Educational Attainment



< 9th Grade No Diploma
 HS Diploma GED
 Some College Assoc Degree
 Bach Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14
 15-19 20-24 25-29
 30-34 35-39 40-44
 45-59 60-89 90+

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026

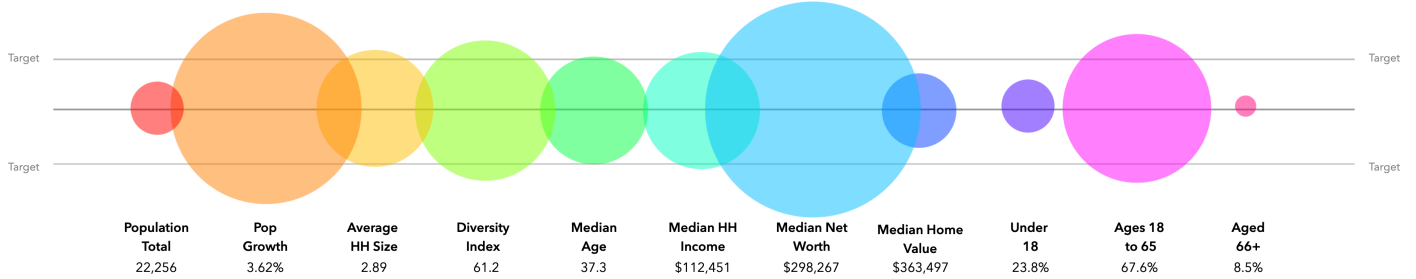


SOUTHGATE PHASE 2

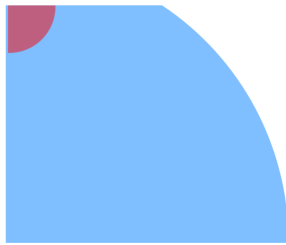


MARKET SUMMARY

250 Gerault Rd, Flower MOUND Texas, 75028

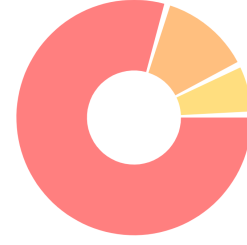


No High School Diploma 5%



Bachelor's, Professional or Graduate Degree 55%
Some College 24%

High School Graduate 16%



White Collar Blue Collar Services
Owner Renter Vacant



< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Educational Attainment

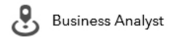
Job Type

Home Ownership

Commute Time

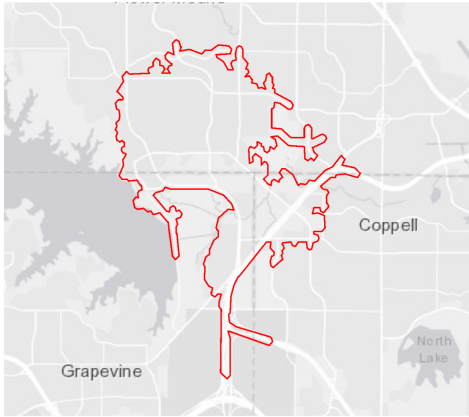


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



SOUTHGATE PHASE 2

INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 5 MINUTES)



POPULATION TRENDS AND KEY INDICATORS

250 Gerault Rd, Flower Mound, Texas, 75028

20,078	8,310	2.42	37.4	\$116,096	\$376,367	155	131	68
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



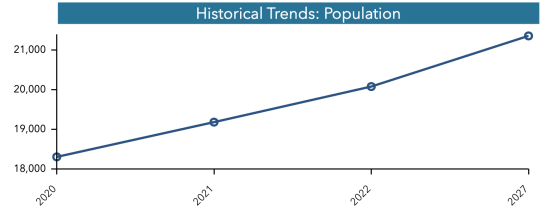
\$17,656

Avg Spent on Mortgage & Basics

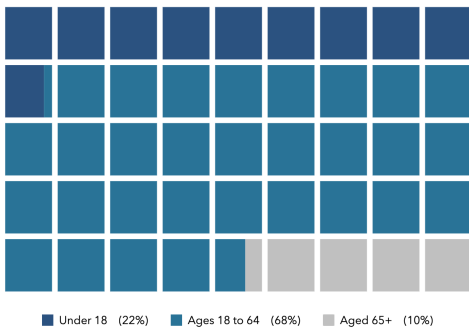


17.1%

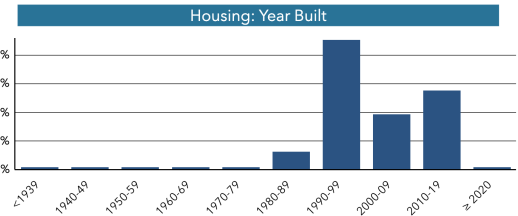
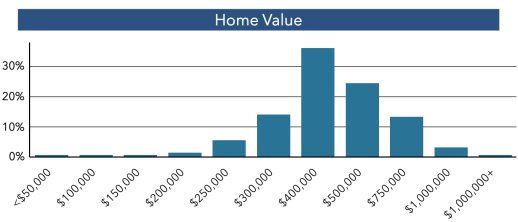
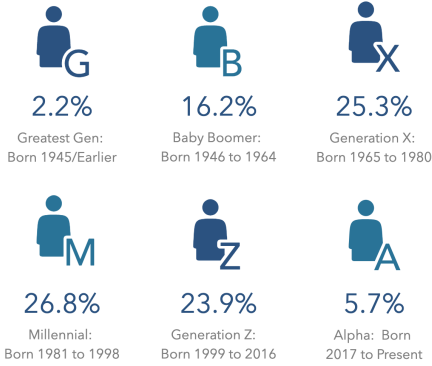
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
© 2023 Esri

SOUTHGATE PHASE 2



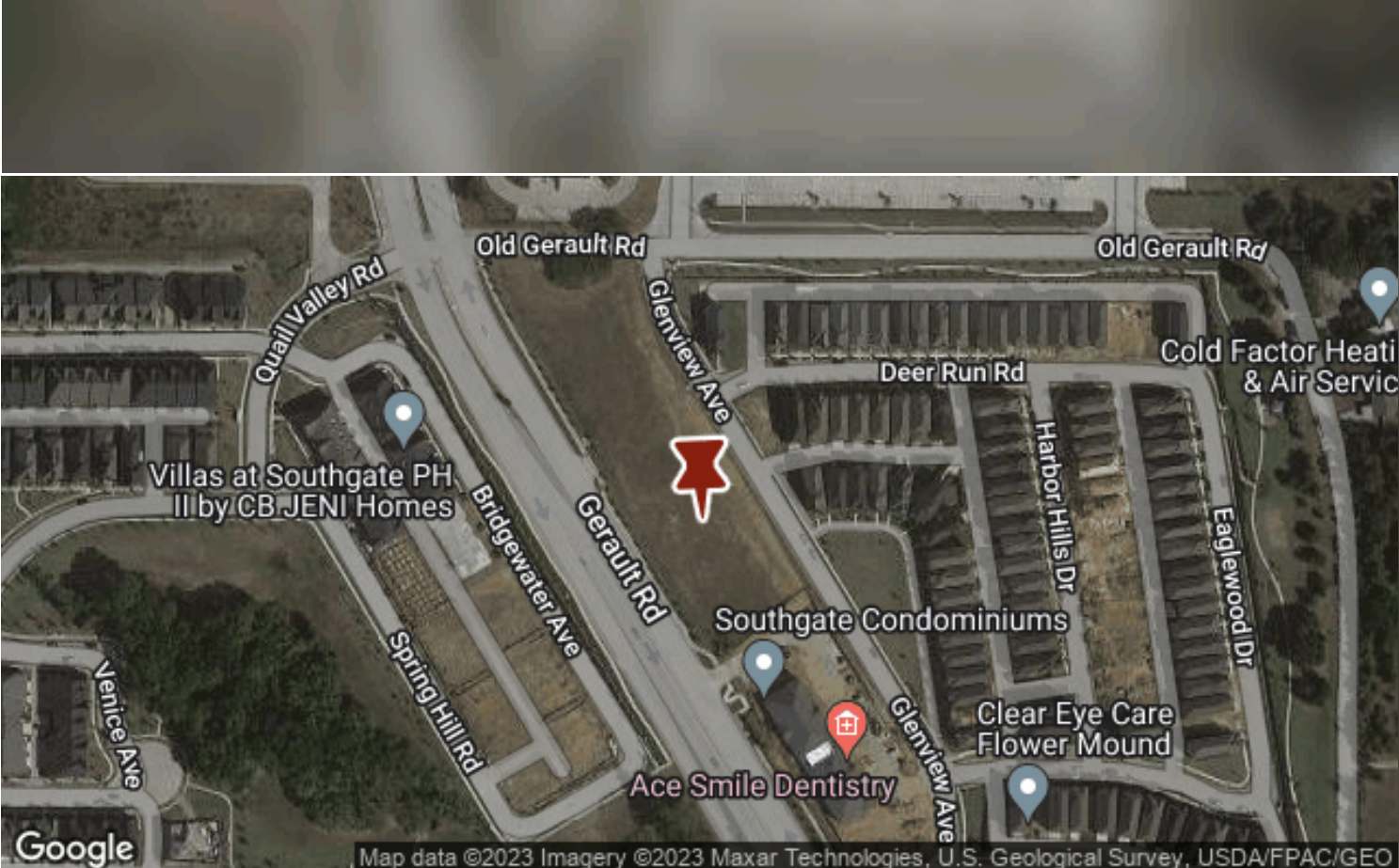
AREA LOCATION MAP



SOUTHGATE PHASE 2

250 GERVAULT RD, FLOWER MOUND TEXAS, 75028

AERIAL ANNOTATION MAP



SOUTHGATE PHASE 2



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
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