



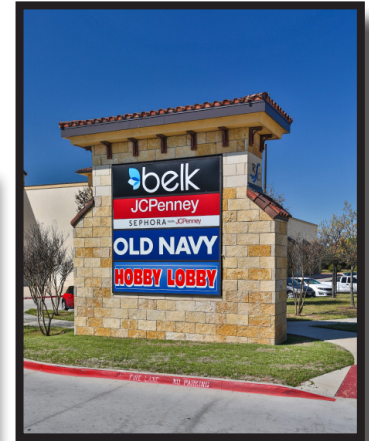
Dunhill Partners

Leasing Contact:

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Robertson's Creek

SWC FM 2499 & Dixon Road, Flower Mound, TX

ADDRESS:

5801 Long Prairie Road
Flower Mound, TX 75028

AVAILABILITY:

5701-2 - 5,030 SF

NNN:

\$5.49 PSF

TRAFFIC COUNTS:

FM 2499 @ 1171: 72,296 VPD

FM 2499 @ 407: 54,636 VPD

Dixon Lane: 43,182 VPD

TRAFFIC GENERATORS:



DEMOGRAPHICS

Population
Avg HH Income
Total Households

2-mile

36,191
\$268,364
12,009

5-mile

168,708
\$146,686
57,130

10-mile

490,428
\$132,128
175,594

Robertson's Creek Site Plan



SUITE	TENANT	SF
5731	Reef Robin (Ground Lease)	
5701-2	Peels Floor Co.	5,030
5701-1	Old Navy	15,000
100	Five Below	8,577
120	Ulta	10,219
140	Kirkland's	7,800
160	Lane Bryant	7,256
180	Shape Fitness for Women	6,600
5801-2	Beik (Ground Lease)	
300	Kidstrong	4,000
320	Once Upon a Child	7,883
360	America's Best Contacts & Glasses	4,834
380	The Little Gym/Snapology	6,000
5801-4	Hobby Lobby	55,207
5801-5	Dick's Sporting Goods	45,000
600	Roger's Premiere Salon Suites	10,896
680	Milano Nails	5,213
690	ZaLa! Pizza	1,903
740	Plaid Fox Resale	3,000
750	Massage Heights	2,973
790	Blu Dry Bar	1,698
810	Mainstream Boutique	1,368
830	The Lash Lounge	1,200
835	Pure Barre	1,563
840	Mel's Barber Shop	1,352
850	TruFit Foods	1,600
860	Mod Society Facial + Maskbar	1,988
870	Harold Dean Smokehouse	3,000
5861-1	Panda Express	2,000
5861-2	Sleep Experts	4,000
100	Subway	1,500
120	TBD	2,500
130	Palm Beach Tan	2,400
5751	JC Penney (Separately Owned)	

Separately owned parcel or ground lease



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