

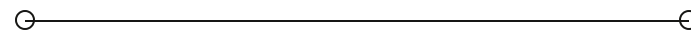


LEASE

4880 Long Prairie Rd

4880 LONG PRAIRIE RD

Flower Mound, TX 75028



PRESENTED BY:

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

MASON SHANAHAN

O: 940.381.2220

mason.shanahan@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.00 SF/yr (NNN)
NUMBER OF UNITS:	5
AVAILABLE SF:	896 - 3,342 SF
LOT SIZE:	47,825 SF
BUILDING SIZE:	16,236 SF

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

MASON SHANAHAN
O: 940.381.2220
mason.shanahan@svn.com

PROPERTY DESCRIPTION

Prime office space available in a highly visible, two-story 16,236 SF building located at the signalized corner of Long Prairie Road (FM 2499) and Corporate Circle. This well-maintained property features modern finishes, ample natural light, and abundant surface parking. Surrounded by affluent residential communities, retail, dining, and medical offices, the location offers unmatched convenience for employees and clients. Recent building upgrades, including a new roof, provide a reliable and professional environment ideal for medical, professional, or corporate office users.

PROPERTY HIGHLIGHTS

- Suite 204 and 205 can be Configured to fit Tenant's Needs
- Beautiful Reception and Entrance to Building
- Large Common Restrooms
- Shared Conference Room on Second Floor
- Elevator in Building
- Shared Break Room on Second Floor

LEASE SPACES



LEASE INFORMATION

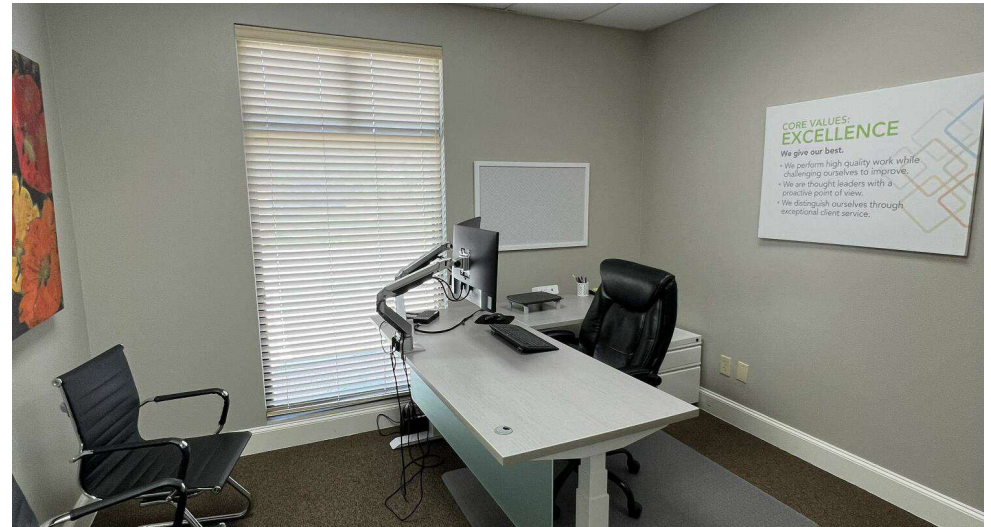
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	896 - 3,342 SF	LEASE RATE:	\$21.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	Available	1,697 SF	NNN	\$21.00 SF/yr
Suite 203	Available	896 SF	NNN	\$21.00 SF/yr
Suite 204	Available	1,837 - 3,342 SF	NNN	\$21.00 SF/yr
Suite 205	Available	1,504 - 3,342 SF	NNN	\$21.00 SF/yr

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

MASON SHANAHAN
O: 940.381.2220
mason.shanahan@svn.com

ADDITIONAL PHOTOS



BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

MASON SHANAHAN
O: 940.381.2220
mason.shanahan@svn.com

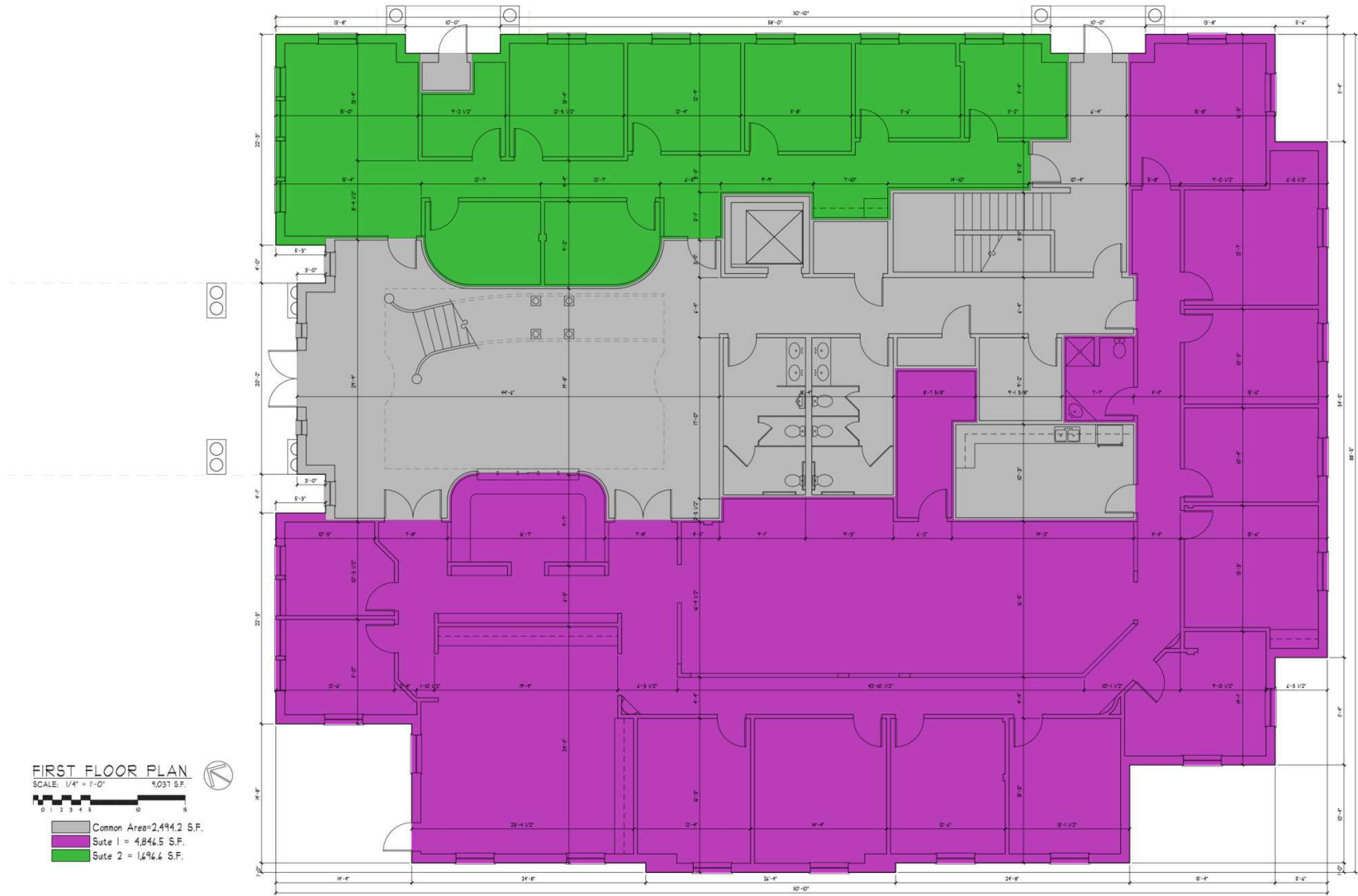
ADDITIONAL PHOTOS



BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

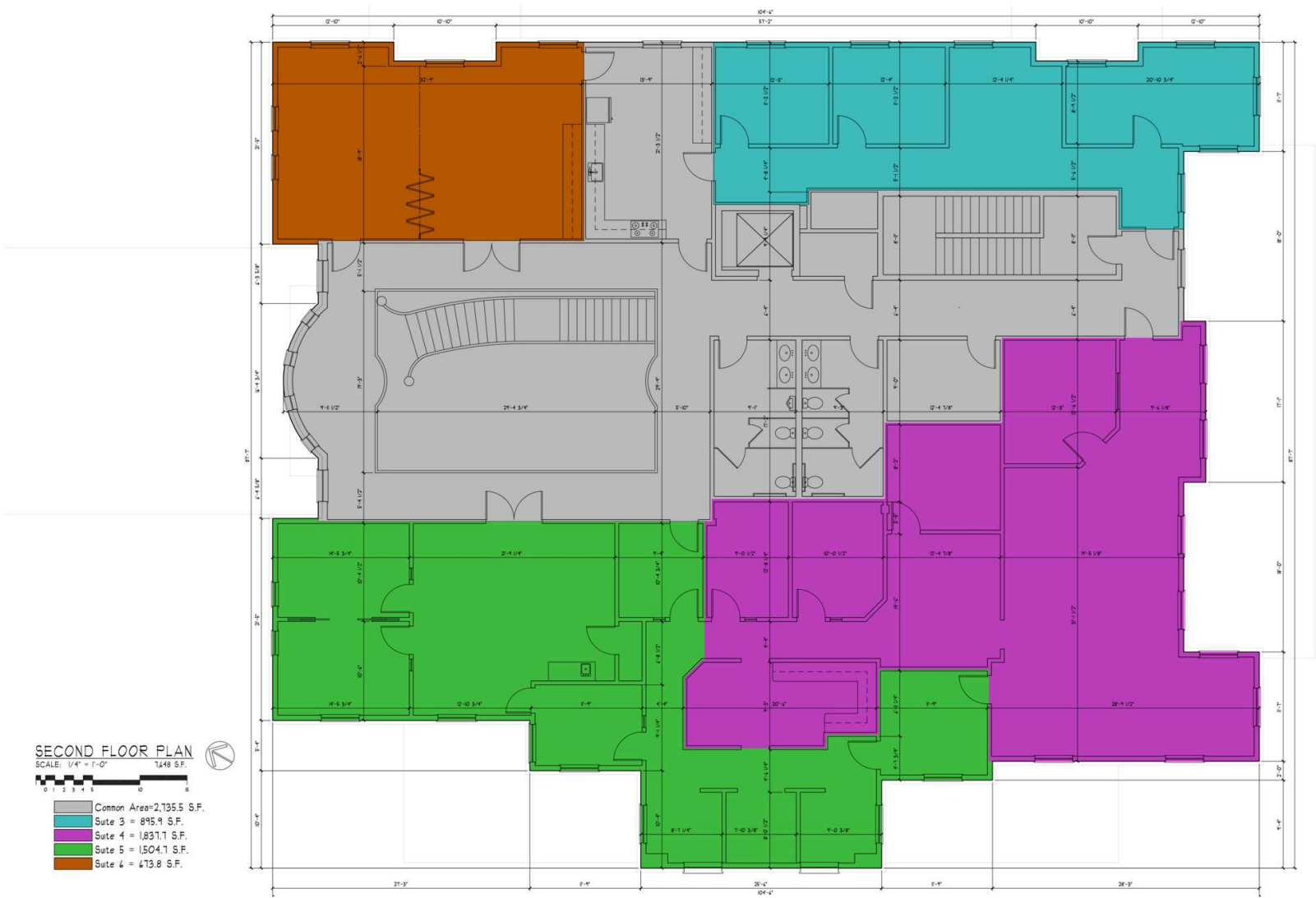
MASON SHANAHAN
O: 940.381.2220
mason.shanahan@svn.com

FIRST FLOOR LAYOUT



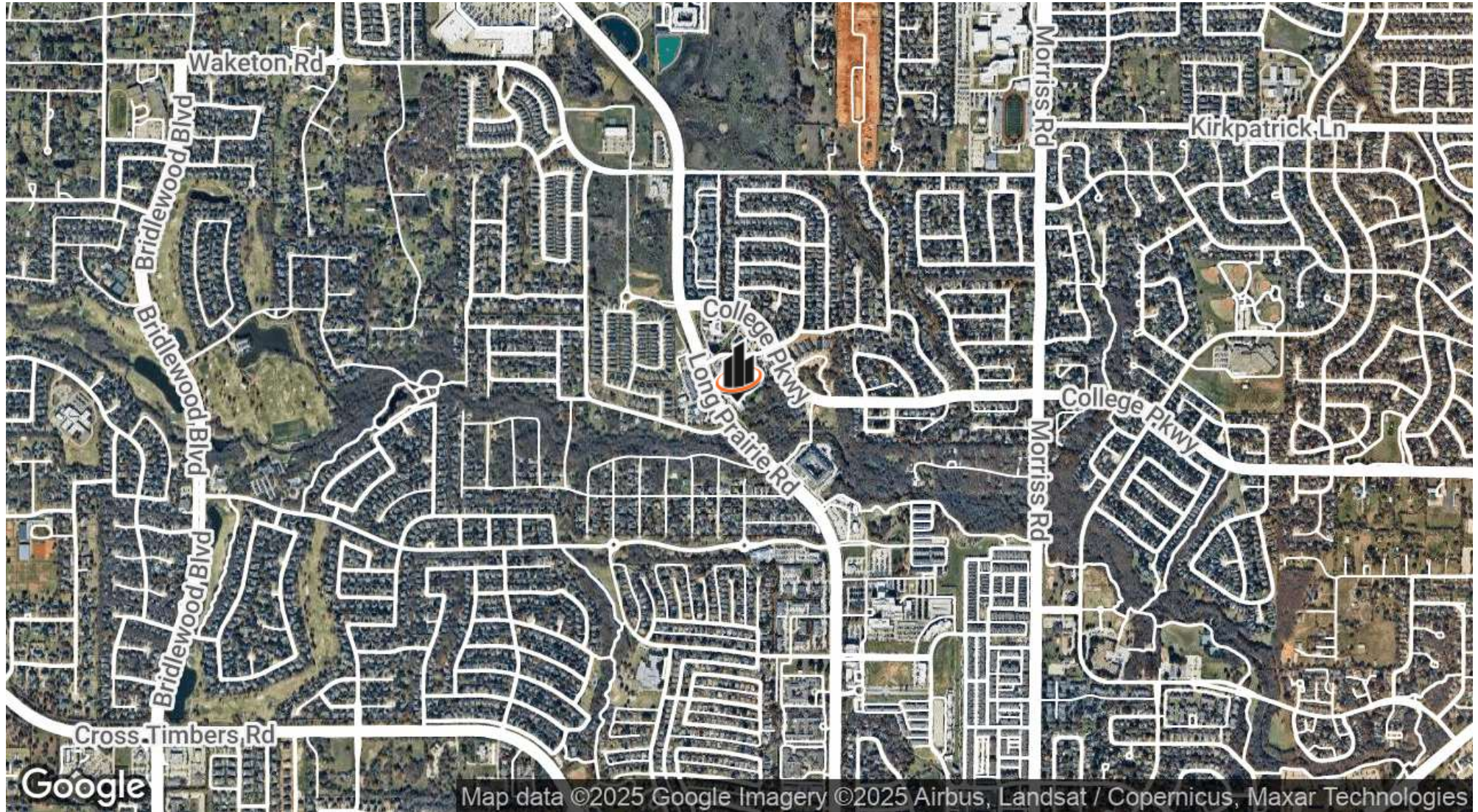
BRYSON HUDGENS **MASON SHANAHAN**
O: 940.381.2220 O: 940.381.2220
bryson.hudgens@svn.com mason.shanahan@svn.com

SECOND FLOOR LAYOUT



BRYSON HUDGENS **MASON SHANAHAN**
O: 940.381.2220 O: 940.381.2220
bryson.hudgens@svn.com mason.shanahan@svn.com

LOCATION MAP



BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

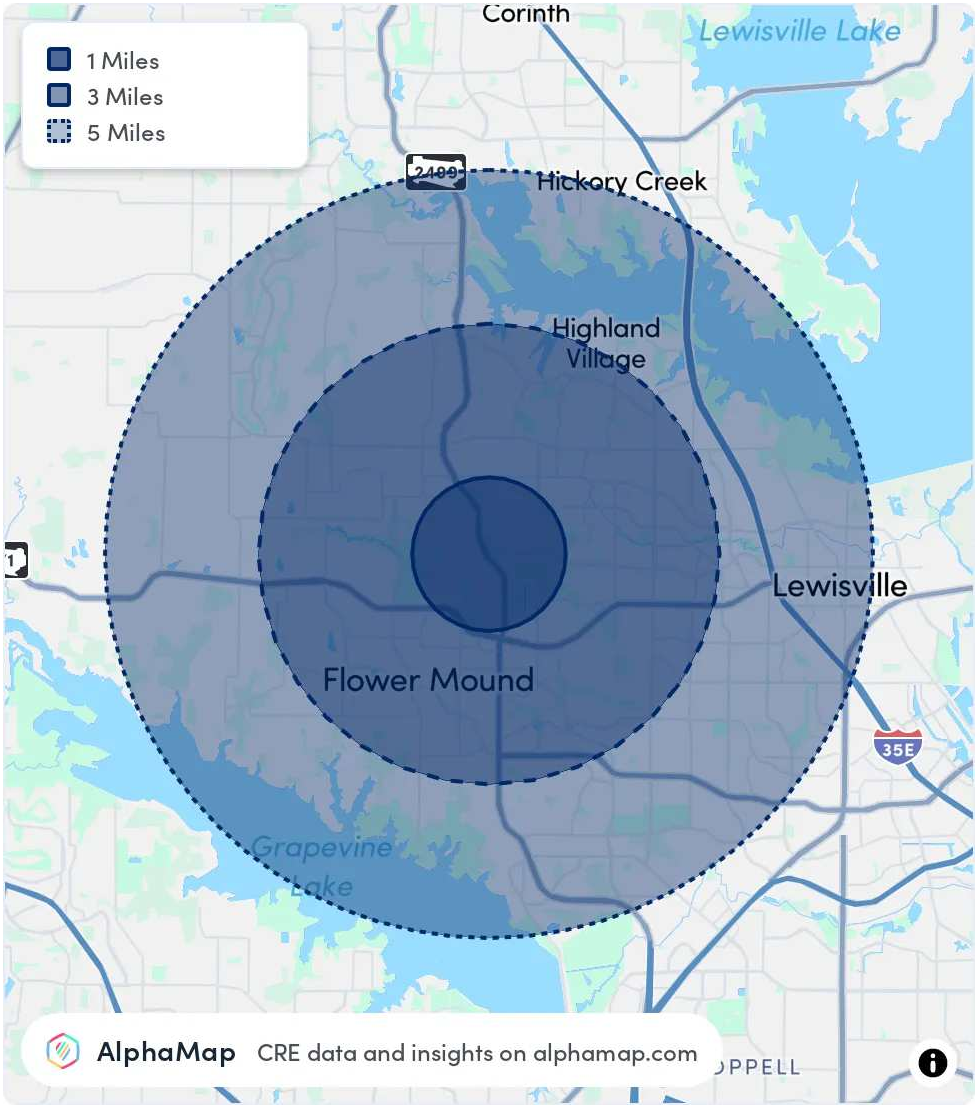
MASON SHANAHAN
O: 940.381.2220
mason.shanahan@svn.com

AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,454	101,441	187,242
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	42	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,717	35,271	65,306
PERSONS PER HH	2.6	2.9	2.9
AVERAGE HH INCOME	\$194,282	\$184,775	\$169,885
AVERAGE HOUSE VALUE	\$542,374	\$533,614	\$510,529
PER CAPITA INCOME	\$74,723	\$63,715	\$58,581

Map and demographics data derived from AlphaMap



BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

MASON SHANAHAN
O: 940.381.2220
mason.shanahan@svn.com