



LAND FOR SALE

TBD Morriss Rd., Flower Mound, Denton County, Texas



PROPERTY HIGHLIGHTS

The combination of excellent visibility, strong demographics, flexible office zoning, and limited commercial land inventory in Flower Mound, TX creates an exceptional opportunity for developers and/or investors. Located on the northbound side of Morriss Rd. between Justin Rd. (FM 407) and Cross Timbers Rd. (FM 1171) this property would make a great location for a General or Medical Office, Dental Practice, Pharmacy, Bakery, Boutique Retail Shops, Veterinary Clinic, Day Care, School, and many other office and retail uses. Zoning is PD-19 which allows (O) Office and (R-2) Retail Use.

PRICE

\$15/SF or \$1,065,042.00

SIZE

1.63 acres

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

JIM HANKING

jim@stagcre.com | 972-345-0609

PHOTOS

TBD Morriss Rd., Flower Mound, Denton County, Texas



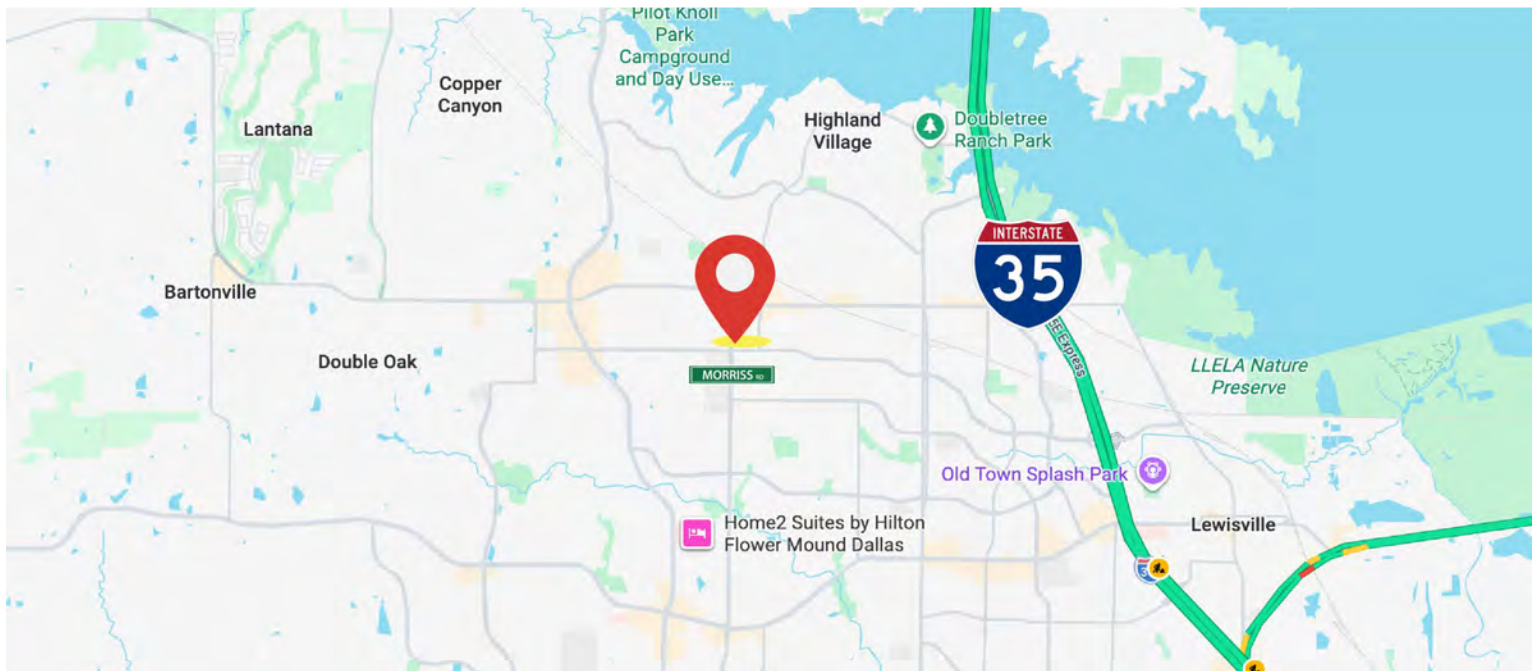
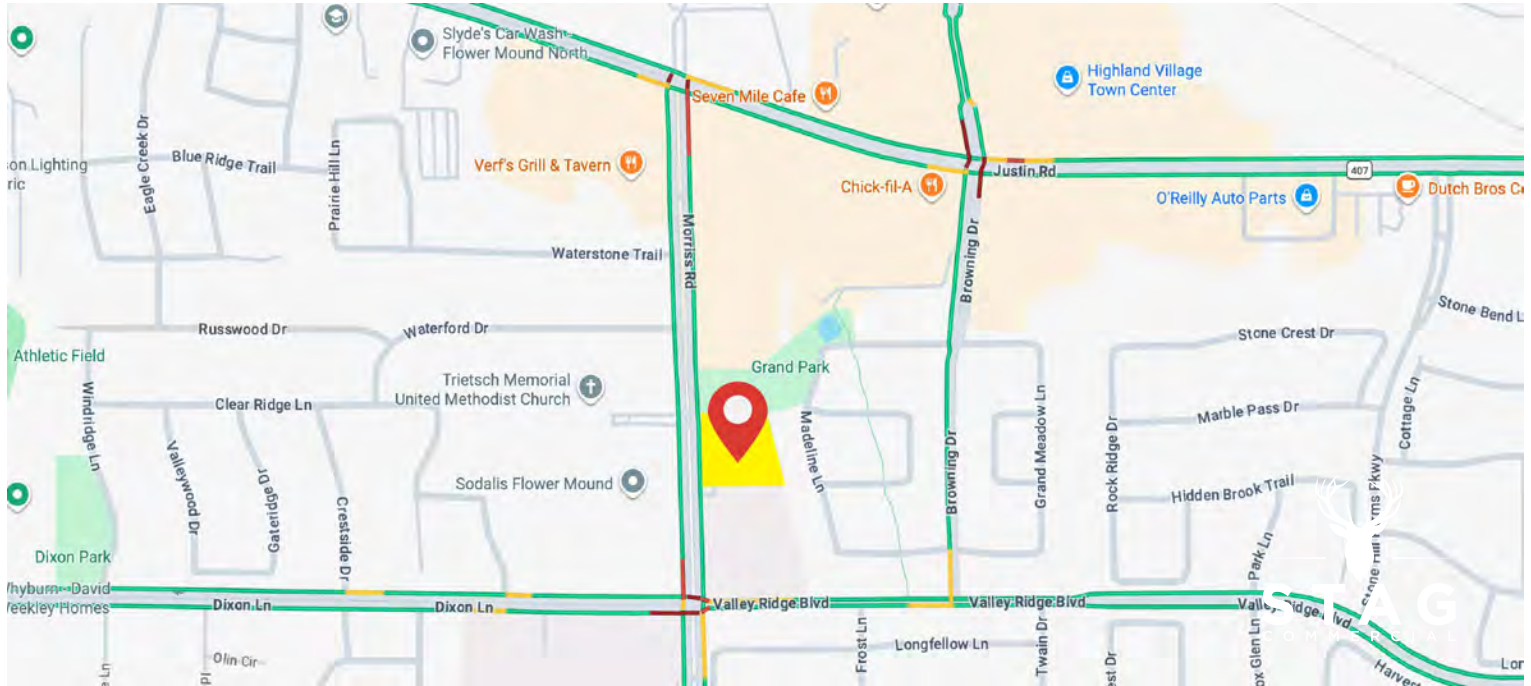
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SITEMAP

TBD Morriss Rd., Flower Mound, Denton County, Texas



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SITEPLAN

TBD Morriss Rd., Flower Mound, Denton County, Texas



PD-19 – ORDINANCE SUMMARY

Ord. No. 94-29 (adopted 7/18/1994)

Planned Development District No. 19 (PD-19) is located on the north side of Morriss Road and consists of approximately 13.42 acres. PD-19 permits development of office, medical office and limited retail/service uses under O-Office standards, subject to the following summarized development standards.

KEY DEVELOPMENT STANDARDS

- **Permitted Uses:** O-Office uses permitted by right. Limited convenience retail and personal service uses permitted.
- **Maximum Building Height:** 2 stories / 35 feet
- **Setbacks:**
 - Front (Morriss Road): 35 feet
 - Side (West): 15 feet
 - Side (East): 15 feet
 - Rear (North): 25 feet
- **Parking:** As required by the Town of Flower Mound (See note: Town amended parking regulations in 2026. Verify current requirement with Planning.)
- **Landscaping:** Per Town of Flower Mound Landscape Ordinance.
- **Signage:** Freestanding signs permitted per O-Office standards.
- All development is subject to Site Plan approval by the Planning & Zoning Commission and Town Council.

*For full text see Ordinance No. 94-29 (PD-19) on the Town of Flower Mound website.

PERMITTED USES (EXCERPT)

O-OFFICE DISTRICT USES PERMITTED BY RIGHT

- | | |
|---|---|
| <ul style="list-style-type: none">• Professional Office• Medical / Dental Office• Business Office• Financial Institution• Insurance Office• Real Estate Office• Government Office• Day Care (Child)• School (Private) | <ul style="list-style-type: none">• Personal Services• Veterinary Clinic (No Overnight Boarding)• Fitness / Exercise Studio• Art Studio / Instruction• Limited Convenience Retail*• Restaurant (with limitations)* |
|---|---|

*Retail and restaurant uses are limited in square footage and type. Refer to Ordinance No. 94-29 for specifics.

NOTE: This summary is for informational purposes only. Buyer should verify all PD-19 standards, setbacks, uses, parking and development requirements with the Town of Flower Mound Planning Department.

CONCEPTUAL SITE PLAN – 6000 MORRISS ROAD, FLOWER MOUND, TX



SITE DATA SUMMARY (PRELIMINARY)

Gross Acreage:	1.630 Acres (71,003 SF)
Net Developable Area (approx.):	~1.00 – 1.15 Acres (43,500 – 50,000 SF)*
Proposed Building Area:	12,000 – 14,000 SF (One Story)
Parking Provided:	~62 Spaces (Incl. 4 ADA)
Parking Ratio (est.):	4.4 – 5.2 Spaces / 1,000 SF

*Developable area excludes the Oncor Utility Easement (90' wide), Drainage Easement (15'), required setbacks and access easement. Actual developable area to be confirmed with survey overlay and Town review.

ONCOR EASEMENT INFORMATION

Type of Instrument:	Deed of Easement
Grantor:	Abilene Christian University
Grantee:	ONCOR Electric Delivery Company LLC (Predecessor: Texas Power & Light Company)
Instrument No.:	2014-26070 (Denton County Official Public Records)
Date Recorded:	February 19, 2014
Easement Width:	90.00 Feet
Purpose:	To construct, maintain, operate, repair, replace and rebuild electric transmission and distribution facilities, including poles, wires, guys, anchors, conduits, transformers and other appurtenances, together with the right of ingress and egress.
Restrictions:	No permanent buildings or structures within the easement. Improvements such as paving, parking, landscaping, signs and fencing may be allowed subject to Oncor review and approval. No trees or shrubs that exceed 10 feet in height at maturity may be planted within easement.
A copy of the recorded easement is available upon request.	

LEGEND

- Property Line
- Oncor Utility Easement (90')
- 15' Drainage Easement
- 26' Mutual Access Easement
- Building Setbacks
- Landscape / Trees
- Parking / Pavement
- Site Access / Driveway

CONCEPT PLAN NOTES

- Conceptual layout is for illustrative purposes only.
- Building size and parking count are preliminary and subject to PD-19 standards, parking ordinance, and Town approval.
- All easements per survey dated 2024.
- Verify all utilities, capacities, and connection points with the Town of Flower Mound.

DEVELOPMENT POTENTIAL

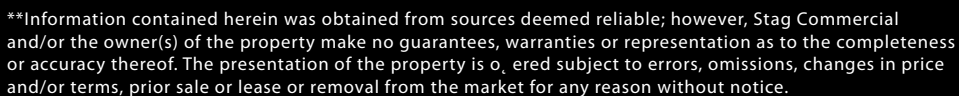
Excellent location for professional office, medical office or similar neighborhood serving uses. The site configuration supports a 10,000 – 15,000 SF building with efficient parking and strong visibility along Morriss Road.

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PROPERTY SUMMARY

PROPERTY:	TBD Morriss Rd., Flower Mound, Denton County, Texas
LOCATION:	TBD Morriss Rd. Flower Mound, TX 75028-3709
ZONING:	PD-19 allows (O) Office and (R-2) Retail Uses
SIZE:	1.63 acres
LAYOUT:	Level Topography
FRONTAGE/ ACCESS:	Frontage on the north bound side of Morriss Road next to Faith Lutheran church and across the street from Trietsch Memorial Methodist Church and caddy-corner from Marcus High School.
UTILITIES:	Water, Sanitary Sewer, Electric and Gas available.
TRAFFIC COUNTS:	Morriss Rd. – approximately 42,857 VPD
DENTON CAD PARCEL:	1072263
SALES PRICE:	\$15/SF or \$1,065,042.00
COMMENTS:	The combination of excellent visibility, strong demographics, flexible office zoning, and limited commercial land inventory in Flower Mound, TX creates an exceptional opportunity for developers and/or investors. Located on the northbound side of Morriss Rd. between Justin Rd. (FM 407) and Cross Timbers Rd. (FM 1171) this property would make a great location for a General or Medical Office, Dental Practice, Pharmacy, Bakery, Boutique Retail Shops, Veterinary Clinic, Day Care, School, and many other office and retail uses. Zoning is PD-19 which allows (O) Office and (R-2) Retail Use.

CONTACT: Jim Hanking, Broker 972-345-0609 Jim@StagCRE.com

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www.StagCRE.com



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