

MEDICAL OFFICE FOR SALE OR LEASE

CENTER PLACE I

3101 CHURCHILL DR. FLOWER MOUND, TX 75022

35K SF Total
1,440 – 16,243
Suites Available



Jones Lang LaSalle Brokerage, Inc.



PROPERTY HIGHLIGHTS



LOBBY AND COMMON AREA RENOVATION COMPLETED 2021



ABUNDANT PARKING



EASY HIGHWAY ACCESS



HIGH VISIBILITY FROM FM 1171



WHITEBOX OF PREVIOUS 2ND GENERATION MEDICAL SUITES COMPLETED 2020



1 MILE TO THR FLOWER MOUND



SURROUNDED BY DENSE RETAIL



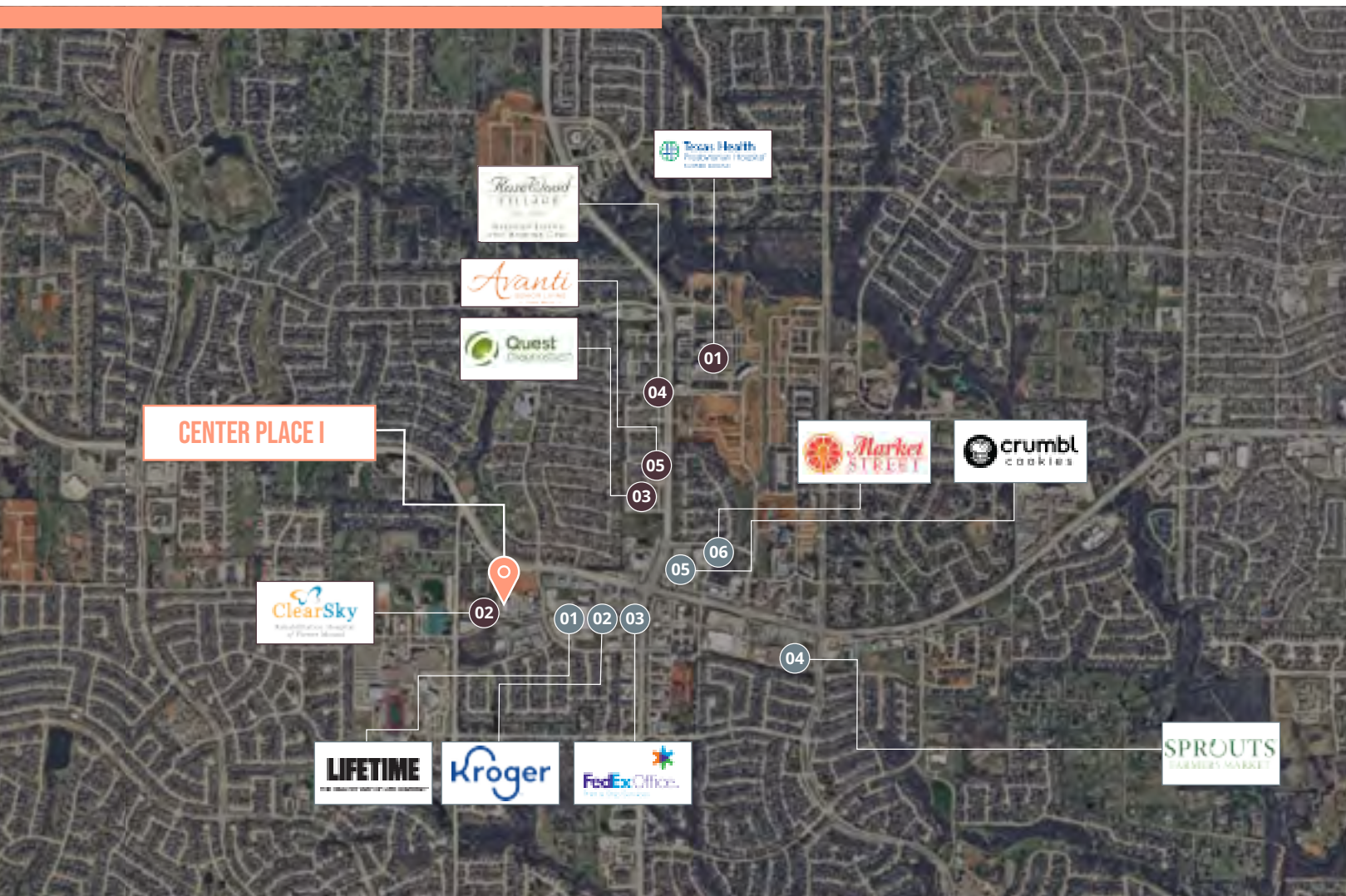
FULL TOP FLOOR AVAILABILITY 16,243 SF



AVAILABILITIES:

CLICK ON THE NUMBERS TO KNOW MORE

AMENITY MAP:



HEALTHCARE FACILITIES

- | | |
|---|---|
| 1. Texas Health Presbyterian Hospital Flower Mound | 4. Rosewood Assisted Living & Memory Care |
| 2. ClearSky Rehabilitation Hospital of Flower Mound | 5. Avanti Senior Living at Flower Mound |
| 3. Quest Diagnostics Flower Mound | |

RETAIL

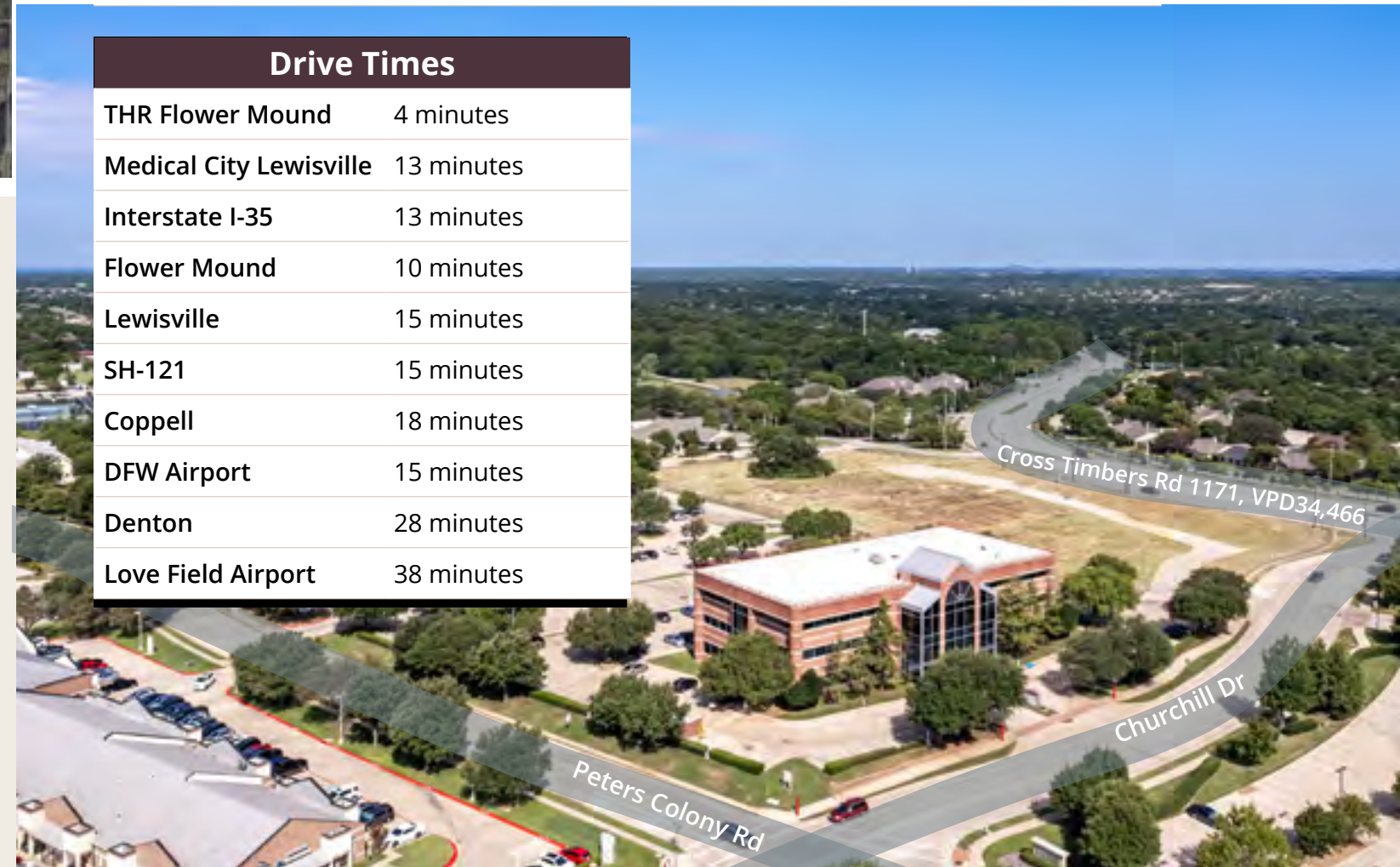
- | | |
|-------------------------------------|----------------------------------|
| 1. Life Time | 4. Sprouts Farmers Market |
| 2. Kroger | 5. Crumbl Cookies - Flower Mound |
| 3. FedEx Office Print & Ship Center | 6. Market Street |

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Total Population	13,214	87,641	183,952
Population Growth %	3.41%	4.25%	4.57%
2022 Median Household Income	\$135,191	\$131,397	\$109,659
2022 Households with Income Over \$100K	3,281	19,911	36,412
2022 Have Commercial Insurance %	63.55%	63.24%	60.76%
2022 Have Medicaid Medical Policy (%)	3.86%	3.99%	4.67%
2022 Have Medicare Medical Policy (%)	19.33%	18.83%	18.71%
2022 Population <19	3,683	24,805	50,359
2022 Age 20-60>	7,135	47,502	100,987
2022 Population >60	2,396	15,334	32,607

Drive Times

THR Flower Mound	4 minutes
Medical City Lewisville	13 minutes
Interstate I-35	13 minutes
Flower Mound	10 minutes
Lewisville	15 minutes
SH-121	15 minutes
Coppell	18 minutes
DFW Airport	15 minutes
Denton	28 minutes
Love Field Airport	38 minutes



CENTER PLACE I

For more information:

Sales Inquiries:

Austin Barrett
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214.438.6420

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Jones Lang LaSalle Brokerage, Inc	591725	renda.hamptom@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin Barrett	562361	austin.barrett@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date