



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.

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