

FOR SALE



SOUTHGATE PHASE 2

📍 250 Gerault Rd, Flower Mound, TX 75028

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HP
COMMERCIAL

SOUTHGATE PHASE 2

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HIGHLIGHTS

- 1,251 SF - 15,173 SF new construction commercial condo
- Shell condition – design to suit your business
- Suitable for medical, office, or retail users
- Ample parking and ADA-compliant access
- Attractive, contemporary exterior
- Prime Flower Mound location with nearby residential and commercial development
- Ideal opportunity for owner-users or investors seeking long-term value in a highly desirable submarket
- Lease option available

AREA RETAILERS



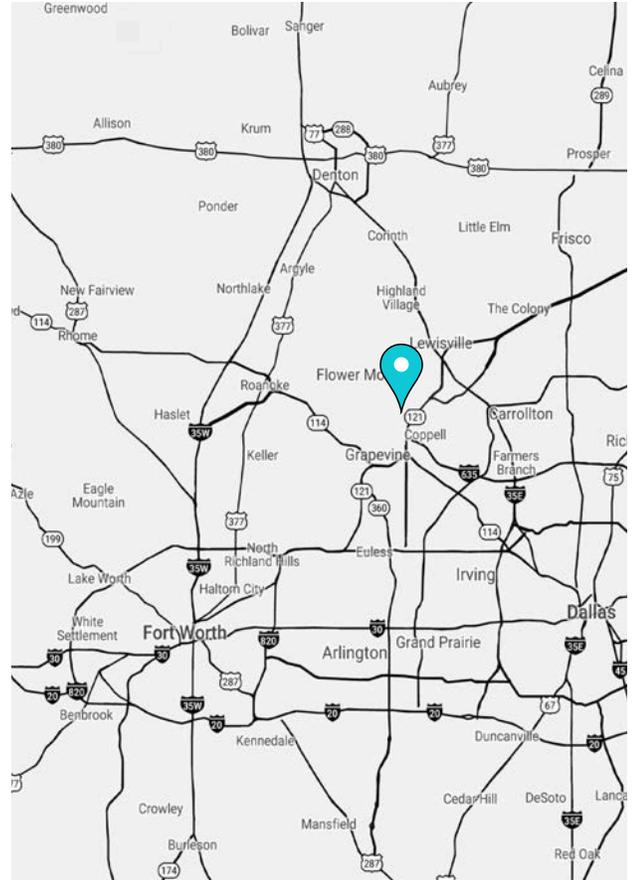
TRAFFIC COUNTS

 INTERNATIONAL PKWY	35,137 VPD ('25)
GERAULT RD	15,692 VPD ('24)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,363	62,446	222,739
Average HH Inc	\$121,553	\$137,417	\$124,089
Households	2,107	23,342	84,26

*CoStar 2024 Estimates



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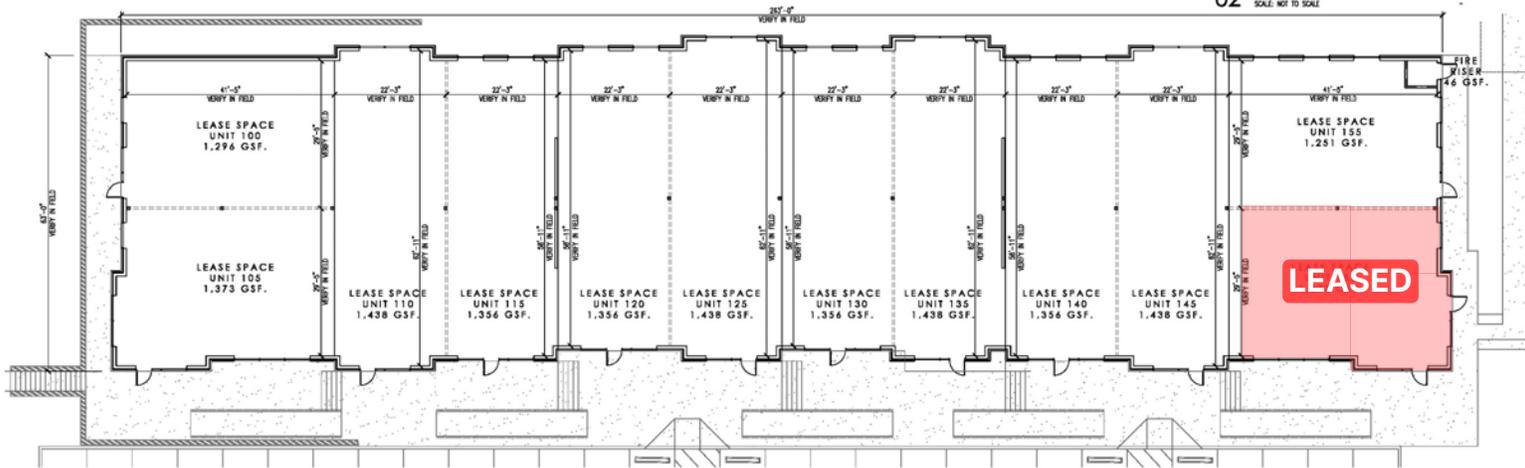


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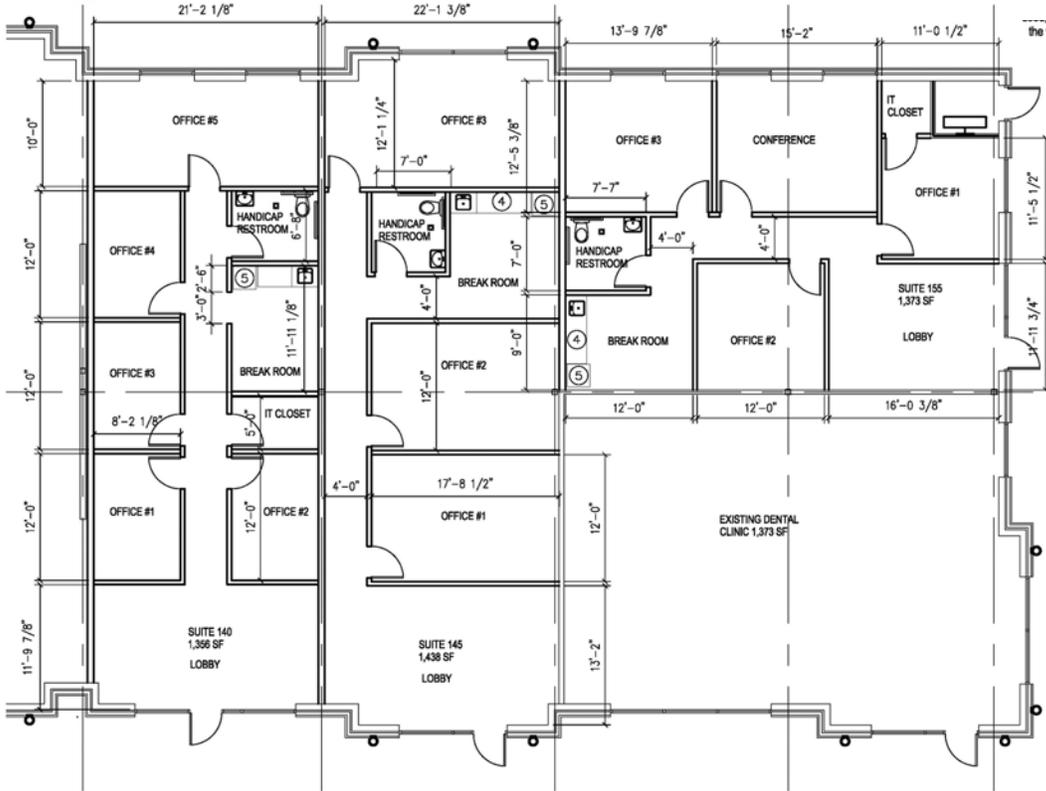
02 BUILDING FACADE
SCALE: NOT TO SCALE



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Spec Suites



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KEY FACTS

22,256

Population



2.9

Average Household Size

37.3

Median Age

\$112,451

Median Household Income

EDUCATION

5%

No High School Diploma



16%
High School Graduate



24%
Some College



55%
Bachelor's/Grad/Pr of Degree

BUSINESS



852

Total Businesses



12,917

Total Employees

EMPLOYMENT



80%

White Collar



13%

Blue Collar



7%

Services



4.1%

Unemployment Rate

INCOME



\$112,451

Median Household Income



\$50,229

Per Capita Income



\$298,267

Median Net Worth

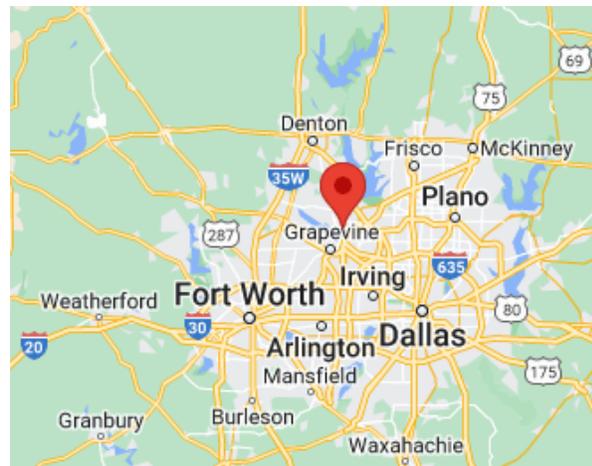
Households By Income

The largest group: \$100,000 - \$149,999 (22.8%)

The smallest group: <\$15,000 (1.8%)

Indicator	Value	Difference	Bar
<\$15,000	1.8%	-7.5%	█
\$15,000 - \$24,999	3.0%	-4.6%	█
\$25,000 - \$34,999	2.7%	-6.0%	█
\$35,000 - \$49,999	7.5%	-6.2%	█
\$50,000 - \$74,999	14.5%	-4.2%	█
\$75,000 - \$99,999	12.8%	-0.4%	█
\$100,000 - \$149,999	22.8%	+7.6%	█
\$150,000 - \$199,999	15.1%	+9.6%	█
\$200,000+	19.9%	+11.7%	█

Bars show deviation from 48113 (Dallas County)



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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POPULATION TRENDS AND KEY INDICATORS

250 Gerault Rd, Flower Mound, Texas, 75028

20,078	8,310	2.42	37.4	\$116,096	\$376,367	155	131	68
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$17,656

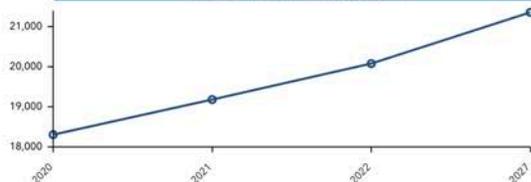
Avg Spent on Mortgage & Basics



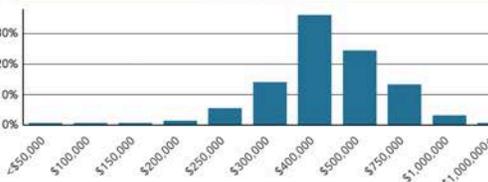
17.1%

Percent of Income for Mortgage

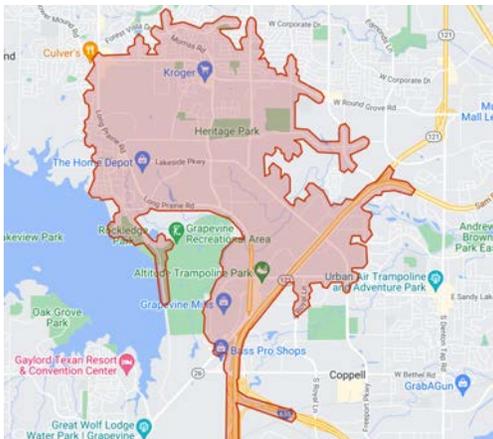
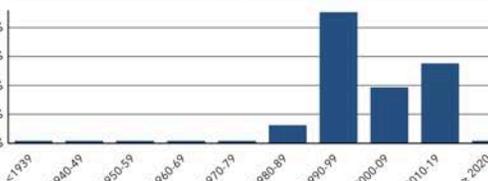
Historical Trends: Population



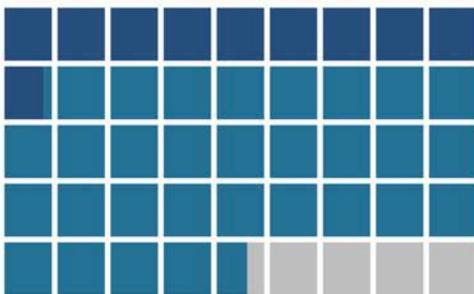
Home Value



Housing: Year Built



POPULATION BY AGE



Under 18 (22%) | Ages 18 to 64 (68%) | Aged 65+ (10%)

POPULATION BY GENERATION



2.2%

Greatest Gen:
Born 1945/Earlier



16.2%

Baby Boomer:
Born 1946 to 1964



25.3%

Generation X:
Born 1965 to 1980



26.8%

Millennial:
Born 1981 to 1998



23.9%

Generation Z:
Born 1999 to 2016



5.7%

Alpha: Born
2017 to Present



Source: Esri, Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2022, 2017-2021
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COMMUNITY PROFILE

22,256 3.6% 2.9 61.2 37.3 \$112,451 \$298,267 \$363,497 24% 68% 9%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



6.9%
Service Workers

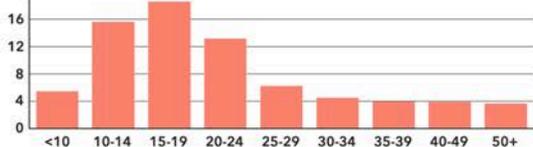


12.7%
Blue Collar Workers

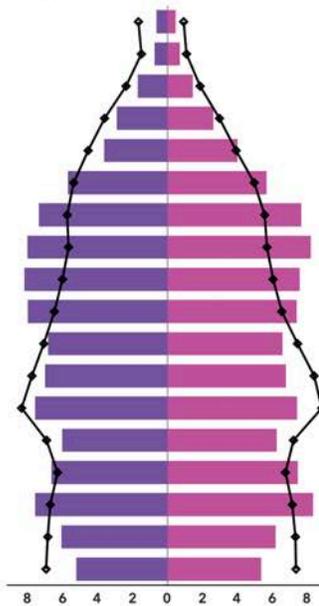


80.4%
White Collar Worker

Mortgage as Percent of Salary



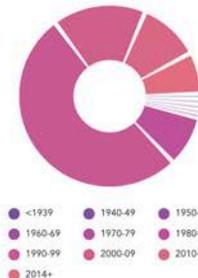
Age Profile: 5 Year Increments



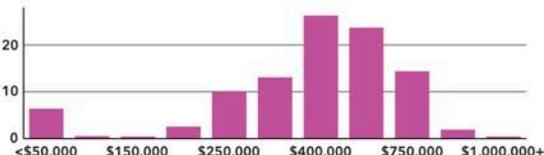
Home Ownership



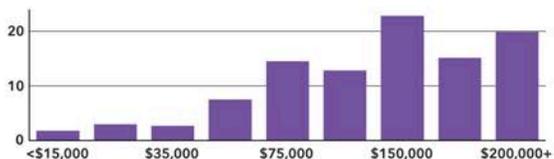
Housing: Year Built



Home Value



Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to 48113 (Dallas County)

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____