



PROPERTY SUMMARY

PROPERTY:	Prairie Plaza
LOCATION:	3901-3921 Long Prairie Road, Flower Mound, TX 75028
CONCEPTUAL VIDEO:	Conceptual Video Fly-Over
TYPE:	Retail / Office / Medical Office Development
ZONING:	O – Commercial
AVAILABILITY:	+/- 42,000 SF
POTENTIAL USE:	Restaurant / Medical Office / Retail / Professional Office / Salon / Spa
ALLOWED USES:	Click Link To View
DELIVERY DATE:	Immediately
LAND:	5.00 Acres
FRONTAGE/ACCESS:	Long Prairie Road (FM 2499)
VISIBILITY:	Highly visible over 80,000 vehicles per day
UTILITIES:	Each space is separately metered
TAXES:	Tax Parcel IS#: R7264 (DCAD)
LEASE RATE:	3917 \$19/SF + NNN
TI:	Generous TI allowance and/or full turn-key finish out available for qualified tenants
TERMS:	Negotiable
LISTED:	LoopNet, CoStar, many websites
COMMENTS:	Located at the busiest intersection in Flower Mound, TX, just north of the FM 1171 and fronting FM 2499. This intersection sees over 80K vehicles per day. The site is directly across the street from Market Street Grocery and the new Flower Mound Riverwalk, and less than one-half mile from the new Presbyterian Hospital. Key tenants will be medical professionals related to the hospital and professional services such as real estate, attorneys, and fitness tenants. Two buildings fronting FM 2499 will be restaurant and prime retail tenants.
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