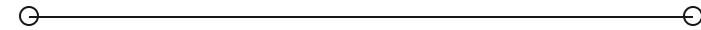


SALE

3851 Long Prairie Rd

3851 LONG PRAIRIE RD

Flower Mound, TX 75028



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,300,000
NOI:	\$396,163.00
CAP RATE:	6.29%
BUILDING SIZE:	12,759 SF
NUMBER OF UNITS:	6

PROPERTY DESCRIPTION

3851 Long Prairie Road presents a compelling investment opportunity to acquire a stabilized, income-producing retail and office property in a proven suburban market. The two-story \pm 12,759 square foot building is well configured for medical and professional service users and benefits from a history of stable, service-oriented tenancy. The asset offers efficient layouts, on-site parking, and durable construction that supports long-term operations and tenant retention. With established occupancy and functional design, the property is positioned to deliver reliable cash flow and attractive long-term investment performance.

PROPERTY HIGHLIGHTS

- 12,759-Square-Foot, Multi-Tenant Strip Center
- Prime Location in the Heart of Flower Mound
- Strong Tenant Base
- 52% of the GLA Recently Exercised a 5 Year Renewal
- 75,000 + Vehicles Per Day at the Intersection of Hwy 2499 and Hwy 1171

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
100	Flower Mound EyeCare Assoc.	3,512 SF	27.53%	\$35.76	\$125,589.12	9/1/2017	5/30/2030
110	Schlotzsky's/Cinnabon	3,200 SF	25.08%	\$35.70	\$114,240.00	9/1/2017	5/30/2030
120	Gideon Learning	1,500 SF	11.76%	\$30.80	\$46,200.00	4/1/2019	2/28/2029
140	Tsunami Sushi	1,600 SF	12.54%	\$30.80	\$49,280.00	8/1/2017	4/30/2030
130	Anabell's	1,212 SF	9.50%	\$28.74	\$34,832.88	12/1/2021	3/31/2027
2nd FL	Vacant Shell	1,735 SF	13.60%	\$15.00	\$26,025.00	-	-
TOTALS		12,759 SF	100.01%	\$176.80	\$396,167.00		



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TENANT HIGHLIGHTS

- Iconic Menu: Known for toasted sourdough sandwiches and bold flavors.
- Fast-Casual Concept: Quick service with made-to-order quality.
- Franchise Model: Expansion driven by franchised locations.
- Proven Brand: Established in 1971 with continued innovation.

TENANT OVERVIEW

COMPANY: Schlotzsky's

CORPORATE/FRANCHISE: Franchise

LOCATIONS: 330+

WEBSITE: <http://www.schlotzkys.com>

RENT SCHEDULE

FROM	TO	MONTHLY RENT	ANNUAL RENT
6/1/2025	5/31/2030	\$9,518	\$114,224
6/1/2030	5/31/2035	\$10,470	\$125,640
6/1/2035	5/31/2040	\$11,517	\$138,204
6/1/2040	5/31/2045	Market Rate	
6/1/2045	5/31/2050	Market Rate	

LINE OF BUSINESS

Schlotzsky's is an American franchise chain of restaurants, specializing in sandwiches and pizza. Founded in 1971 in Austin, Texas, the company started with a single sandwich called "The Original," inspired by the muffuletta sandwich. Over the years, Schlotzsky's expanded its menu to include specialty pizzas, toasted wraps, salads, soups, and other items. With more than 330 franchised and company-owned locations across the United States, Schlotzsky's continues to serve its signature sandwiches and more, making it a popular choice for quick casual dining.

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FLOWER MOUND EYECARE

TENANT HIGHLIGHTS

- Comprehensive Eye Care: Provides routine exams, vision correction, and eye health management.
- Patient-Focused Service: Emphasizes personalized care and long-term patient relationships.
- Modern Technology: Utilizes advanced diagnostic tools for accurate assessments.
- Trusted Local Practice: Established community presence with a reputation for quality care.

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TENANT OVERVIEW

COMPANY:	Flower Mound Eye Care
CORPORATE/FRANCHISE:	Corporate
LOCATIONS:	2
WEBSITE:	https://www.flowermoundeyecare.com

RENT SCHEDULE

FROM	TO	MONTHLY RENT	ANNUAL RENT
6/1/2025	5/31/2030	\$10,466	\$125,600
6/1/2030	5/31/2035	\$11,517	\$138,204
6/1/2035	5/31/2040	\$12,641	\$151,692
6/1/2040	5/31/2045	Market Rate	
6/1/2045	5/31/2050	Market Rate	

LINE OF BUSINESS

Flower Mound Eye Care is dedicated to providing unparalleled eye care services with a personal touch. Their skilled team of optometrists and staff are committed to enhancing and preserving our patients' vision through state-of-the-art technology and compassionate care. Whether you need a routine eye exam, treatment for ocular conditions, or assistance with selecting the perfect pair of eyeglasses or contact lenses, Flower Mound Eye Care offers comprehensive solutions tailored to meet your individual needs.

TENANT PROFILES



TENANT HIGHLIGHTS

- Fresh, Quality Ingredients: Emphasizes fresh seafood and high-quality preparation.
- Diverse Menu: Offers sushi, rolls, and grilled entrées to appeal to a broad audience.
- Casual Dining Experience: Provides a relaxed, welcoming atmosphere for dine-in and takeout.
- Local Favorite: Well-known in the community for consistency and flavor.

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TENANT OVERVIEW

COMPANY:	Tsunami Sushi and Grill		
CORPORATE/FRANCHISE:	Corporate		
LOCATIONS:	1		
WEBSITE:	https://www.tsunamiflowermound.com		

RENT SCHEDULE

FROM	TO	MONTHLY RENT	ANNUAL RENT
5/1/2025	4/30/2027	\$4,107	\$49,280
5/1/2027	4/20/2030	\$4,563	\$54,756
5/1/2030	4/30/2035	Market Rate	

LINE OF BUSINESS

Tsunami Sushi stands as a beacon of exceptional Japanese cuisine, combining traditional flavors with innovative twists. Tsunami Sushi offers an extensive menu crafted with the freshest ingredients. Whether you're craving classic sushi rolls, sashimi, or exploring our chef's specialties, each dish is prepared with expertise and served in a welcoming atmosphere that reflects our commitment to quality and customer satisfaction. From intimate dinners to lively gatherings, Tsunami Sushi invites you to indulge in a culinary journey that celebrates the artistry and authenticity of Japanese cuisine right here in Flower Mound.

TENANT PROFILES



TENANT HIGHLIGHTS

- Academic Enrichment: Focuses on building strong foundations in math and reading.
- Individualized Instruction: Personalized learning plans tailored to each student's needs.
- Structured Methodology: Uses a proven, step-by-step curriculum to drive measurable progress.
- Community-Based Center: Locally operated with a commitment to student success in Flower Mound.

TENANT OVERVIEW

COMPANY:	Gideon Math and Reading		
CORPORATE/FRANCHISE:	Franchise		
LOCATIONS:	32+		
WEBSITE:	https://gideonmathandreading.com/		

RENT SCHEDULE

FROM	TO	MONTHLY RENT	ANNUAL RENT
5/1/2025	4/30/2030	\$3,850	\$46,200

LINE OF BUSINESS

Gideon Math & Reading Centers offer affordable learning systems that accelerate your child's education by placing them on the right track for success. Serving families across the U.S., they are dedicated to nurturing academic excellence and confidence in students of all ages. Their team of passionate educators utilizes personalized tutoring programs to empower each learner, whether mastering foundational skills or excelling in advanced subjects. With a focus on fostering a love for learning and achieving measurable results, Gideon Math and Reading is committed to equipping students with the tools they need to succeed academically and beyond.

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TENANT PROFILES



TENANT HIGHLIGHTS

- Specialized Aesthetic Services: Offers skincare, laser treatments, and professional waxing.
- Licensed Expertise: Services performed by trained, certified professionals.
- Advanced Technology: Uses modern laser and skincare equipment for effective results.
- Trusted Local Studio: Known for personalized service and client satisfaction.

TENANT OVERVIEW

COMPANY:	Anabell's
CORPORATE/FRANCHISE:	Corporate
LOCATIONS:	2
WEBSITE:	https://anabellsbrazilianwax.com/

RENT SCHEDULE

FROM	TO	MONTHLY RENT	ANNUAL RENT
12/1/2021	3/31/2026	\$2,844	\$34,130
4/1/2026	3/31/2027	\$2,903	\$34,833
4/1/2027	3/31/2032	Market Rate	

LINE OF BUSINESS

Annabell's Brazilian Wax in Flower Mound, TX, is dedicated to providing premium waxing services with a focus on professionalism, comfort, and hygiene. Their expert estheticians bring years of experience and meticulous attention to detail, ensuring every client receives a tailored and flawless waxing experience. Annabell's Brazilian Wax offers a range of services from traditional Brazilian waxing to eyebrow shaping, all delivered with the utmost care and using high-quality products. Whether you're a first-time visitor or a regular client, they strive to exceed expectations by delivering smooth results and a positive, rejuvenating experience with each appointment.

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INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS

- Stabilized 11,024 SF Retail Strip on NNN Leases with Ability to Lease Up Vacant 2nd Story 1,735 SF
- Average Rent is Only \$32/SF | Comparable Shop Space Leasing for \$36/SF-\$38/SF
- Value-Add Opportunity Leasing 2nd Floor Suite | Ability to Increase NOI
- Located on the NWC of 2499 & Cross Timbers Rd | 2 of the Most Trafficked Thoroughfares in Flower Mound | Visible to Over 75,000 Vehicles per Day
- Flower Mound High School Across Cross Timbers Rd | 6A High School with Over 3,500 Students Enrolled
- Outstanding Demographics | Over \$177,000 Average Household Income in a 1 Mile Radius – Double the National Average
- Surrounding Notable Retailers Include Kroger, Market Street, Tom Thumb, Sprouts, Kohl's, Chase, 7-Eleven, CVS, Starbucks, FedEx, Sonic & Many More

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SITE PLAN



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AERIAL MAP

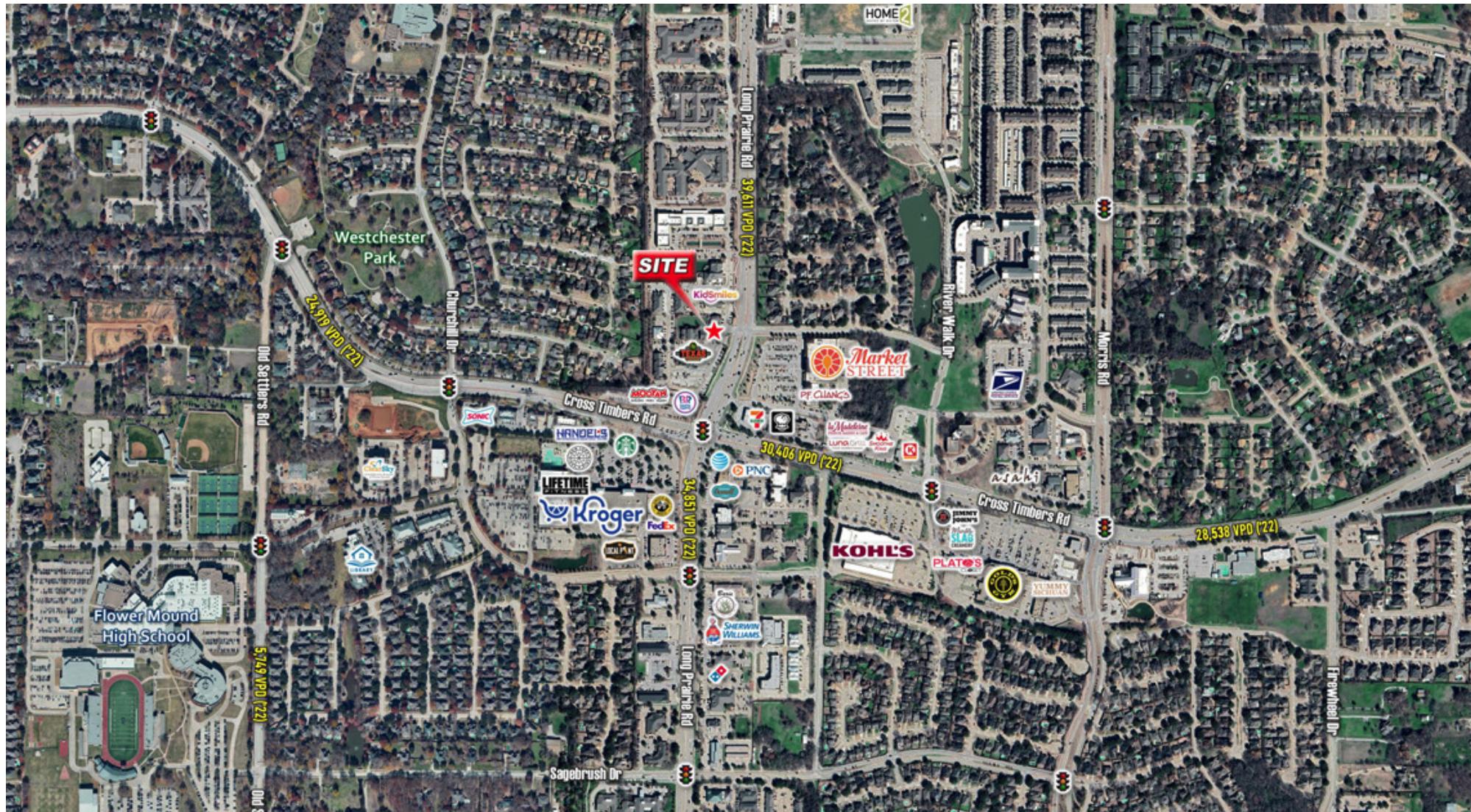


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AERIAL MAP

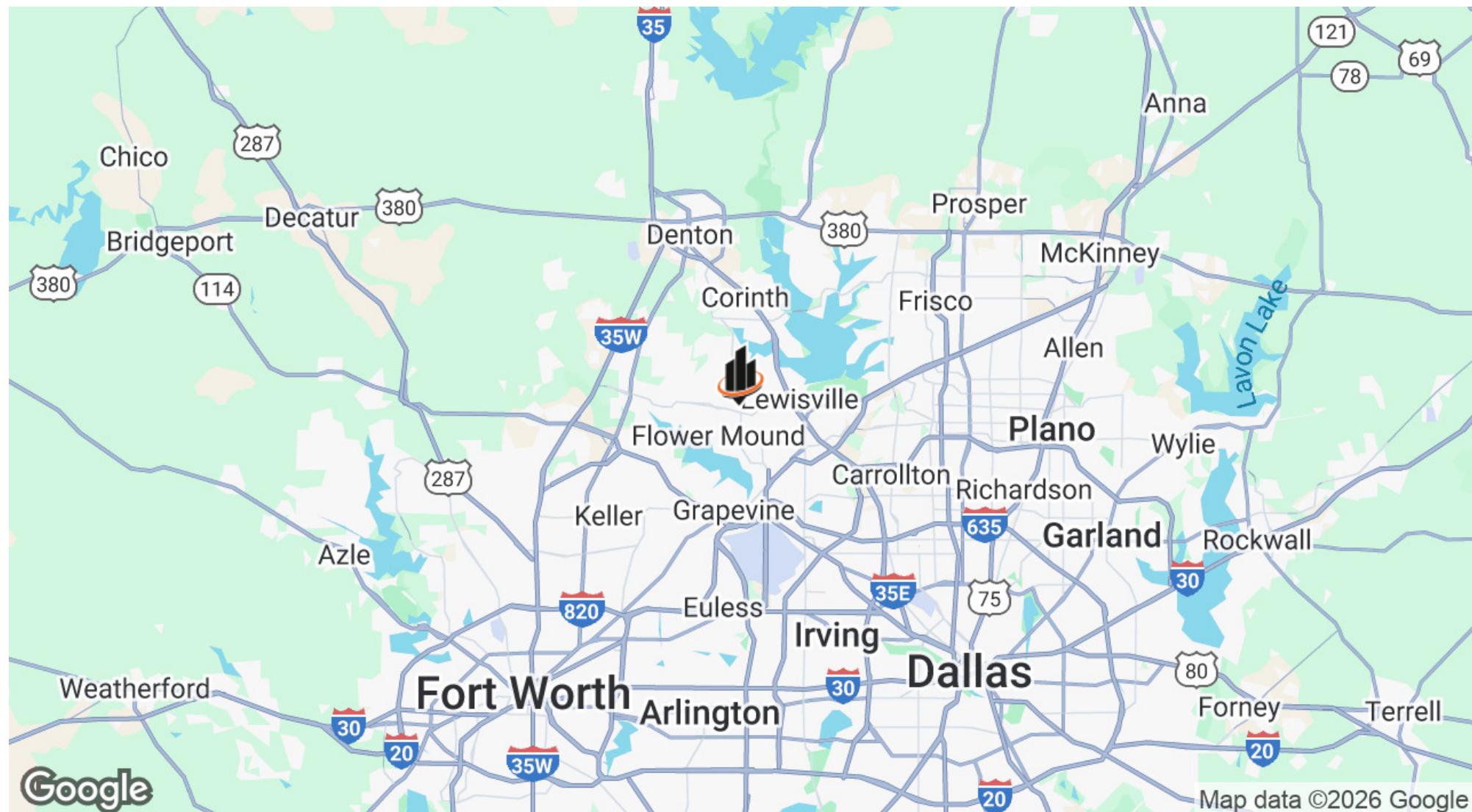


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REGIONAL MAP



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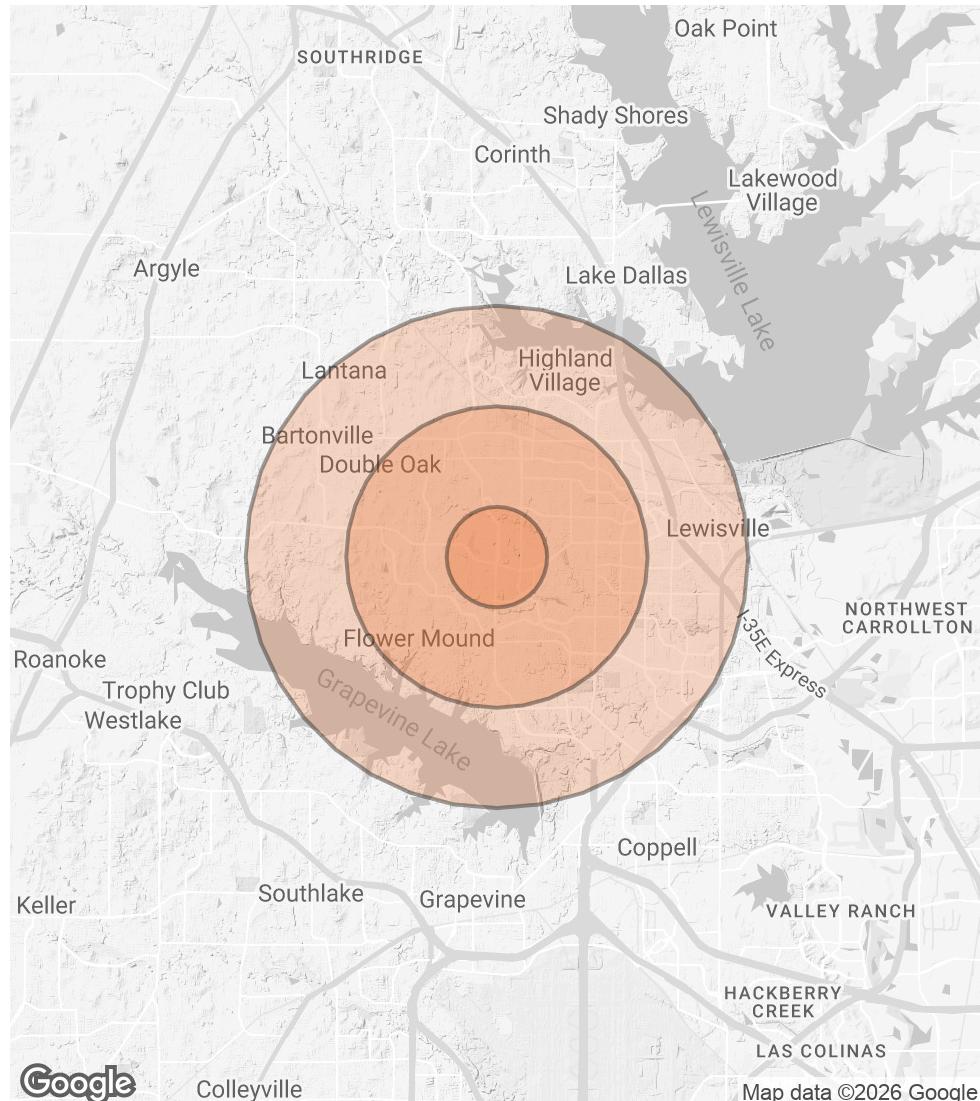
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,508	102,280	185,595
AVERAGE AGE	40	40	39
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	41	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,138	35,457	65,788
# OF PERSONS PER HH	2.6	2.9	2.8
AVERAGE HH INCOME	\$177,074	\$181,636	\$162,990
AVERAGE HOUSE VALUE	\$534,500	\$534,022	\$492,550

Demographics data derived from AlphaMap



Map data ©2026 Google

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