

# The Forums

## Professional / Medical Office Space For Lease

### 1,978 SF

PRIME CORNER  
LOCATION AVAILABLE



#### Location:

The Forums  
2261 Olympia Drive  
Suite 400  
Flower Mound, TX 75035



#### Space Available:

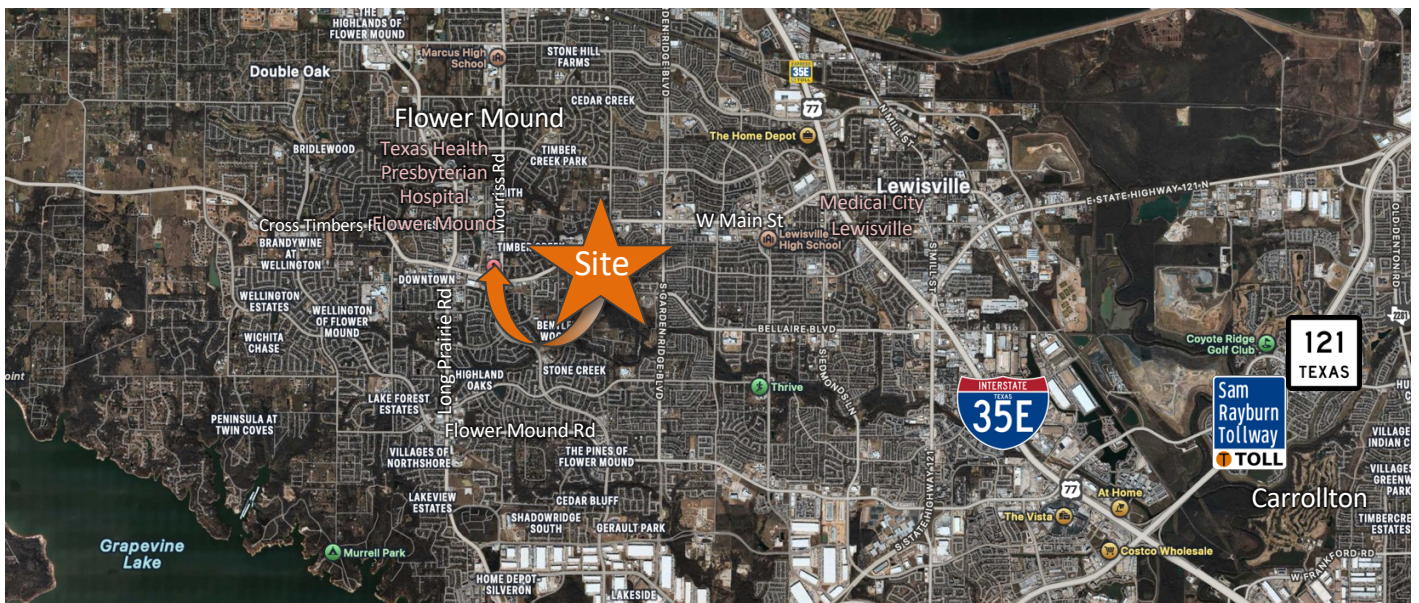
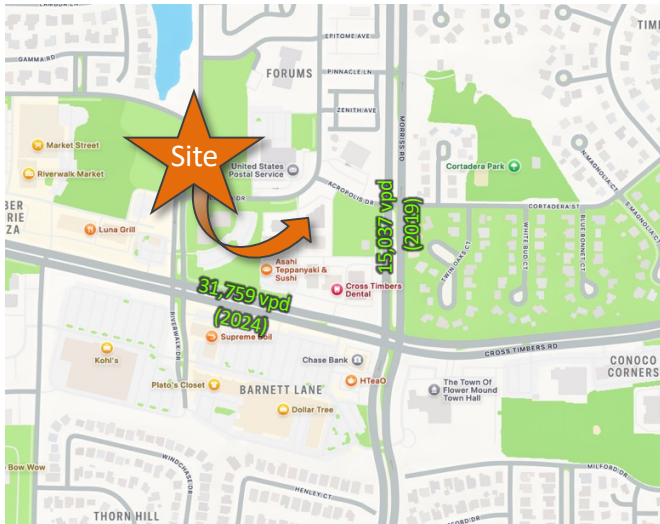
Shell Space  
Professional / Medical Office  
Available  
1,978 SF  
\$22 + NNN

- Multi-building professional/medical office park near the US Postal Service Office
- Close proximity to I-35, the Sam Rayburn Tollway, and DFW International Airport
- Corner shell suite available for custom finish out in the heart of Flower Mound
- Excellent location nearby frequently visited retail /dining / shopping centers
- Generous TI package available
- Building & Monument signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT  
O: 972.292.1220 / [www.LCRTexas.com](http://www.LCRTexas.com)  
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)





- Centered perfectly to service the growing communities of Frisco, Highland Village, Lewisville, & Grapevine
- Nearby multiple schools, Texas Health Presbyterian Hospital of Flower Mound, Town Hall, and the USPS
- Close proximity to numerous Restaurant & Retail Amenities including the Highlands of Flower Mound, the Shops at Highland Village, Parker Square, and Grapevine Mills Mall

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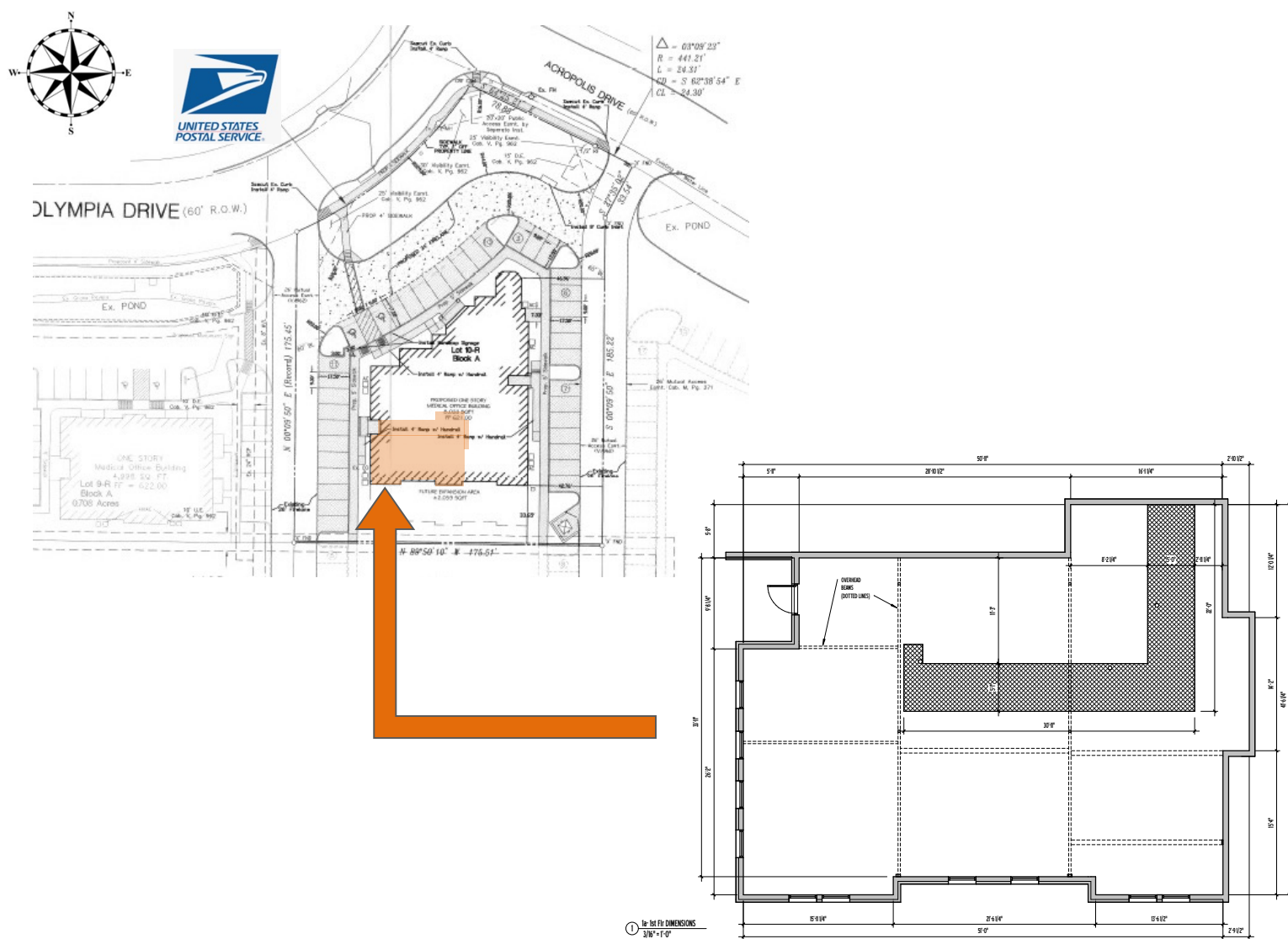
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Flower Mound, TX 75035



\$22 + NNN

# Site & Floor Plan



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Martinez@LCRTexas.com / Tito@LCRTexas.com



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## Professional / Medical Office Available for Lease



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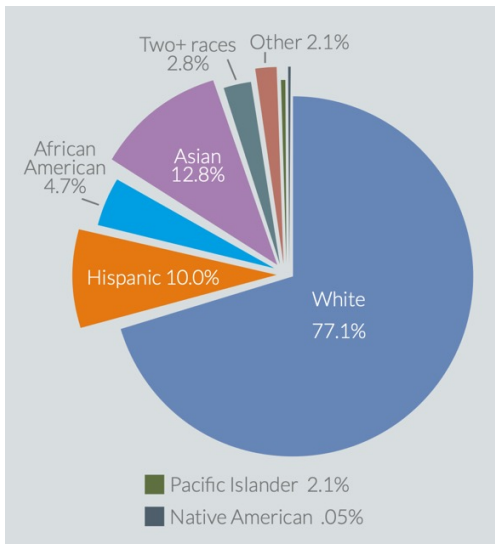
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## Flower Mound Demographics

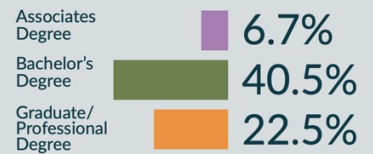


### THE TOWN OF FLOWER MOUND'S 2022 POPULATION

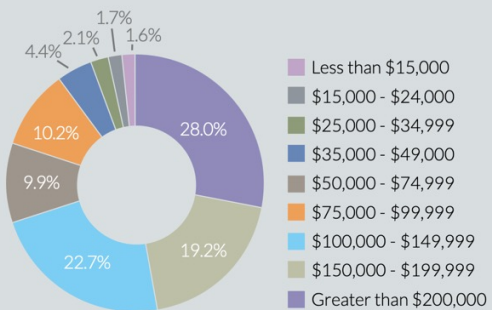
# 78,570

**EDUCATIONAL ATTAINMENT**

(Age 25 and over)



### 2021 HOUSEHOLDS BY INCOME



**AVERAGE HOUSEHOLD INCOME \$173,200**

**TOP EMPLOYERS IN  
FLOWER MOUND****EMPLOYING 500+**

CTDI (Communication Test Design, Inc.)  
Lewisville Independent School District  
MI Windows & Doors  
Texas Health Presbyterian Hospital  
Flower Mound

**EMPLOYING 300-499**

Stryker Communications  
Town of Flower Mound  
Thirty-One Gifts

**EMPLOYING 100-299**

BOHM Technologies  
Best Buy Distribution & Service Center  
CustomLink  
FUNimation Entertainment  
HD Supply  
Ivie & Associates  
KeHE (formerly Nature's Best)  
Mannatech  
Owens & Minor, Inc  
Premier Manufacturing  
Premier Nationwide Lending  
RuffieButts  
Whitlock

**TOP EMPLOYMENT  
INDUSTRIES**

Professional and  
Management Services  
**63.8%**

Sales and  
Administrative  
Support  
**20.2%**

Services  
**7.1%**

Transportation  
and Production  
**6.3%**

Construction/  
Installation  
**2.6%**

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## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

<u>Legacy Commercial Realty, LLC</u>	<u>0588681</u>		<u>(972)292-1220</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joe Martinez</u>	<u>455942</u>	<u>martinez@LCRTexas.com</u>	<u>(214)535-1876</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Tito Martinez</u>	<u>788375</u>	<u>Tito@LCRTexas.com</u>	<u>(972)533-3621</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TXR-2501

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0 Date