

MEDICAL OFFICE SPACE AVAILABLE

CENTER PLACE I

3101 CHURCHILL DR. FLOWER MOUND, TX 75022



FOR LEASE

44K SF TOTAL
924 - 16,006
SUITES AVAILABLE

KC Capital Group, LLC.





PROPERTY HIGHLIGHTS



Close proximity to THR Flower Mound & Medical City Lewisville hospitals



New Ownership



Located in dense retail trade area (Market Street, Kroger & Lifetime Fitness)



5/1000 Parking



Prominent location off Cross Timbers (1171) & Long Prairie (2499)



Full top floor availability 16,000 SF



BUILDING IMPROVEMENTS



1,400 SF and 2,700 SF spec suites coming soon



Recently signed leases with large OB GYN and pediatrics practices



Extensive Common Area remodel completed at end of 2024.



New covered parking in 2025



Built out 1st floor medical office ready for immediate occupancy



New ownership willing to fund turn-key buildout



Brand new HVAC



Building signage available for full floor user





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Total Population	13,214	87,641	183,952
Population Growth %	3.41%	4.25%	4.57%
2022 Median Household Income	\$ 135,191	\$ 131,397	\$ 109,659
2022 Households with Income Over \$100K	3,281	19,911	36,412
2022 Have Commercial Insurance %	63.55%	63.24%	60.76%
2022 Have Medicaid Medical Policy (%)	3.86%	3.99%	4.67%
2022 Have Medicare Medical Policy (%)	19.33%	18.83%	18.71%
2022 Population <19	3,683	24,805	50,359
2022 Age 20-60>	7135	47,502	100,987
2022 Population >60	2,396	15,334	32,607

	Drive Times
THR Flower Mound	4 minutes
Medical City Lewisville	13 minutes
Interstate I-35	13 minutes
Flower Mound	10 minutes
Lewisville	15 minutes
SH-121	15 minutes
Coppell	18 minutes
DFW Airport	15 minutes
Denton	28 minutes
Love Field Airport	38 minutes



For more information:

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3101 CHURCHILL DR. FLOWER MOUND, TX 7502

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