



STREET-FRONT RETAIL · WALKABLE PROMENADE

RETAIL · PROMENADE SHOPS · FLOWER MOUND, TX

Riverwalk Flower Mound.

New-construction retail shop space in the heart of Flower Mound's Riverwalk Mixed-Use District — street-front storefronts along a walkable promenade, built for fitness, tutoring, service retail, boutique, office and flex users. Now pre-leasing for 2027 delivery.

LEASE RATE

\$28

PSF · NNN

SIZES

2,155–3,240 SF

LEASE RATE

\$28 NNN

CLEAR HEIGHT

22 FT

DELIVERY

2027

▼ FOR MORE INFO

LISTING TEAM

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CAPSTONE COMMERCIAL

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RIVERWALK FLOWER MOUND · PROMENADE RETAIL

Property Details.

PROPERTY OVERVIEW

Capstone Commercial is pleased to introduce Riverwalk Flower Mound — a new-construction retail promenade in the heart of Flower Mound's Riverwalk Mixed-Use District. Street-facing shop space lines a walkable pedestrian promenade with upscale finishes, generous glass storefronts, and 22' clear heights — purpose-built for service retail, fitness and gyms, tutoring and enrichment, and boutique users, with unit configurations that also accommodate office and flex tenants.

Unit widths adjust easily to suit tenant needs and build-to-suit options are available. Offered at \$28.00 PSF plus NNN, Riverwalk delivers premier Flower Mound retail positioning adjacent to the future Cultural Arts & Performing Center, with excellent visibility from Long Prairie Rd (FM 2499) in one of DFW's most affluent, high-growth communities.

PROPERTY HIGHLIGHTS

- New-construction retail shop space · 2027 delivery
- Street-front storefronts on a walkable promenade
- 22' clear heights · generous glass storefronts
- Retail, fitness/gym, tutoring, office & flex uses
- \$28.00 PSF + NNN · build-to-suit options available
- Adjacent to future Cultural Arts & Performing Center
- Excellent visibility from Long Prairie Rd (FM 2499)
- Affluent, high-growth Flower Mound trade area

PROPERTY SPECS

PROPERTY TYPE	Retail
PERMITTED USES	Retail · Office · Flex
SIZES	2,155 – 3,240 SF
TOTAL RETAIL AREA	46,000 – 50,000 SF
CLEAR HEIGHT	22'
LAND AREA	±2.135 AC
SUBMARKET	Flower Mound
COUNTY	Denton
YEAR BUILT	New Const. · 2027
LEASE RATE	\$28.00 PSF + NNN

TRADE AREA & TRAFFIC

Radius rings centered on Riverwalk · Long Prairie Rd & Central Park Ave

~43,000 VPD

Long Prairie Rd (FM 2499)
primary north-south arterial · strong
drive-by exposure

Trade Area	1 Mile	3 Miles	5 Miles
Population	~7,800	~78,000	~245,000
Median HH Income	~\$146,000	~\$150,000	~\$128,000
Households	~2,700	~27,000	~88,000

Demographic rings (-) are preliminary estimates for Flower Mound / the Riverwalk trade area — verify with CoStar / Esri before client distribution. Traffic ~43,000 VPD on Long Prairie Rd (FM 2499); confirm with TxDOT. Flower Mound is among the most affluent communities in North Texas (town median HH income ~\$155,000).

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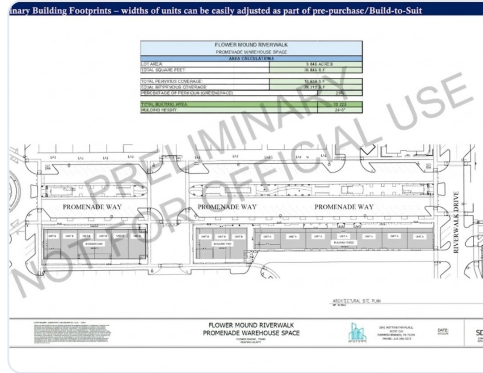
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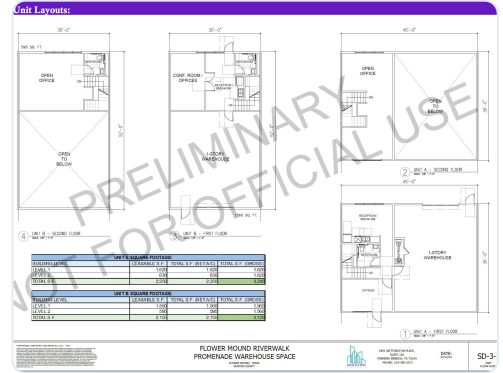
RIVERWALK FLOWER MOUND · PROMENADE RETAIL

Renderings · Location

RENDERINGS & PLANS



PROMENADE RETAIL · FLOWER MOUND, TX



LOCATION & TRADE AREA

RIVERWALK · FLOWER MOUND, TX



Aerial is approximate and for marketing illustration only; retailer locations, distances and boundaries must be independently verified.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, acreage, delivery date, zoning, rents and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

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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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Capstone Commercial Real Estate Group, LLC <i>Name of Sponsoring Broker (Licensed Individual or Business Entity)</i>	480574 <i>License No.</i>	sburris@capstonecommercial.com <i>Email</i>	(972) 250-5800 <i>Phone</i>
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<i>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Kara Porter <i>Name of Sales Agent/Associate</i>	521788 <i>License No.</i>	kporter@capstonecommercial.com <i>Email</i>	(214) 789-6898 <i>Phone</i>
Buyer/Tenant/Seller/Landlord Initials		Date	