



BUILD TO SUITE OFFICE/MEDICAL FOR LEASE

3601 Yucca Drive | Flower Mound, TX 75028



PROPERTY HIGHLIGHTS

Fully developed and ready to build General Office or Medical Office pad site. This pad site is the last available site in the Monterrey Office Park in Flower Mound. These properties offer tenants frontage on recently improved Yucca Drive and Churchill Drive, with close proximity to Long Prairie Road (FM 2499) and Cross Timbers Road (FM 1171).

PRICE

Build to Suite: \$18 / SF
NNN (\$6.00 estimate)

AVAILABLE

3601 Yucca Drive: +/-
4,782 SF (Proposed)

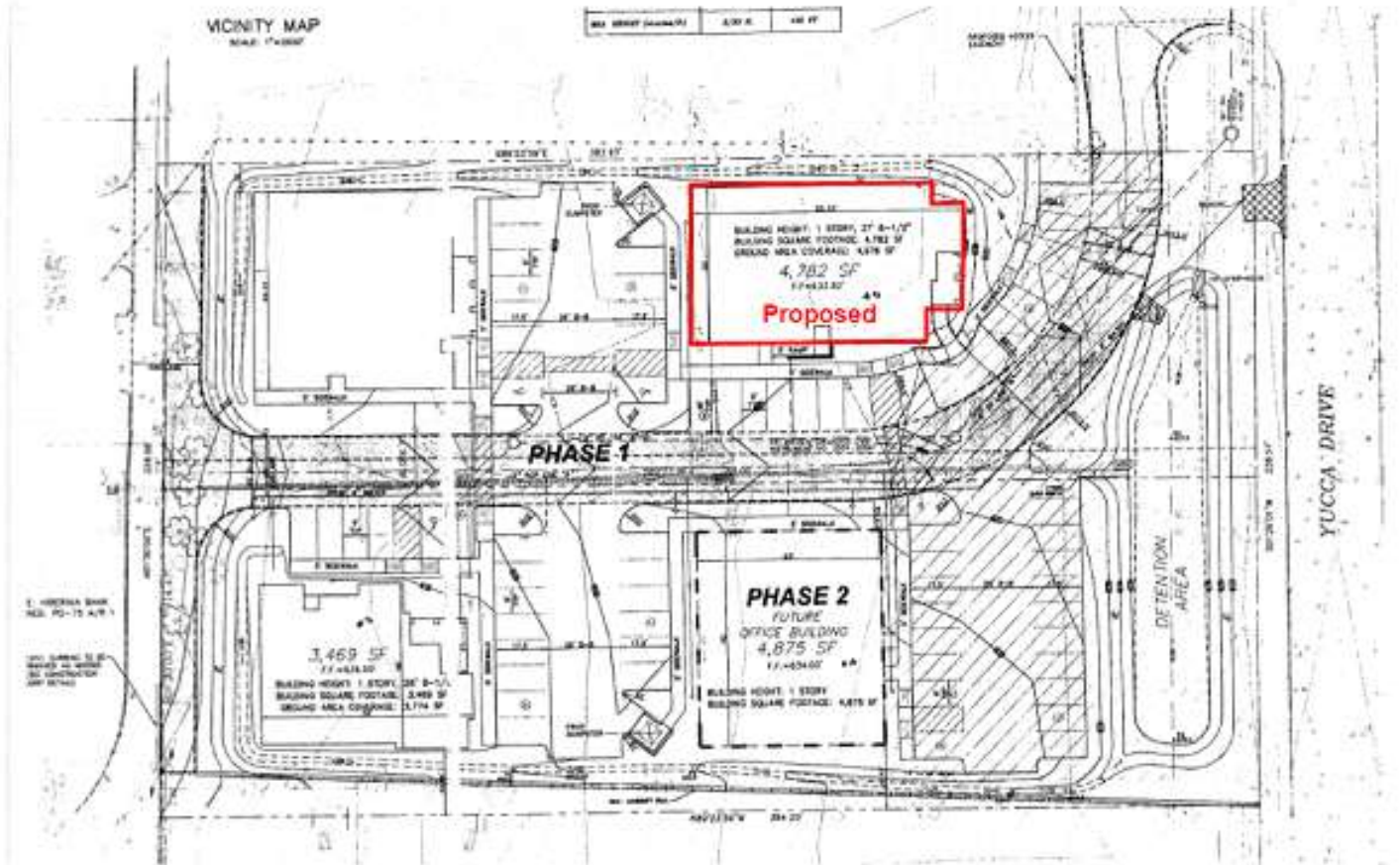
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JIM HANKING

jim@stagcre.com | (940) 400-STAG

SITEPLAN

3601 Yucca Drive | Flower Mound, TX 75028



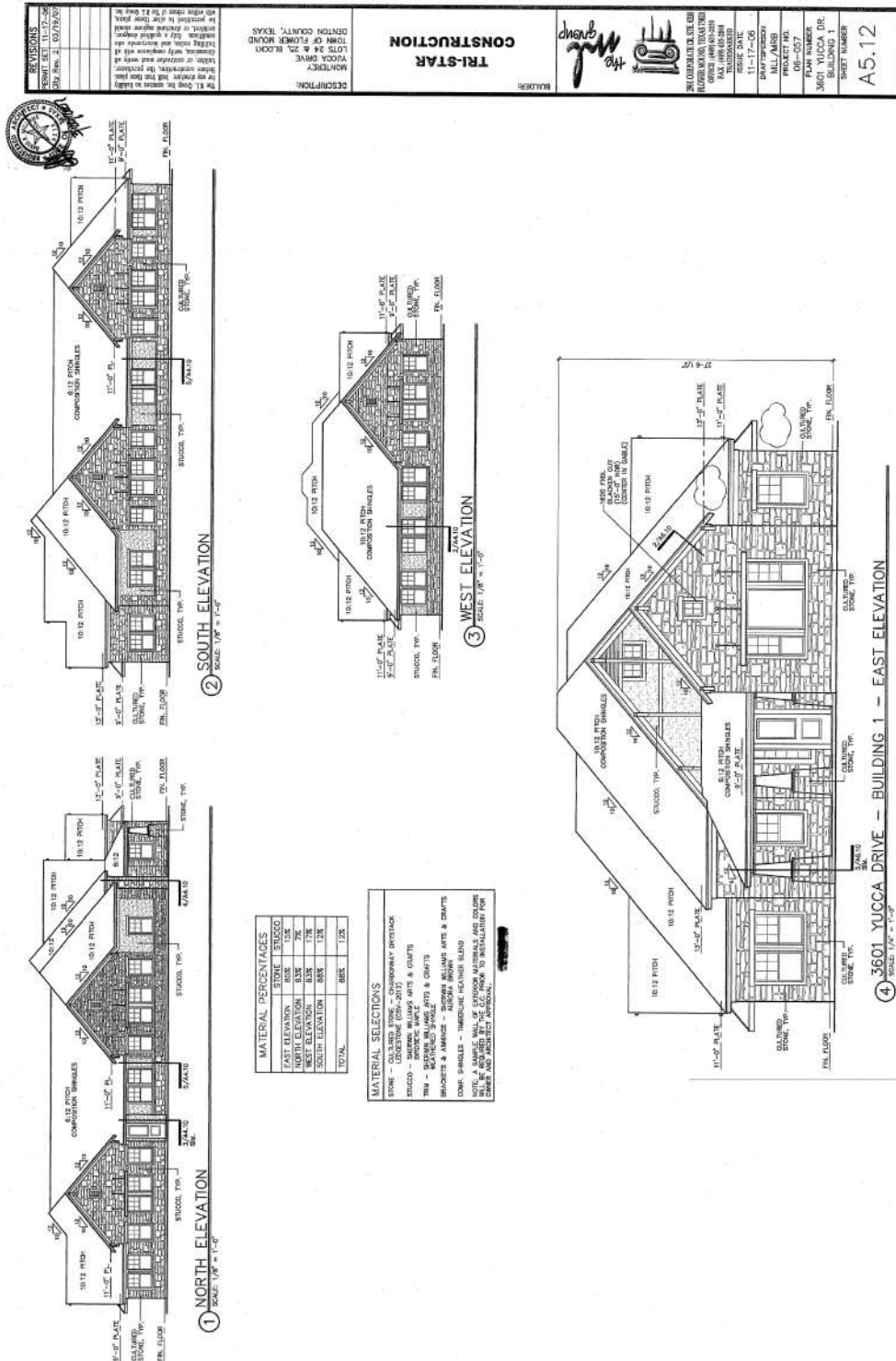
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ELEVATIONS

3601 Yucca Drive | Flower Mound, TX 75028



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ELEVATIONS

3601 Yucca Drive | Flower Mound, TX 75028



STAG
COMMERCIAL

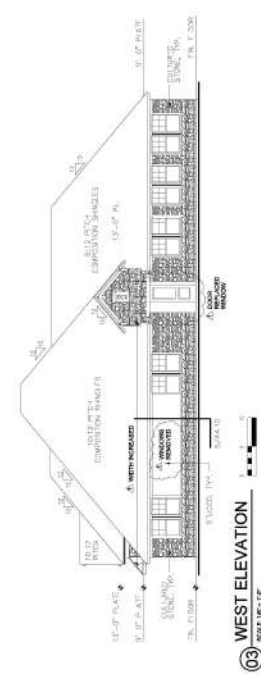
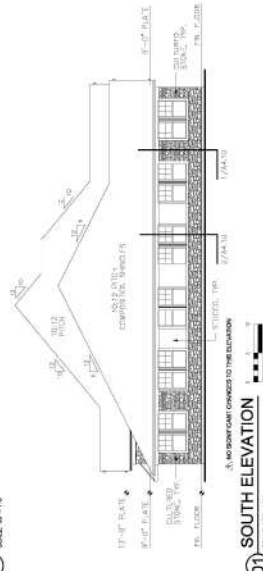
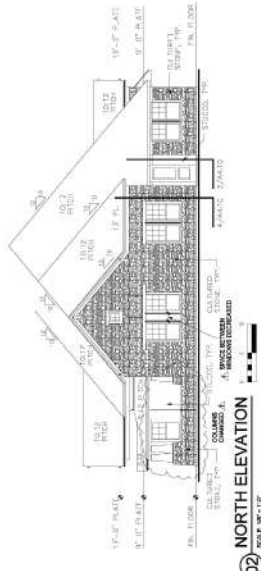
ARCHITECTS INC.
BUBBOK & WILLIAMS
3601 YUCCA DRIVE, FLOWER MOUND, TX 75028

PRELIMINARY
NOT FOR REGULATORY
APPROVAL
FOR CONSTRUCTION



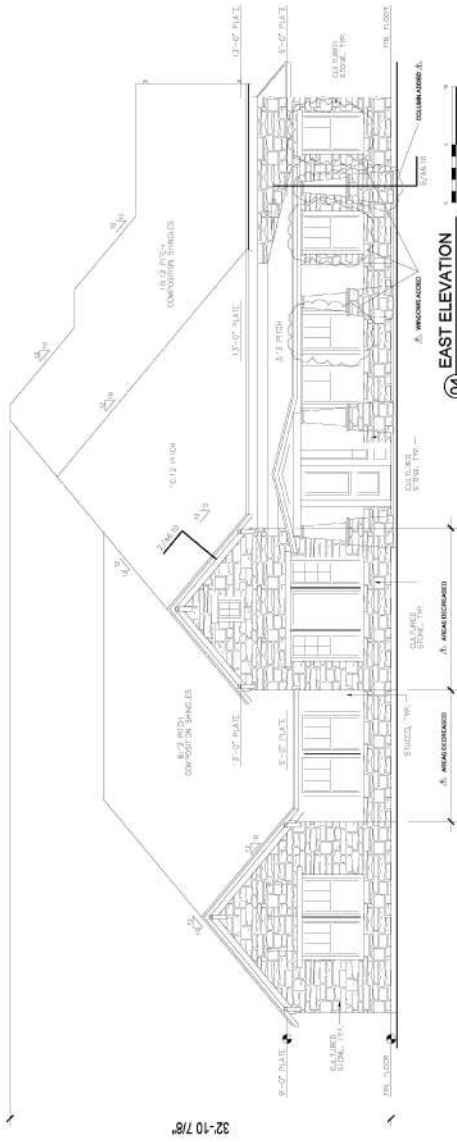
TRISTAR CONSTRUCTION, INC.
3601 YUCCA DRIVE, BUILDING 2, FLOWER MOUND, TX 75028
MONTEREY OFFICE COMPLEX
3613 YUCCA DRIVE, BUILDING 1, FLOWER MOUND, TX 75028

DATE: 09/02/2008
PROJECT: MONTEREY OFFICE COMPLEX
SHEET: 08-280
SCALE: 1/8" = 1'-0"



MATERIAL SELECTIONS

| NAME | DESCRIPTION | QUANTITY | UNIT | PRICE |
|---------|------------------|----------|---------|-------|
| BRICK | COMMON BRICK | 145 | SQ. YD. | 1.45 |
| SHINGLE | ASPH/FLT SHINGLE | 200 | SQ. YD. | 2.00 |
| PAINT | PRIME & FINISH | 175 | SQ. YD. | 1.75 |
| TOTAL | | | | |



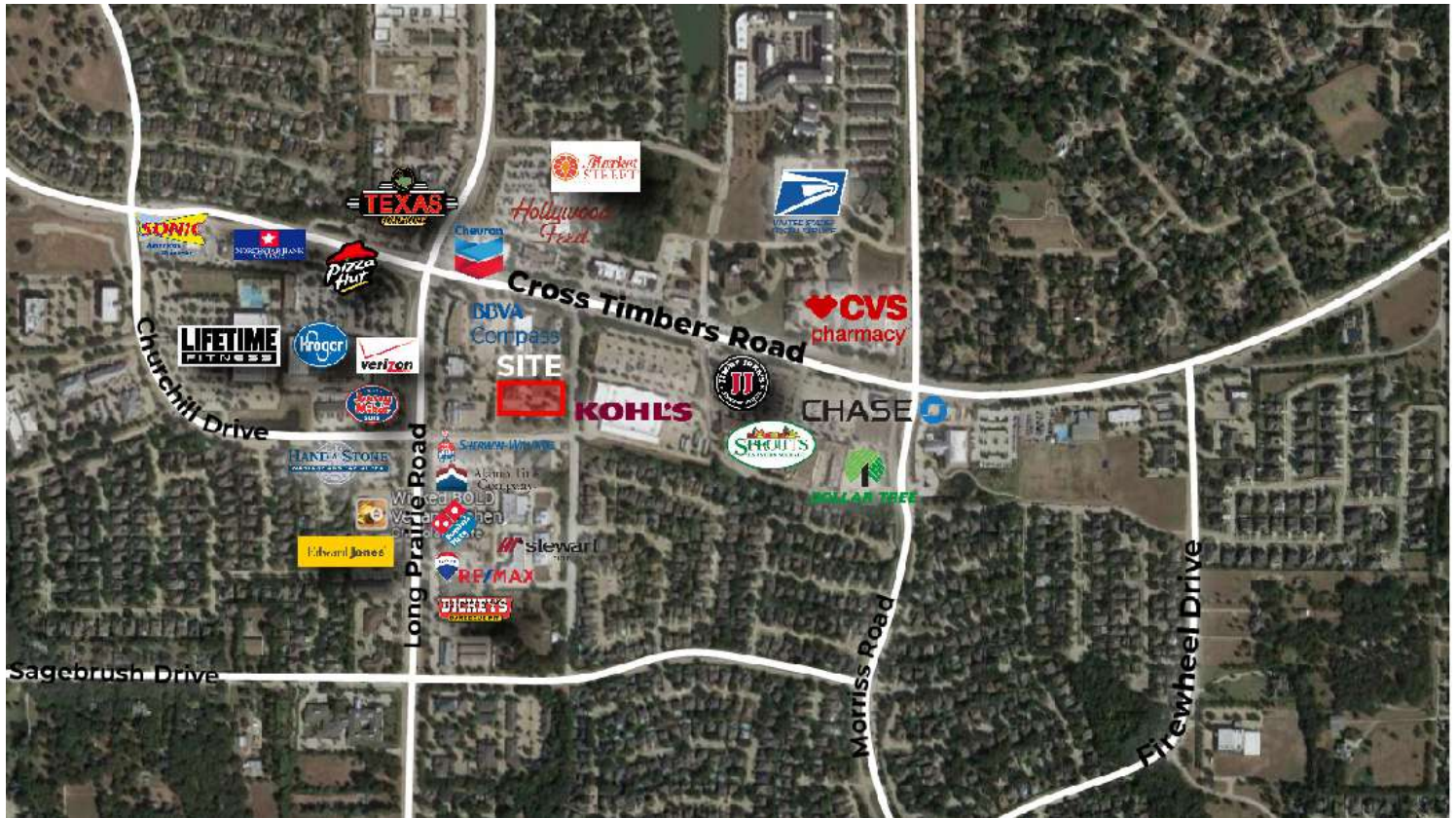
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SITE

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Local National Credit Tenants

Alamo Title

BBVA

Chase Bank

Chevron

CVS Pharmacy

Dickey's Barbecue

Dollar Tree

Domino's Pizza

Edward Jones

Hand and Stone Spa

Hollywood Feed

Jersey Mike's

Jimmy John's

Joints in Motion

Kohl's

Kroger

Lifetime Fitness

Market Street

Nationwide

Northstar Bank

Pizza Hut

Remax

Riverwalk Flower Mound

Schlotzsky's

Sherwin William

Sonic Drive-In

Sprout's

Stewart Title

Texas Health Presbyterian

Texas Roadhouse

USPS

Verizon

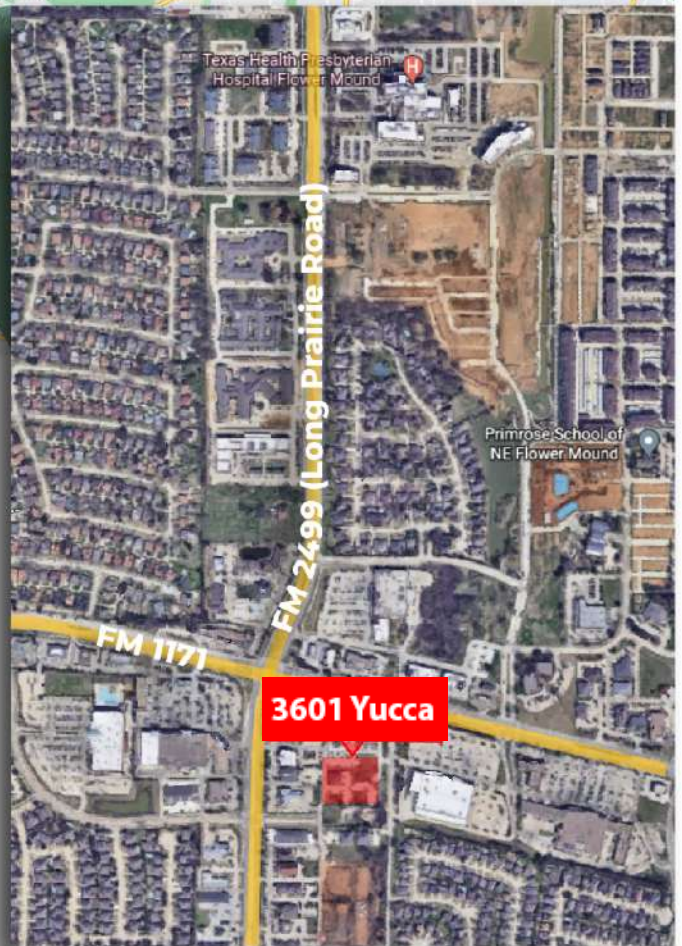
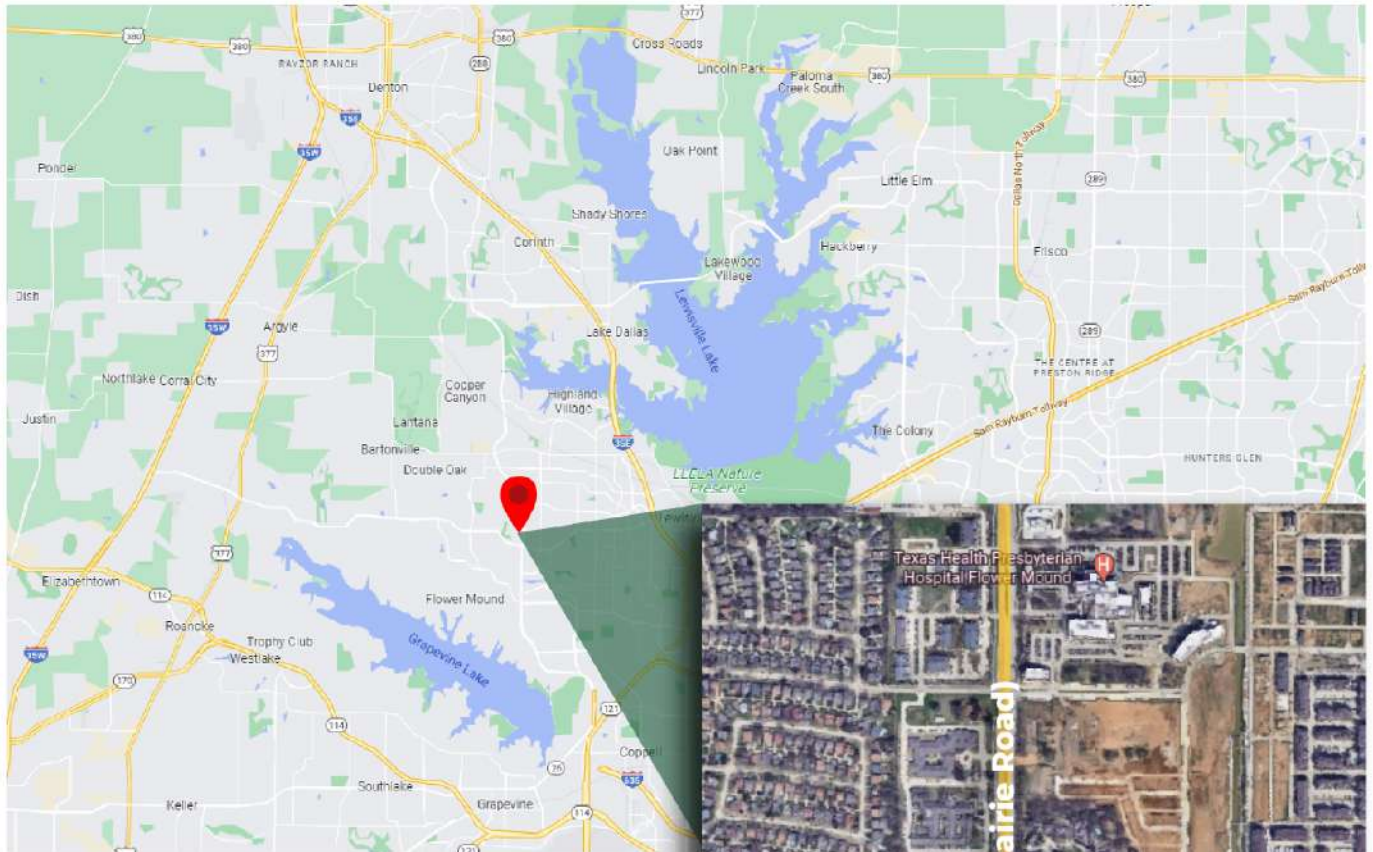
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MAPS

3601 Yucca Drive | Flower Mound, TX 75028



DRIVE TIME

| | |
|---------------------------|------------|
| Texas Health Presbyterian | 2 Minutes |
| Riverwalk Flower Mound | 3 Minutes |
| Flower Mound City Center | 9 Minutes |
| Interstate 35 E | 11 Minutes |
| Highland Village | 12 Minutes |
| Lewisville | 13 Minutes |
| DFW International Airport | 16 Minutes |
| Grapevine | 17 Minutes |
| Denton | 27 Minutes |

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PROPERTY SUMMARY

| | | | |
|--------------------------------|--|--------------|-----------------|
| PROPERTY: | Monterrey Office Park | | |
| TYPE: | 3601 Yucca Drive: Medical or Professional Office | | |
| LOCATION: | 3601 Yucca Drive, Flower Mound, TX (+/- 4,782 SF) | | |
| ZONING: | Office | | |
| POTENTIAL USE: | Professional / Medical Office | | |
| AVAILABLE BUILD TO SUITE LAND: | Ready to build Pad Site | | |
| FRONTAGE/ACCESS: | Yucca Drive and Churchill Drive | | |
| UTILITIES: | All utilities on site | | |
| VISIBILITY: | Highly visible on Yucca Drive and Churchill Drive | | |
| TAXES: | Tax Parcel ID #: 4778 | | |
| LEASE RATE: | Build to Suite Office - \$18.00 / SF + NNN (\$6.00 estimate) | | |
| TERMS: | 3 Years minimum | | |
| LISTED: | Costar, Loopnet, StagCRE.com, Crexi | | |
| COMMENTS: | Fully developed and ready to build General Office or Medical Office pad site. These pad sites are the last two available sites in the Monterrey Office Park in Flower Mound. These properties offer tenants frontage on recently improved Yucca Drive and Churchill Drive, with close proximity to Long Prairie Road (FM 2499) and Cross Timbers Road (FM 1171). | | |
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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