

FLOWER MOUND DEVELOPMENT



DEVELOPMENT SUMMARY

Flower Mound Medical/Retail Development SW corner of F.M. 1171 & Churchill Drive Flower Mound, TX

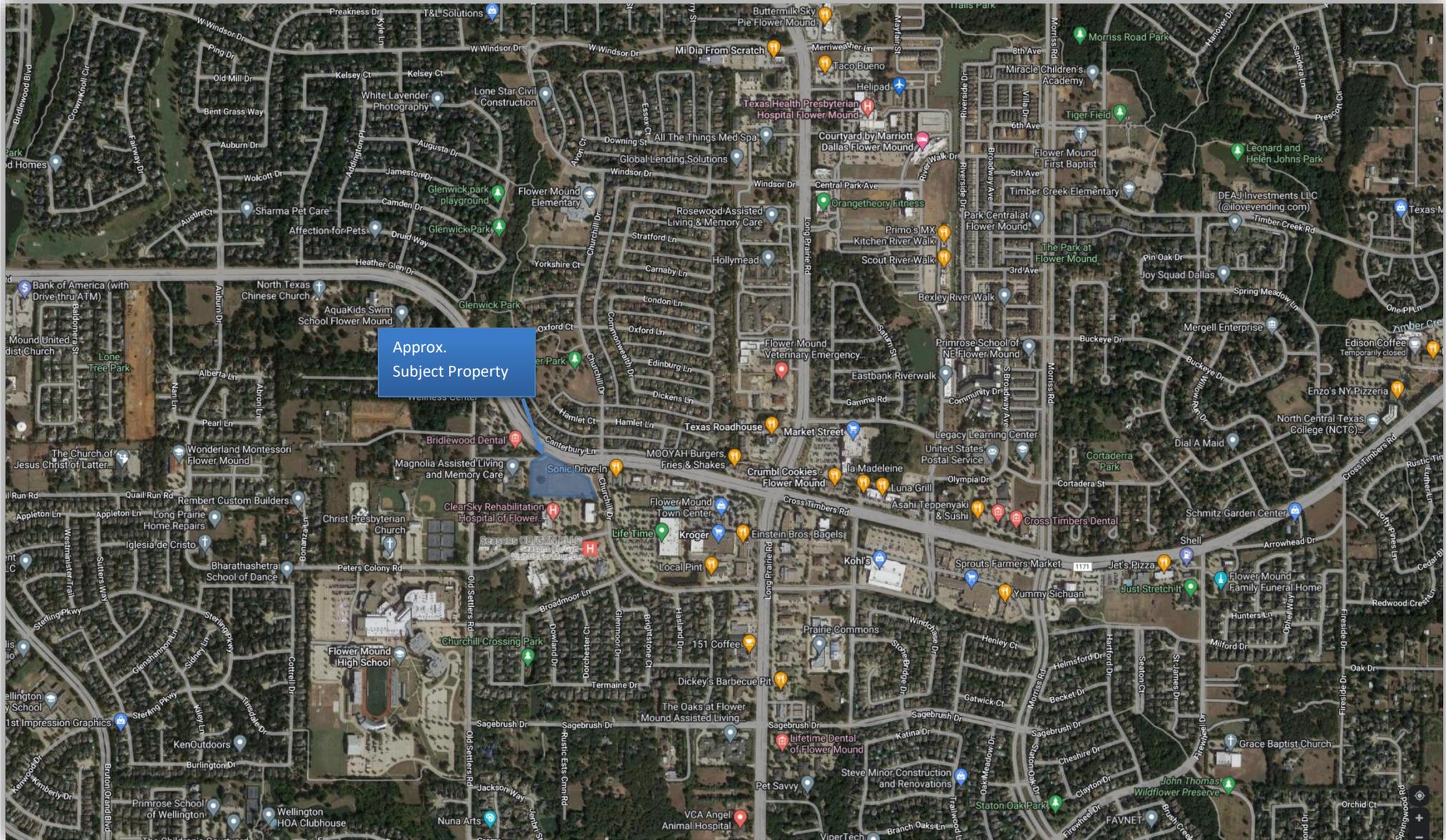
DEVELOPMENT HIGHLIGHTS

- 12,500 SF Medical Office Building
- 1,698 SF Available For Lease
- High tenant finish out allowances for medical/credit tenants
- Tenant mix to includes a pain surgeon group
- Part of a 4.6 acre office/retail development
- 1.229 acre and 1.205 acre pads for sale – lots are platted and can be combined
- Build-to-suit for lease available
- Great Visibility/Accessibility – On Cross Timbers Road(F.M. 1171) 25,000 CPD and Churchill Drive at lighted intersection
- Surrounded by residences, offices, parks, schools and high traffic retail residential including Lifetime Fitness, Kroger, Sonic and more
- Close proximity to Flower Mound High School with 2600 students
- Strong Demographics – average household income for 2 mile radius is \$166,000



MEDICAL DEVELOPMENT SUMMARY

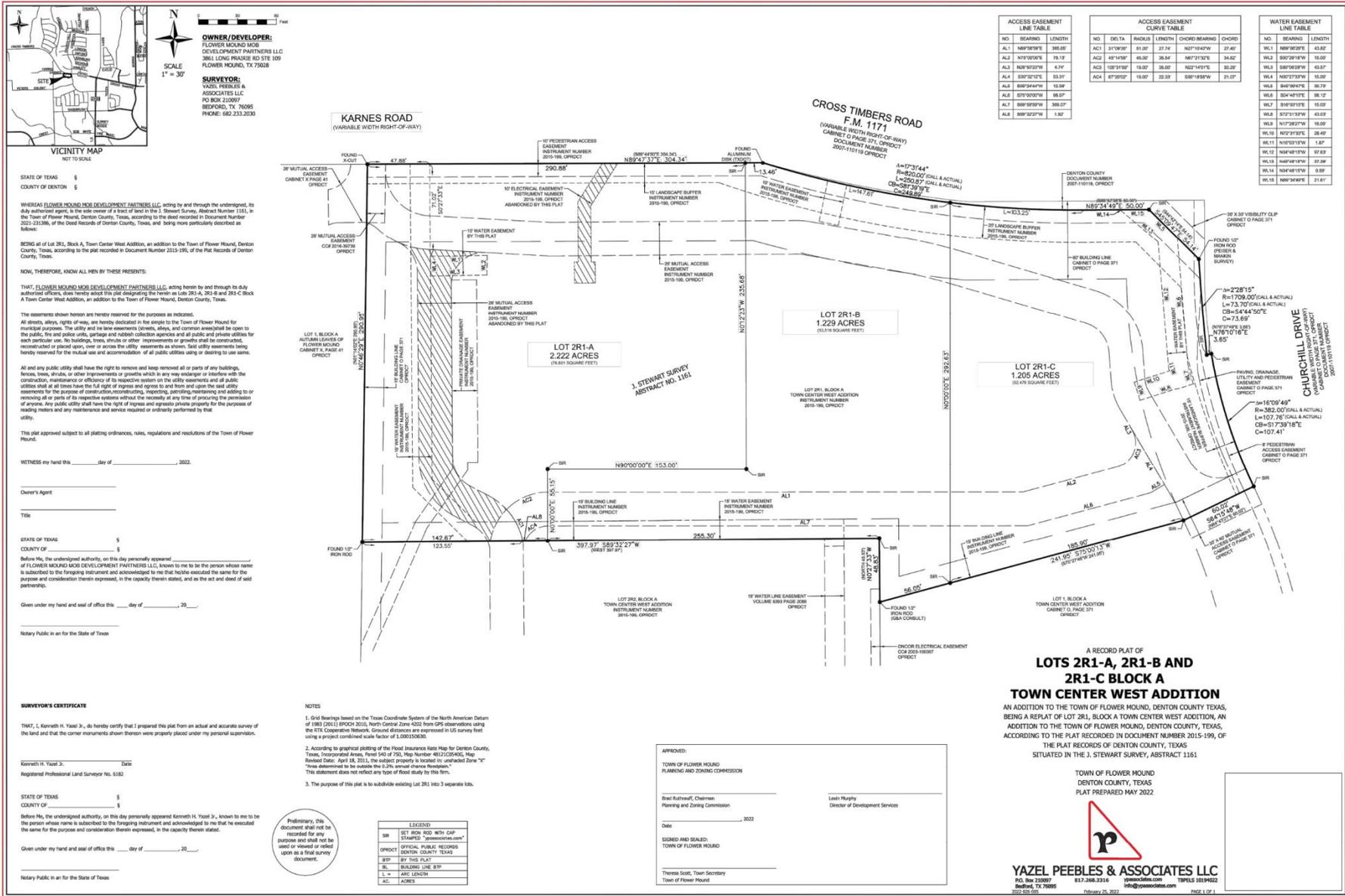
Use:	Medical, Professional Office, Retail
Lease Space:	1,698 SF, divisible
Building Size:	12,500 SF
Lot Size (Approx.)	4.6 acres – 1.229 acre and 1.205 acre pads for sale
Offering Structure:	Buildings For Lease – NNN Pad sites for sale Build-to-suit lease
Frontage	F.M. 1171 & Churchill Drive



Approx.
Subject Property







NO.	BEARING	LENGTH
AL1	N61°58'18"W	386.65
AL2	N10°50'00"W	79.13
AL3	N08°02'28"W	8.74
AL4	S02°07'21"E	53.31
AL5	S02°04'24"W	13.92
AL6	S02°00'00"W	58.07
AL7	S08°58'58"W	389.07
AL8	S08°32'27"W	1.87

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
AC1	45°14'30"	51.00	N27°14'00"W	27.47
AC2	45°14'30"	45.00	S54°12'30"E	24.62
AC3	108°11'30"	18.00	N21°40'15"E	8.20
AC4	47°20'00"	18.00	S08°48'58"W	21.07

NO.	BEARING	LENGTH
WL1	N08°00'00"E	43.82
WL2	S07°28'18"W	15.00
WL3	S08°02'28"W	43.87
WL4	N02°07'21"W	16.00
WL5	S08°00'00"E	30.78
WL6	S04°48'18"E	86.12
WL7	S10°07'18"E	15.03
WL8	S72°31'30"W	43.03
WL9	N17°02'27"W	16.00
WL10	N02°14'01"E	30.28
WL11	N10°58'18"W	1.87
WL12	N04°48'18"W	57.83
WL13	N02°07'21"W	37.28
WL14	N08°00'00"E	8.88
WL15	S08°32'27"E	28.49
WL16	N10°58'18"W	1.87
WL17	N04°48'18"W	57.83
WL18	N02°07'21"W	37.28
WL19	N08°00'00"E	8.88
WL20	S08°32'27"E	21.41

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
DC1	108°11'30"	18.00	N21°40'15"E	8.20
DC2	47°20'00"	18.00	S08°48'58"W	21.07

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
DL1	108°11'30"	18.00	N21°40'15"E	8.20
DL2	47°20'00"	18.00	S08°48'58"W	21.07

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
ML1	108°11'30"	18.00	N21°40'15"E	8.20
ML2	47°20'00"	18.00	S08°48'58"W	21.07

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
PL1	108°11'30"	18.00	N21°40'15"E	8.20
PL2	47°20'00"	18.00	S08°48'58"W	21.07

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
RL1	108°11'30"	18.00	N21°40'15"E	8.20
RL2	47°20'00"	18.00	S08°48'58"W	21.07

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
SL1	108°11'30"	18.00	N21°40'15"E	8.20
SL2	47°20'00"	18.00	S08°48'58"W	21.07

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
TL1	108°11'30"	18.00	N21°40'15"E	8.20
TL2	47°20'00"	18.00	S08°48'58"W	21.07

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
UL1	108°11'30"	18.00	N21°40'15"E	8.20
UL2	47°20'00"	18.00	S08°48'58"W	21.07

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
VL1	108°11'30"	18.00	N21°40'15"E	8.20
VL2	47°20'00"	18.00	S08°48'58"W	21.07

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
WL1	108°11'30"	18.00	N21°40'15"E	8.20
WL2	47°20'00"	18.00	S08°48'58"W	21.07

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
XL1	108°11'30"	18.00	N21°40'15"E	8.20
XL2	47°20'00"	18.00	S08°48'58"W	21.07

NO.	DELTA	ARC LENGTH	CHORD BEARING	CHORD
YL1	108°11'30"	18.00	N21°40'15"E	8.20
YL2	47°20'00"	18.00	S08°48'58"W	21.07

CROSS TIMBERS ROAD F.M. 1171
(VARIABLE WIDTH RIGHT-OF-WAY)
CABINET O PAGE 371, OPDCT
DOCUMENT NUMBER 2007-10119 OPDCT

KARNES ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

CHURCHILL DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)
CABINET O PAGE 371, OPDCT
DOCUMENT NUMBER 2007-10119 OPDCT

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS FLOWER MOUND MOB DEVELOPMENT PARTNERS LLC, acting by and through the undersigned, its duly authorized officers, does hereby adopt this plat designating the herein as Lots 2R1-A, 2R1-B and 2R1-C Block A Town Center West Addition, an addition to the Town of Flower Mound, Denton County, Texas, and being more particularly described as follows:

BEING all of Lot 2R1, Block A, Town Center West Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat recorded in Document Number 2015-199, of the Plat Records of Denton County, Texas, and being more particularly described as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FLOWER MOUND MOB DEVELOPMENT PARTNERS LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein as Lots 2R1-A, 2R1-B and 2R1-C Block A Town Center West Addition, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated.

All streets, alleys, rights of way, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fee base easements, streets, alleys, and common areas shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for such particular use. No building, fence, structure or other improvement or growth shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the actual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growth which in any way endanger or interfere with the construction, maintenance or efficiency of any system of the utility easements and all public utilities and all of these have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any type of procuring the permission of anyone. Any public utility shall have the right of ingress and egress private property for the purposes of reading meters and any maintenance and service required or voluntarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS my hand this _____ day of _____, 2022.

Owner's Agent
Title

STATE OF TEXAS
COUNTY OF _____

Before Me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

THAT, I, Kenneth H. Yast Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Kenneth H. Yast Jr. Date
Registered Professional Land Surveyor No. 5182

STATE OF TEXAS
COUNTY OF _____

Before Me, the undersigned authority, on this day personally appeared Kenneth H. Yast Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

NOTES

1. Gd Bearings based on the Texas Coordinate System of the North American Datum of 1983 (NAD 83) EPSON 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 0.999999999.
2. According to graphical platting of the Flood Insurance Rate Map for Denton County, Texas, Incorporated Areas, Panel 540 of 750, Map Number 48127C060G, Map Revised Date: April 18, 2011, the subject property is located in unshaded Zone "X". "Zone determination is to include the 0.2% annual chance floodplain." This statement does not reflect any type of flood study by this firm.
3. The purpose of this plat is to subdivide existing Lot 2R1 into 3 separate lots.

LEGEND

SR	SET BACK WITH CAP STAMPED "spacetrace.com"
OPDCT	OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS
STP	BY THIS PLAT
BL	BUILDING LINE STP
L	ARC LENGTH
AC	ARC

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Paul Rutledge, Chairman
Planning and Zoning Commission
Date: _____, 2022

Loan Murphy
Director of Development Services

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

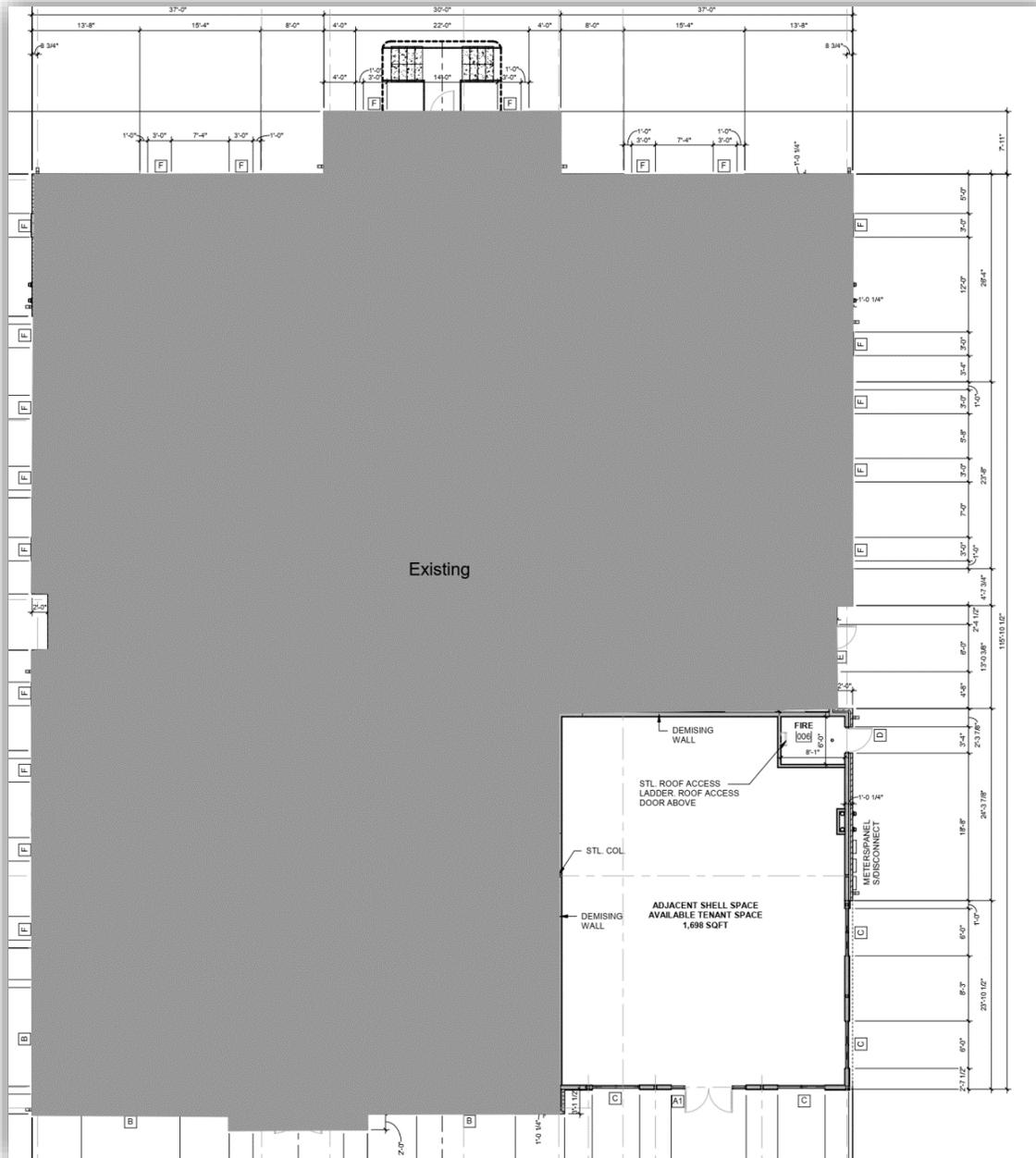
Theresa Scott, Town Secretary
Town of Flower Mound

**A RECORD PLAT OF
LOTS 2R1-A, 2R1-B AND
2R1-C BLOCK A
TOWN CENTER WEST ADDITION**
AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY TEXAS,
BEING A REPLAT OF LOT 2R1, BLOCK A TOWN CENTER WEST ADDITION, AN
ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2015-199, OF
THE PLAT RECORDS OF DENTON COUNTY, TEXAS
SITUATED IN THE J. STEWART SURVEY, ABSTRACT 1161.

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
PLAT PREPARED MAY 2022

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 219887
Bedford, TX 76095
817-266-3214
info@ypez.com
TPEL13019402
PAGE 1 OF 1

FLOORPLAN



PRELIMINARY ELEVATIONS



DEMOGRAPHIC SUMMARY REPORT

Demographic Summary Report

3001 Cross Timbers Rd, Flower Mound, TX 75028

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2027 Projection	61,507	114,876	232,499
2022 Estimate	51,202	95,756	194,700
2010 Census	40,718	77,476	159,926
Growth 2022 - 2027	20.13%	19.97%	19.41%
Growth 2010 - 2022	25.75%	23.59%	21.74%
2022 Population by Hispanic Origin	4,615	10,735	37,300
2022 Population	51,202	95,756	194,700
White	41,482 81.02%	76,262 79.64%	156,259 80.26%
Black	2,309 4.51%	5,790 6.05%	14,370 7.38%
Am. Indian & Alaskan	323 0.63%	672 0.70%	1,470 0.76%
Asian	5,917 11.56%	10,733 11.21%	17,718 9.10%
Hawaiian & Pacific Island	35 0.07%	83 0.09%	201 0.10%
Other	1,135 2.22%	2,216 2.31%	4,681 2.40%
U.S. Armed Forces	13	46	111
Households			
2027 Projection	20,435	38,805	79,866
2022 Estimate	17,036	32,431	67,185
2010 Census	13,183	25,959	55,129
Growth 2022 - 2027	19.95%	19.65%	18.87%
Growth 2010 - 2022	29.23%	24.93%	21.87%
Owner Occupied	14,967 87.86%	27,746 85.55%	51,528 76.70%
Renter Occupied	2,069 12.14%	4,685 14.45%	15,657 23.30%
2022 Households by HH Income	17,035	32,432	67,184
Income: <\$25,000	571 3.35%	1,526 4.71%	4,063 6.05%
Income: \$25,000 - \$50,000	1,124 6.60%	2,651 8.17%	7,822 11.64%
Income: \$50,000 - \$75,000	1,816 10.66%	3,922 12.09%	10,121 15.06%
Income: \$75,000 - \$100,000	1,821 10.69%	3,674 11.33%	9,231 13.74%
Income: \$100,000 - \$125,000	1,938 11.38%	3,729 11.50%	7,610 11.33%
Income: \$125,000 - \$150,000	1,887 11.08%	3,457 10.66%	6,604 9.83%
Income: \$150,000 - \$200,000	3,138 18.42%	5,517 17.01%	9,081 13.52%
Income: \$200,000+	4,740 27.83%	7,956 24.53%	12,652 18.83%
2022 Avg Household Income	\$165,581	\$154,797	\$135,110
2022 Med Household Income	\$141,527	\$130,163	\$107,736

Demographic Detail Report

3001 Cross Timbers Rd, Flower Mound, TX 75028

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	2 Mile		3 Mile		5 Mile	
Population						
2027 Projection	61,507		114,876		232,499	
2022 Estimate	51,202		95,756		194,700	
2010 Census	40,718		77,476		159,926	
Growth 2022 - 2027	20.13%		19.97%		19.41%	
Growth 2010 - 2022	25.75%		23.59%		21.74%	
2022 Population by Age						
	51,202		95,756		194,700	
Age 0 - 4	2,587	5.05%	4,913	5.13%	10,562	5.42%
Age 5 - 9	2,645	5.17%	5,053	5.28%	10,889	5.59%
Age 10 - 14	3,259	6.36%	6,077	6.35%	12,429	6.38%
Age 15 - 19	3,975	7.76%	7,210	7.53%	13,925	7.15%
Age 20 - 24	4,036	7.88%	7,249	7.57%	13,780	7.08%
Age 25 - 29	3,682	7.19%	6,718	7.02%	13,361	6.86%
Age 30 - 34	3,035	5.93%	5,790	6.05%	12,686	6.52%
Age 35 - 39	2,626	5.13%	5,216	5.45%	12,157	6.24%
Age 40 - 44	2,873	5.61%	5,632	5.88%	12,470	6.40%
Age 45 - 49	3,631	7.09%	6,831	7.13%	13,715	7.04%
Age 50 - 54	4,176	8.16%	7,642	7.98%	14,409	7.40%
Age 55 - 59	4,289	8.38%	7,772	8.12%	14,395	7.39%
Age 60 - 64	3,725	7.28%	6,771	7.07%	12,698	6.52%
Age 65 - 69	2,690	5.25%	4,979	5.20%	9,659	4.96%
Age 70 - 74	1,860	3.63%	3,539	3.70%	7,203	3.70%
Age 75 - 79	1,127	2.20%	2,226	2.32%	4,915	2.52%
Age 80 - 84	573	1.12%	1,184	1.24%	2,923	1.50%
Age 85+	411	0.80%	954	1.00%	2,523	1.30%
Age 65+	6,661	13.01%	12,882	13.45%	27,223	13.98%
Median Age	39.50		39.70		39.00	
Average Age	38.70		38.90		38.70	

DEMOGRAPHICS

Demographic Detail Report

3001 Cross Timbers Rd, Flower Mound, TX 75028					
Radius	2 Mile		3 Mile		5 Mile
2022 Population By Race	51,202		95,756		194,700
White	41,482	81.02%	76,262	79.64%	156,259 80.26%
Black	2,309	4.51%	5,790	6.05%	14,370 7.38%
Am. Indian & Alaskan	323	0.63%	672	0.70%	1,470 0.76%
Asian	5,917	11.56%	10,733	11.21%	17,718 9.10%
Hawaiian & Pacific Island	35	0.07%	83	0.09%	201 0.10%
Other	1,135	2.22%	2,216	2.31%	4,681 2.40%
Population by Hispanic Origin	51,202		95,756		194,700
Non-Hispanic Origin	46,588	90.99%	85,021	88.79%	157,399 80.84%
Hispanic Origin	4,614	9.01%	10,735	11.21%	37,301 19.16%
2022 Median Age, Male	38.30		38.30		38.00
2022 Average Age, Male	38.20		38.20		38.10
2022 Median Age, Female	40.60		40.80		40.00
2022 Average Age, Female	39.30		39.50		39.40
2022 Population by Occupation Classification	41,919		78,279		158,041
Civilian Employed	29,106	69.43%	53,586	68.46%	109,161 69.07%
Civilian Unemployed	1,573	3.75%	2,901	3.71%	5,810 3.68%
Civilian Non-Labor Force	11,229	26.79%	21,755	27.79%	42,981 27.20%
Armed Forces	11	0.03%	37	0.05%	89 0.06%
Households by Marital Status					
Married	12,509		22,981		43,267
Married No Children	5,041		9,794		20,130
Married w/Children	7,469		13,187		23,137
2022 Population by Education	37,113		69,533		142,892
Some High School, No Diploma	927	2.50%	2,657	3.82%	10,012 7.01%
High School Grad (Incl Equivalency)	3,996	10.77%	8,908	12.81%	22,617 15.83%
Some College, No Degree	8,068	21.74%	16,388	23.57%	35,791 25.05%
Associate Degree	2,414	6.50%	4,278	6.15%	9,778 6.84%
Bachelor Degree	13,698	36.91%	24,041	34.57%	43,625 30.53%
Advanced Degree	8,010	21.58%	13,261	19.07%	21,069 14.74%

DEMOGRAPHICS

Demographic Detail Report

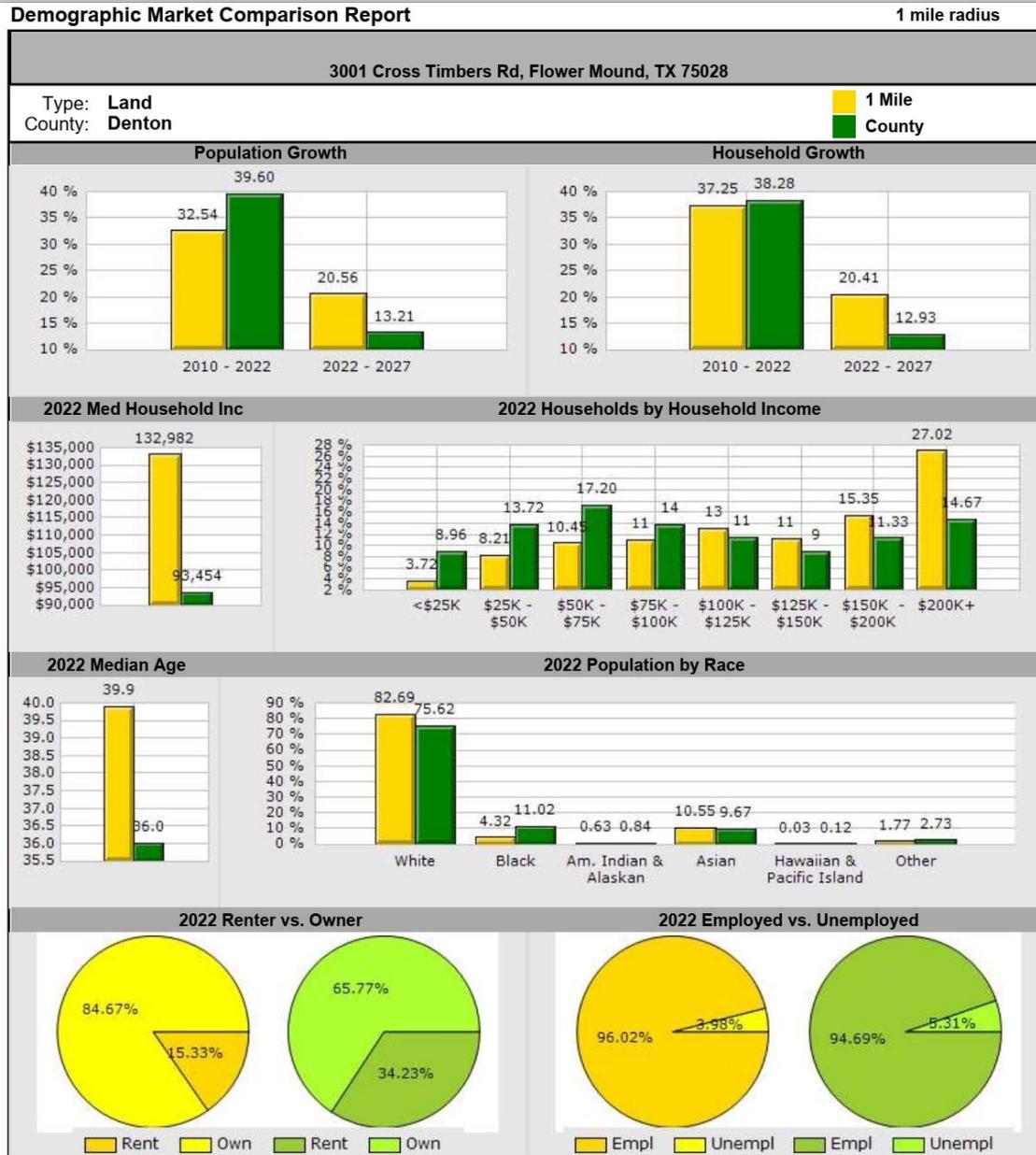
3001 Cross Timbers Rd, Flower Mound, TX 75028						
Radius	2 Mile		3 Mile		5 Mile	
2022 Population by Occupation	54,915		100,929		203,580	
Real Estate & Finance	3,691	6.72%	6,495	6.44%	12,182	5.98%
Professional & Management	22,233	40.49%	38,833	38.48%	70,216	34.49%
Public Administration	586	1.07%	1,331	1.32%	2,482	1.22%
Education & Health	5,423	9.88%	9,899	9.81%	19,738	9.70%
Services	2,714	4.94%	5,358	5.31%	13,990	6.87%
Information	1,008	1.84%	1,860	1.84%	3,057	1.50%
Sales	6,958	12.67%	12,572	12.46%	25,443	12.50%
Transportation	78	0.14%	128	0.13%	531	0.26%
Retail	2,858	5.20%	5,692	5.64%	12,780	6.28%
Wholesale	1,075	1.96%	1,888	1.87%	3,693	1.81%
Manufacturing	2,672	4.87%	4,587	4.54%	9,589	4.71%
Production	1,708	3.11%	4,008	3.97%	10,420	5.12%
Construction	517	0.94%	1,709	1.69%	5,818	2.86%
Utilities	1,972	3.59%	3,741	3.71%	7,118	3.50%
Agriculture & Mining	220	0.40%	448	0.44%	867	0.43%
Farming, Fishing, Forestry	2	0.00%	105	0.10%	158	0.08%
Other Services	1,200	2.19%	2,275	2.25%	5,498	2.70%
2022 Worker Travel Time to Job	25,956		48,028		99,572	
<30 Minutes	12,917	49.76%	24,593	51.21%	54,127	54.36%
30-60 Minutes	11,184	43.09%	20,198	42.05%	38,710	38.88%
60+ Minutes	1,855	7.15%	3,237	6.74%	6,735	6.76%
2010 Households by HH Size	13,184		25,958		55,128	
1-Person Households	1,476	11.20%	3,724	14.35%	9,814	17.80%
2-Person Households	3,647	27.66%	7,479	28.81%	16,539	30.00%
3-Person Households	2,810	21.31%	5,248	20.22%	10,356	18.79%
4-Person Households	3,448	26.15%	6,151	23.70%	11,078	20.10%
5-Person Households	1,338	10.15%	2,371	9.13%	4,725	8.57%
6-Person Households	339	2.57%	681	2.62%	1,624	2.95%
7 or more Person Households	126	0.96%	304	1.17%	992	1.80%
2022 Average Household Size	3.00		2.90		2.90	
Households						
2027 Projection	20,435		38,805		79,866	
2022 Estimate	17,036		32,431		67,185	
2010 Census	13,183		25,959		55,129	
Growth 2022 - 2027	19.95%		19.65%		18.87%	
Growth 2010 - 2022	29.23%		24.93%		21.87%	

DEMOGRAPHICS

Demographic Detail Report

3001 Cross Timbers Rd, Flower Mound, TX 75028					
Radius	2 Mile		3 Mile		5 Mile
2022 Households by HH Income	17,035		32,432		67,184
<\$25,000	571	3.35%	1,526	4.71%	4,063 6.05%
\$25,000 - \$50,000	1,124	6.60%	2,651	8.17%	7,822 11.64%
\$50,000 - \$75,000	1,816	10.66%	3,922	12.09%	10,121 15.06%
\$75,000 - \$100,000	1,821	10.69%	3,674	11.33%	9,231 13.74%
\$100,000 - \$125,000	1,938	11.38%	3,729	11.50%	7,610 11.33%
\$125,000 - \$150,000	1,887	11.08%	3,457	10.66%	6,604 9.83%
\$150,000 - \$200,000	3,138	18.42%	5,517	17.01%	9,081 13.52%
\$200,000+	4,740	27.83%	7,956	24.53%	12,652 18.83%
2022 Avg Household Income	\$165,581		\$154,797		\$135,110
2022 Med Household Income	\$141,527		\$130,163		\$107,736
2022 Occupied Housing	17,036		32,431		67,185
Owner Occupied	14,967	87.86%	27,746	85.55%	51,528 76.70%
Renter Occupied	2,069	12.14%	4,685	14.45%	15,657 23.30%
2010 Housing Units	17,659		33,470		67,776
1 Unit	15,812	89.54%	29,648	88.58%	53,687 79.21%
2 - 4 Units	219	1.24%	361	1.08%	975 1.44%
5 - 19 Units	915	5.18%	1,570	4.69%	6,704 9.89%
20+ Units	713	4.04%	1,891	5.65%	6,410 9.46%
2022 Housing Value	14,967		27,747		51,527
<\$100,000	133	0.89%	261	0.94%	2,665 5.17%
\$100,000 - \$200,000	620	4.14%	1,868	6.73%	4,880 9.47%
\$200,000 - \$300,000	3,133	20.93%	7,221	26.02%	14,487 28.12%
\$300,000 - \$400,000	5,212	34.82%	8,257	29.76%	13,317 25.84%
\$400,000 - \$500,000	3,160	21.11%	5,435	19.59%	8,474 16.45%
\$500,000 - \$1,000,000	2,597	17.35%	4,416	15.92%	6,944 13.48%
\$1,000,000+	112	0.75%	289	1.04%	760 1.47%
2022 Median Home Value	\$369,023		\$354,783		\$328,020
2022 Housing Units by Yr Built	17,757		33,688		69,807
Built 2010+	4,276	24.08%	7,052	20.93%	12,827 18.37%
Built 2000 - 2010	2,989	16.83%	5,577	16.55%	11,448 16.40%
Built 1990 - 1999	7,363	41.47%	13,301	39.48%	23,169 33.19%
Built 1980 - 1989	2,449	13.79%	5,359	15.91%	12,954 18.56%
Built 1970 - 1979	518	2.92%	2,072	6.15%	6,692 9.59%
Built 1960 - 1969	72	0.41%	179	0.53%	1,617 2.32%
Built 1950 - 1959	56	0.32%	82	0.24%	669 0.96%
Built <1949	34	0.19%	66	0.20%	431 0.62%
2022 Median Year Built	1997		1996		1994

DEMOGRAPHIC MARKET COMPARISON REPORT



DEMOGRAPHIC MARKET COMPARISON REPORT

Demographic Market Comparison Report		1 mile radius		
3001 Cross Timbers Rd, Flower Mound, TX 75028				
Type:	Land			
County:	Denton			
	1 Mile		County	
Population Growth				
Growth 2010 - 2022	32.54%		39.60%	
Growth 2022 - 2027	20.56%		13.21%	
Empl	8,424	96.02%	499,022	94.69%
Unempl	349	3.98%	27,961	5.31%
2022 Population by Race				
	14,930		918,593	
White	12,346	82.69%	694,600	75.62%
Black	645	4.32%	101,269	11.02%
Am. Indian & Alaskan	94	0.63%	7,685	0.84%
Asian	1,575	10.55%	88,860	9.67%
Hawaiian & Pacific Island	5	0.03%	1,094	0.12%
Other	265	1.77%	25,085	2.73%
Household Growth				
Growth 2010 - 2022	37.25%		38.28%	
Growth 2022 - 2027	20.41%		12.93%	
Renter Occupied	779	15.33%	113,201	34.23%
Owner Occupied	4,302	84.67%	217,481	65.77%
2022 Households by Household Income				
	5,082		330,682	
Income <\$25K	189	3.72%	29,639	8.96%
Income \$25K - \$50K	417	8.21%	45,358	13.72%
Income \$50K - \$75K	531	10.45%	56,889	17.20%
Income \$75K - \$100K	556	10.94%	45,321	13.71%
Income \$100K - \$125K	666	13.11%	37,979	11.49%
Income \$125K - \$150K	570	11.22%	29,536	8.93%
Income \$150K - \$200K	780	15.35%	37,462	11.33%
Income \$200K+	1,373	27.02%	48,498	14.67%
2022 Med Household Inc	\$132,982		\$93,454	
2022 Median Age	39.90		36.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius	
3001 Cross Timbers Rd, Flower Mound, TX 75028			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
Description	2010	2022	2027
Population	11,264	14,929	17,998
Age 0 - 4	658 5.84%	753 5.04%	1,019 5.66%
Age 5 - 9	1,051 9.33%	761 5.10%	942 5.23%
Age 10 - 14	1,248 11.08%	924 6.19%	971 5.40%
Age 15 - 19	977 8.67%	1,128 7.56%	1,119 6.22%
Age 20 - 24	385 3.42%	1,161 7.78%	1,266 7.03%
Age 25 - 29	336 2.98%	1,075 7.20%	1,306 7.26%
Age 30 - 34	494 4.39%	903 6.05%	1,224 6.80%
Age 35 - 39	903 8.02%	779 5.22%	1,075 5.97%
Age 40 - 44	1,154 10.25%	833 5.58%	989 5.50%
Age 45 - 49	1,296 11.51%	1,033 6.92%	1,043 5.80%
Age 50 - 54	1,025 9.10%	1,189 7.96%	1,190 6.61%
Age 55 - 59	668 5.93%	1,241 8.31%	1,318 7.32%
Age 60 - 64	442 3.92%	1,102 7.38%	1,317 7.32%
Age 65 - 69	280 2.49%	813 5.45%	1,148 6.38%
Age 70 - 74	129 1.15%	573 3.84%	877 4.87%
Age 75 - 79	97 0.86%	350 2.34%	589 3.27%
Age 80 - 84	64 0.57%	179 1.20%	343 1.91%
Age 85+	56 0.50%	133 0.89%	262 1.46%
Age 15+	8,306 73.74%	12,492 83.68%	15,066 83.71%
Age 20+	7,329 65.07%	11,364 76.12%	13,947 77.49%
Age 65+	626 5.56%	2,048 13.72%	3,219 17.89%
Median Age	38	40	40
Average Age	33.90	39.10	40.40
Population By Race	11,264	14,929	17,998
White	9,833 87.30%	12,346 82.70%	14,408 80.05%
Black	322 2.86%	645 4.32%	928 5.16%
Am. Indian & Alaskan	72 0.64%	94 0.63%	114 0.63%
Asian	876 7.78%	1,575 10.55%	2,186 12.15%
Hawaiian & Pacific Islander	2 0.02%	5 0.03%	10 0.06%
Other	156 1.38%	265 1.78%	353 1.96%

DEMOGRAPHIC TREND REPORT

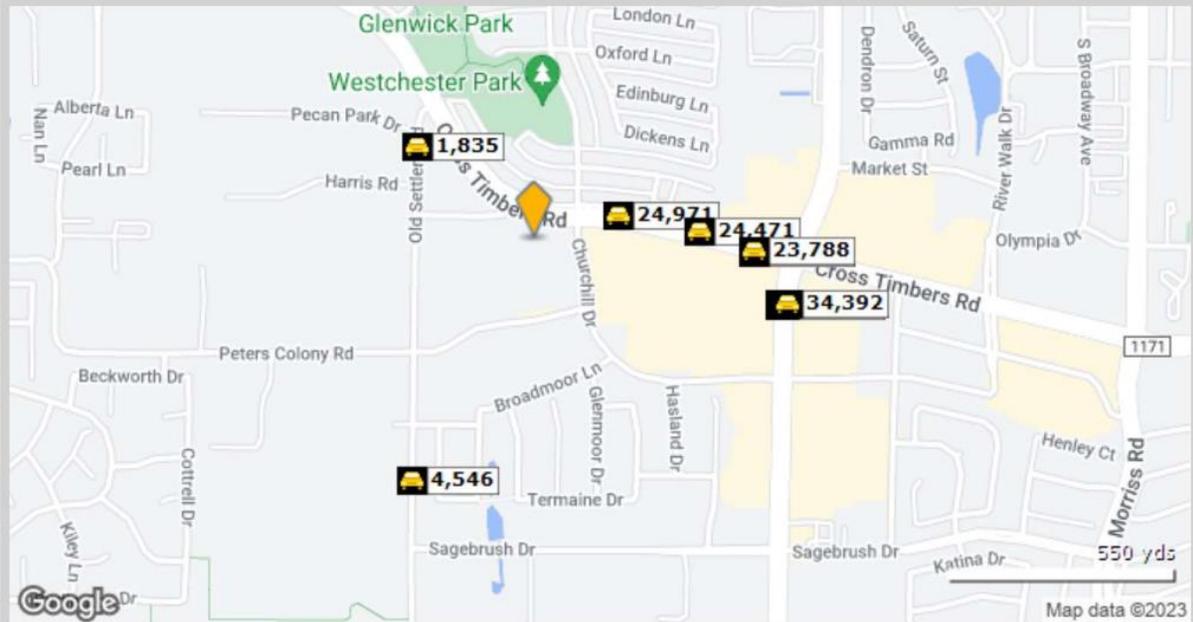
Demographic Trend Report		1 Mile Radius	
3001 Cross Timbers Rd, Flower Mound, TX 75028			
Description	2010	2022	2027
Population by Race (Hispanic)	933	1,409	1,765
White	875 93.78%	1,315 93.33%	1,630 92.35%
Black	16 1.71%	32 2.27%	49 2.78%
Am. Indian & Alaskan	13 1.39%	15 1.06%	21 1.19%
Asian	3 0.32%	5 0.35%	8 0.45%
Hawaiian & Pacific Islander	0 0.00%	1 0.07%	2 0.11%
Other	26 2.79%	41 2.91%	56 3.17%
Household by Household Income	3,701	5,082	6,115
<\$25,000	189 5.11%	189 3.72%	228 3.73%
\$25,000 - \$50,000	208 5.62%	417 8.21%	505 8.26%
\$50,000 - \$75,000	463 12.51%	531 10.45%	628 10.27%
\$75,000 - \$100,000	570 15.40%	556 10.94%	652 10.66%
\$100,000 - \$125,000	820 22.16%	666 13.11%	768 12.56%
\$125,000 - \$150,000	391 10.56%	570 11.22%	689 11.27%
\$150,000 - \$200,000	617 16.67%	780 15.35%	935 15.29%
\$200,000+	443 11.97%	1,373 27.02%	1,710 27.96%
Average Household Income	\$129,473	\$160,415	\$162,390
Median Household Income	\$112,820	\$132,982	\$135,032

TRAFFIC COUNT REPORT

Traffic Count Report

3001 Cross Timbers Rd, Flower Mound, TX 75028

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Cross Timbers Rd	Dover Dr	0.04 E	2022	24,971	MPSI	.13
2	Old Settlers Rd	Pecan PkDr	0.03 N	2022	1,835	MPSI	.21
3	Cross Timbers Rd	Dover Dr	0.07 W	2022	24,471	MPSI	.24
4	Cross Timbers Road	Long Prairie Rd	0.05 E	2020	25,894	AADT	.31
5	Cross Timbers Rd	Long Prairie Rd	0.05 E	2022	23,788	MPSI	.32
6	Long Prairie Road	Cross Timbers Rd	0.07 N	2020	31,766	AADT	.36
7	Long Prairie Rd	Cross Timbers Rd	0.07 N	2022	34,466	MPSI	.36
8	Long Prairie Rd	Cross Timbers Rd	0.07 N	2018	38,189	MPSI	.37
9	Long Prairie Road	Long Prairie Rd	0.06 N	2022	34,392	MPSI	.37
10	Old Settlers Road	Wareham Ln	0.04 SE	2022	4,546	MPSI	.37