



FOR SALE | +/- 23,854 SF

3301—3305 Long Prairie Rd, Flower Mound, TX

Price: Call for Pricing

Available: Building 3301: +/- 12,297 SF

Building 3305: +/- 11,557 SF

Total AC: +/- 2.63 AC

Overview:

- 95% Leased Two-Building Flower Mound Office Park with Direct Access to FM 2499.
- 10 Tenants with a Mix of Professional Office, Medical, and Service Retail.
- Notable Tenants include Edward Jones, Action Behavior Centers, Smile By Design.
- Great Tenant Retention with Long Standing Businesses.
- Located Half a Mile from the Intersection of FM 1171/FM 2499 (Long Prairie Rd/ Cross Timbers Rd).



+/- 23,854 SF
Square Feet



Long Prairie Rd.
Frontage



Office
Type



Office / Retail
Proposed Use

CONTACT:

CHRISTIAN SCOFIELD

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1400 Dallas Drive, Denton, TX | sbpccommercial.com | 940.320.1200



SITE

3301-3305 Long Prairie Rd | Flower Mound, TX



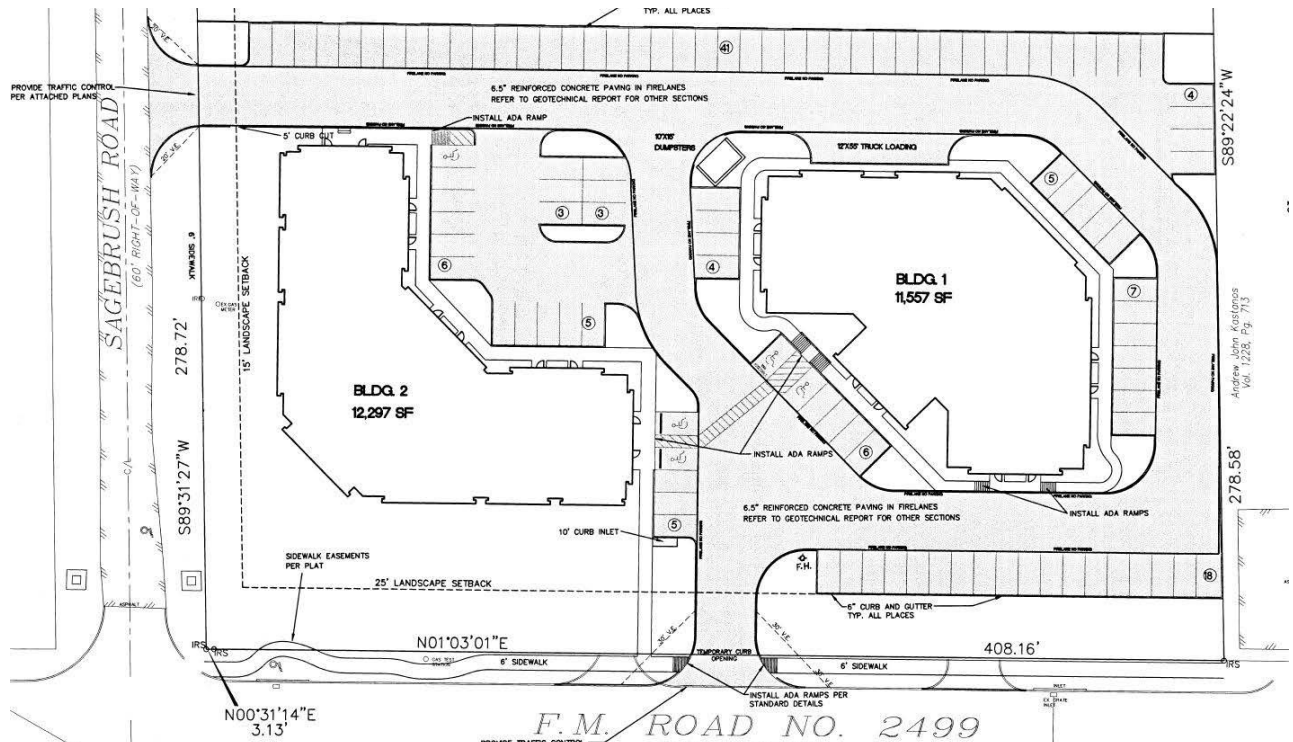
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RETAIL MAP



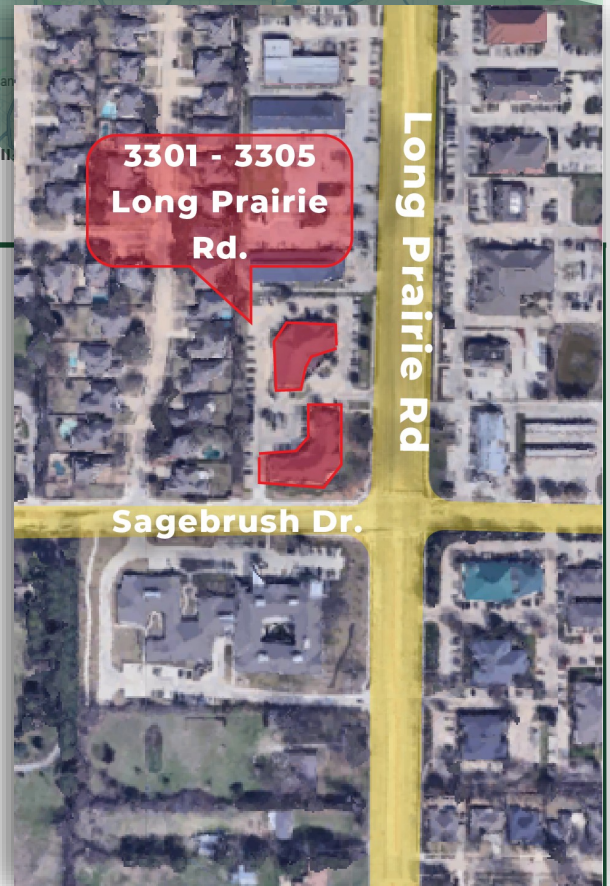
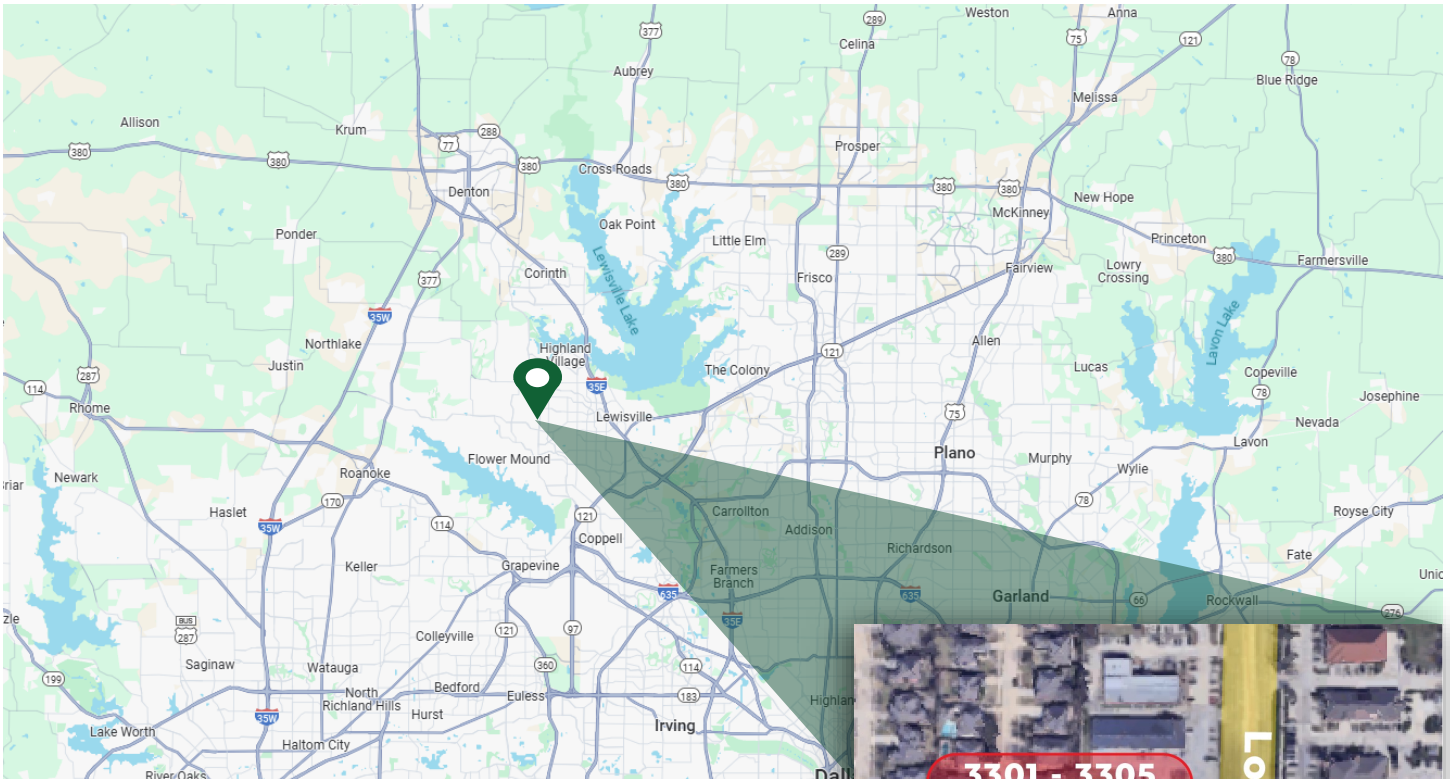
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MAPS

3301-3305 Long Prairie Rd | Flower Mound, TX



DRIVE TIME (To city center)

Long Prairie Rd.	Direct Access
Cross Timbers Rd.	1 Minute
I-35 E	8 Minutes
Lewisville	8 Minutes
HWY 121	10 Minutes
I-635	10 Minutes
DFW Airport	12 Minutes
Denton	24 Minutes
Dallas	25 Minutes

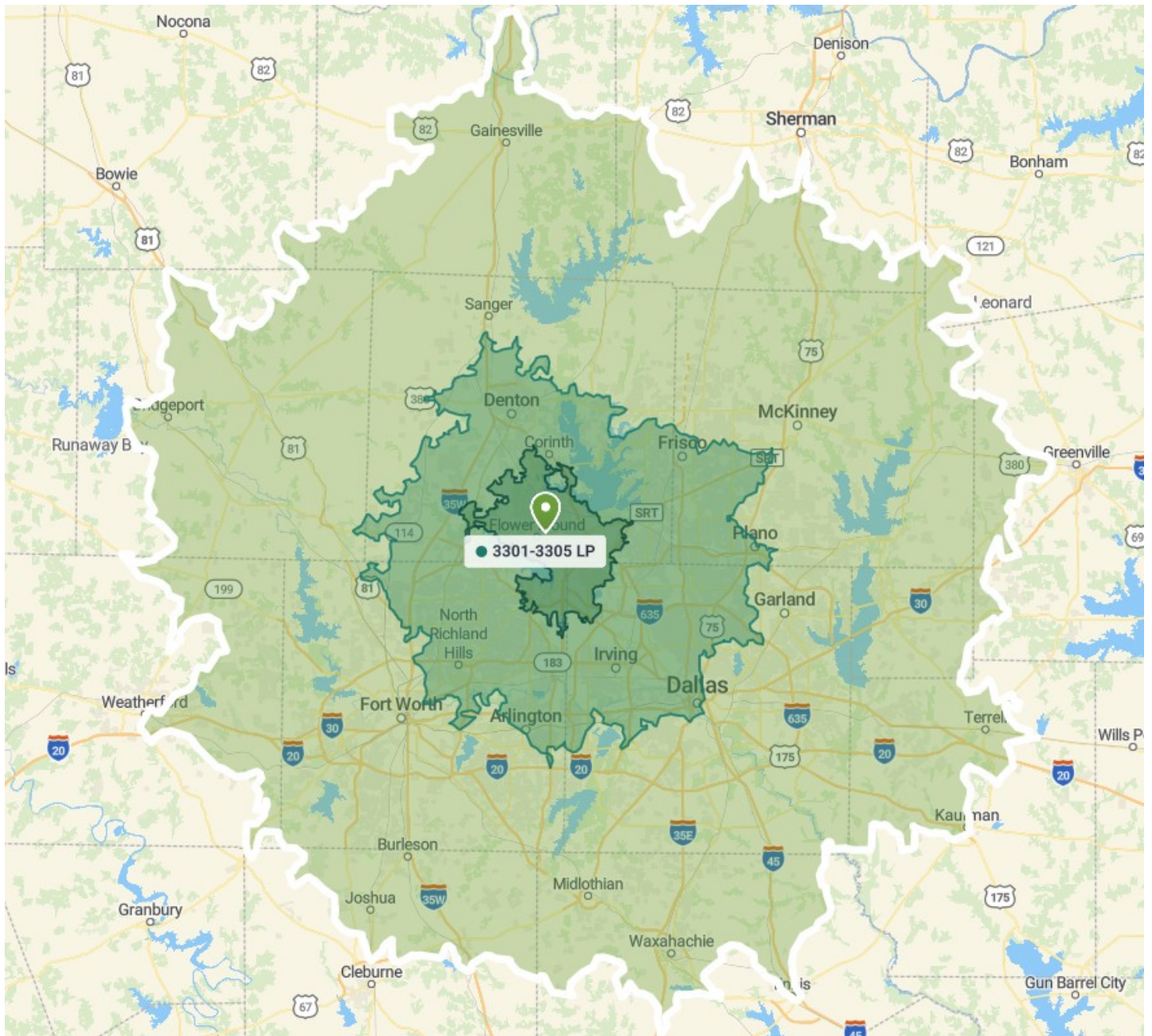
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MAPS

3301-3305 Long Prairie Rd | Flower Mound, TX



Drive Time

 - 15 Minutes

 - 30 Minutes

 - 60 Minutes

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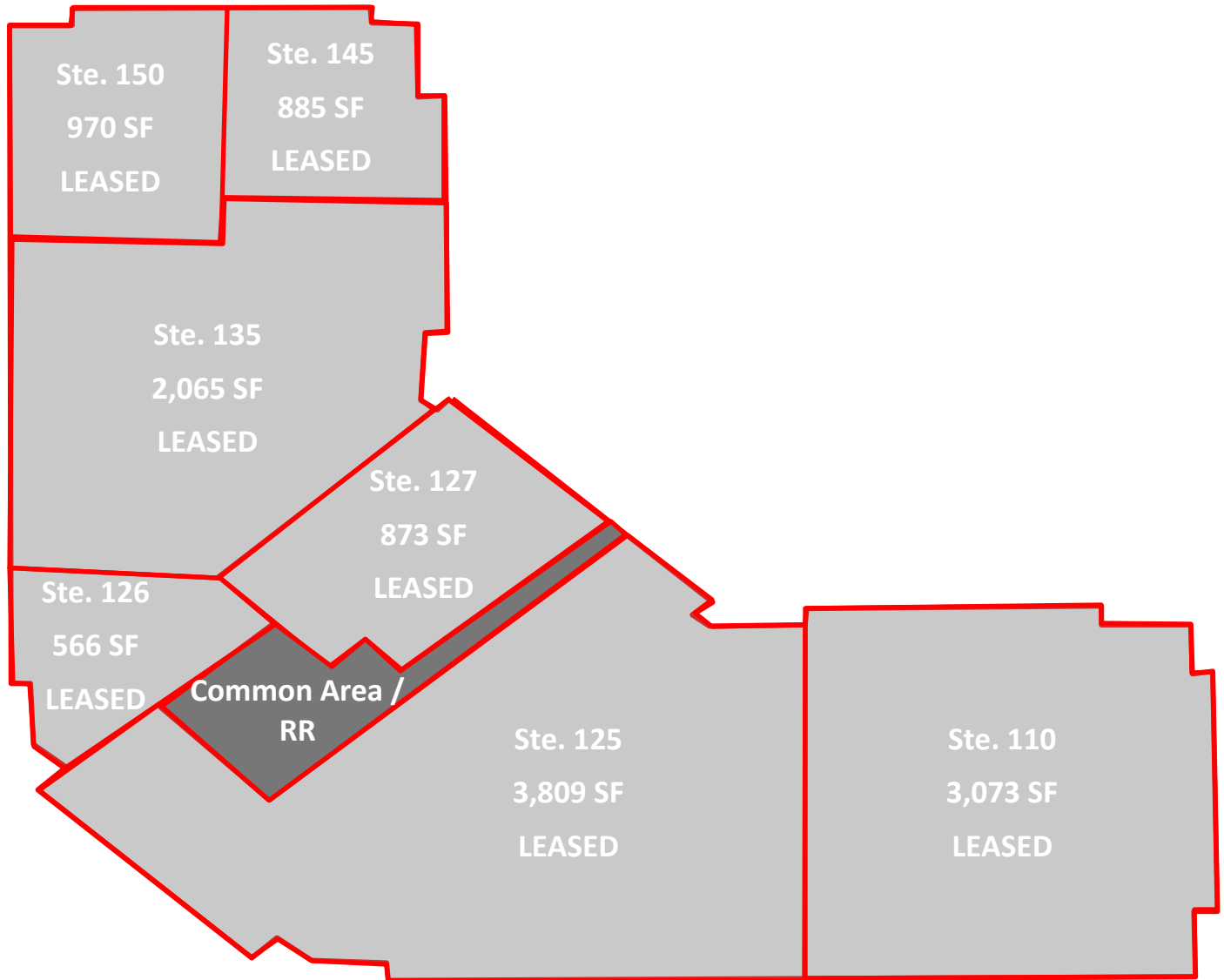
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FLOOR PLAN



Building 3301: Fully Leased



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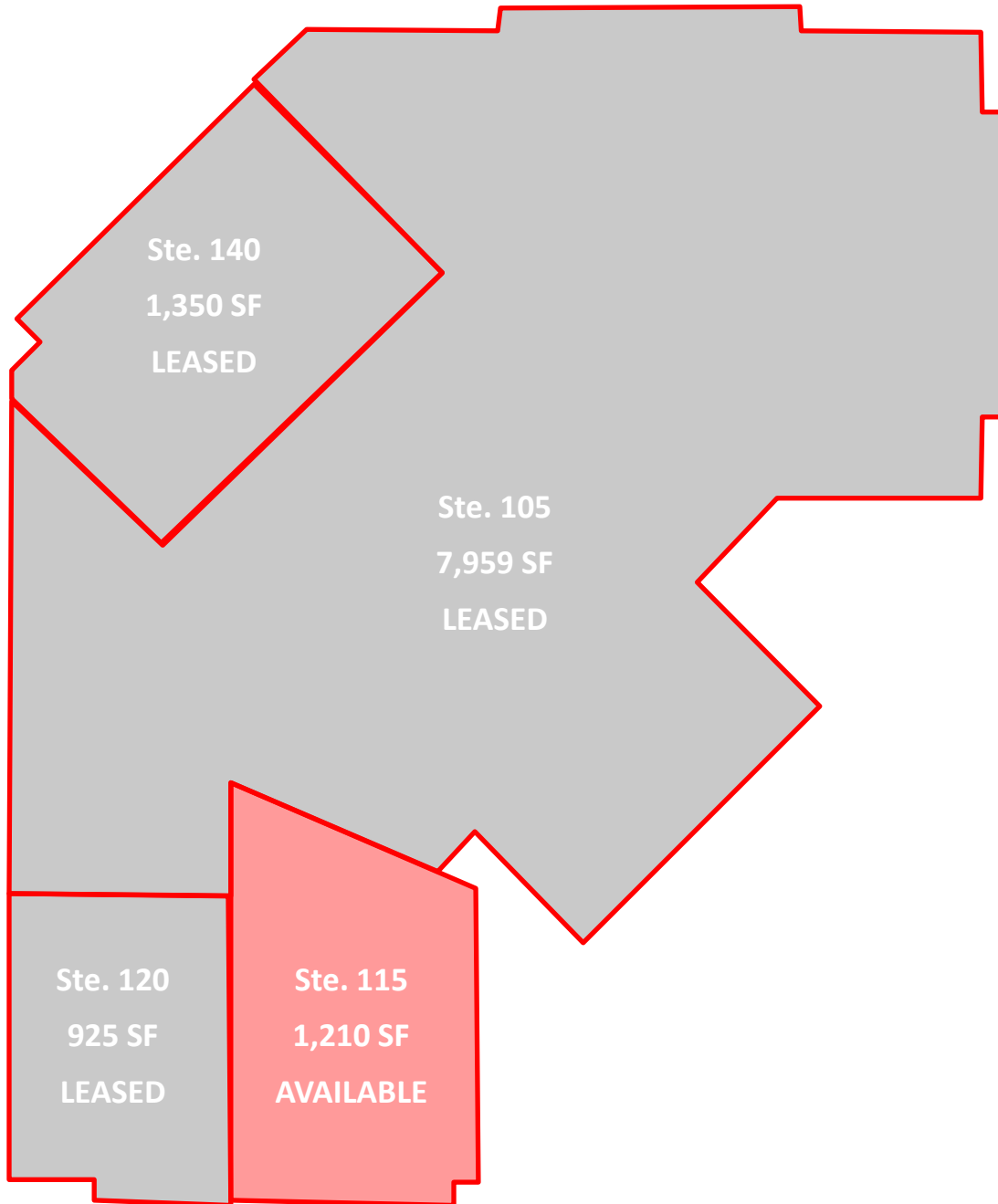
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FLOOR PLAN



Building 3305: 1,210 SF Remaining Available



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DEMOGRAPHICS



Demographic Summary Report

Sagebrush West Office Park						
3301 Long Prairie Rd, Flower Mound, TX 75022						
						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	15,361		108,898		232,366	
2025 Estimate	13,882		98,047		209,176	
2020 Census	13,207		91,183		190,759	
Growth 2025 - 2030	10.65%		11.07%		11.09%	
Growth 2020 - 2025	5.11%		7.53%		9.65%	
2025 Population by Hispanic Origin	1,582		15,002		45,917	
2025 Population	13,882		98,047		209,176	
White	9,157	65.96%	60,658	61.87%	118,163	56.49%
Black	558	4.02%	5,345	5.45%	17,512	8.37%
Am. Indian & Alaskan	47	0.34%	515	0.53%	1,608	0.77%
Asian	2,240	16.14%	15,715	16.03%	26,380	12.61%
Hawaiian & Pacific Island	5	0.04%	52	0.05%	213	0.10%
Other	1,875	13.51%	15,761	16.07%	45,300	21.66%
U.S. Armed Forces	0		8		126	
Households						
2030 Projection	5,624		38,139		83,530	
2025 Estimate	5,069		34,269		75,088	
2020 Census	4,784		31,756		68,005	
Growth 2025 - 2030	10.95%		11.29%		11.24%	
Growth 2020 - 2025	5.96%		7.91%		10.42%	
Owner Occupied	3,537	69.78%	25,474	74.34%	49,060	65.34%
Renter Occupied	1,532	30.22%	8,795	25.66%	26,028	34.66%
2025 Households by HH Income	5,069		34,267		75,089	
Income: <\$25,000	200	3.95%	1,594	4.65%	4,331	5.77%
Income: \$25,000 - \$50,000	386	7.61%	3,221	9.40%	8,900	11.85%
Income: \$50,000 - \$75,000	483	9.53%	4,065	11.86%	9,967	13.27%
Income: \$75,000 - \$100,000	641	12.65%	3,453	10.08%	9,278	12.36%
Income: \$100,000 - \$125,000	504	9.94%	3,207	9.36%	7,611	10.14%
Income: \$125,000 - \$150,000	666	13.14%	2,908	8.49%	6,056	8.07%
Income: \$150,000 - \$200,000	903	17.81%	5,032	14.68%	11,040	14.70%
Income: \$200,000+	1,286	25.37%	10,787	31.48%	17,906	23.85%
2025 Avg Household Income	\$159,598		\$165,939		\$146,649	
2025 Med Household Income	\$137,030		\$138,699		\$116,648	



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4/1/2026

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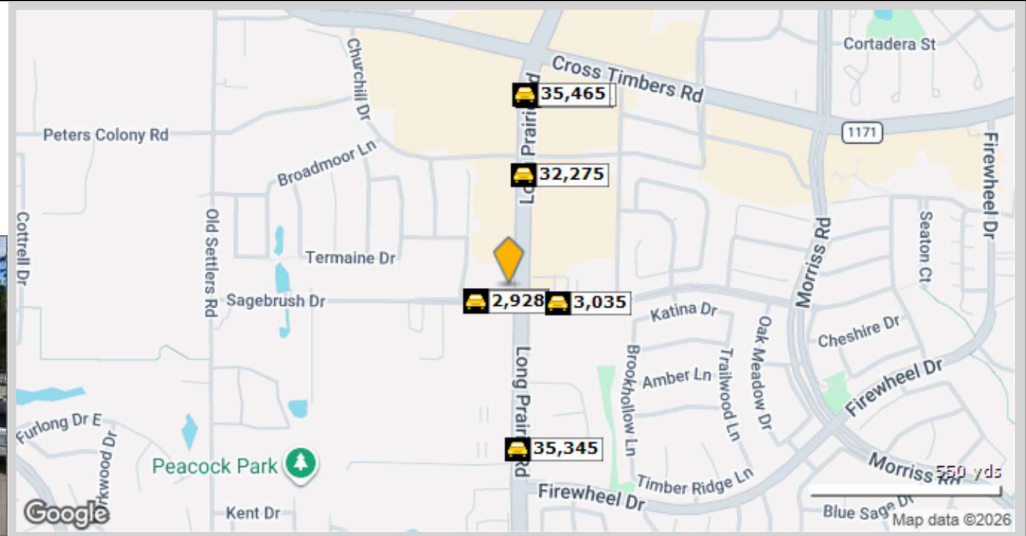
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Traffic Count Report

Sagebrush West Office Park 3301 Long Prairie Rd, Flower Mound, TX 75022



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Sagebrush Dr	Devonshire Ct	0.02 W	2025	2,946	MPSI	.06
2 Sagebrush Dr	Devonshire Ct	0.02 W	2024	2,928	MPSI	.06
3 Sagebrush Dr	Long Prairie Rd	0.05 W	2024	3,015	MPSI	.09
4 Sagebrush Dr	Long Prairie Rd	0.05 W	2025	3,035	MPSI	.09
5 Long Prairie Rd	Churchill Dr	0.03 N	2025	32,275	MPSI	.19
6 Long Prairie Rd	Bob White Ln	0.03 S	2025	35,345	MPSI	.27
7 Long Prairie Rd	Cross Timbers Rd	0.07 N	2018	38,189	MPSI	.32
8 Long Prairie Road	Long Prairie Rd	0.06 N	2025	35,162	MPSI	.33
9 Long Prairie Rd	Cross Timbers Rd	0.07 N	2023	35,322	MPSI	.33
10 Long Prairie Road	Cross Timbers Rd	0.07 N	2025	35,465	MPSI	.33



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Ron Bullock	0286566	ron@sbpcommercial.com	972-571-5470
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christian Scofield	0697458	christian@sbpcommercial.com	940-391-8115
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date