

# MIXED-USE DEVELOPMENT OPPORTUNITY

5400 Long Prairie Road, Flower Mound, TX 75028



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**MIXED-USE  
DEVELOPMENT  
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# MIXED-USE DEVELOPMENT OPPORTUNITY

## PROPERTY INFORMATION

**PURCHASE PRICE**  
**\$9,850,000.00**

**PROPERTY ADDRESS**  
*5400 Long Prairie Road*  
*Flower Mound, TX 75028*

**LAND SIZE**  
**28.05 Acres**

5400 Long Prairie Road  
Flower Mound, TX 75028

### Company Disclaimer

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# PROPERTY OVERVIEW

Prime 28-Acre Corner Lot in the Heart of Flower Mound A Rare Mixed-Use Development Opportunity! Seize the opportunity to own one of Flower Mounds last premier parcelsan exceptional 28-acre corner lot offering unlimited potential for both residential and commercial development. Ideally positioned in one of the most sought-after locations in town, this rare gem is perfect for developers looking to make a lasting impact on the community. With its Mixed-Use zoning potential, this property invites endless possibilitiesluxury condominiums, stylish townhomes, or an elegantly integrated master-planned community with ample green space.



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# PROPERTY DETAILS

Located in the heart of Flower Mound, TX, 5400 Long Prairie Road offers a rare 28.05-acre development opportunity at a high-visibility corner. This expansive tract sits at the northwest corner of Long Prairie Rd (FM 2499) and Waketon Rd, surrounded by growth and upscale demographics. It is one of the last large undeveloped corners in Flower Mound's core, presenting investors and developers with a canvas primed for a landmark project.

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## Key Highlights

- **Size & Price:** 28.05 acres (approx. 1,221,858 SF); listed for \$9,850,000 (~\$351,159 per acre)
- **Zoning:** Agricultural (AG) with an approved PD-172 for office use – town is open to rezoning for mixed-use or master-planned projects
- **Future Land Use:** Within Specific Plan Area #5, designated for low-density residential, neighborhood retail, and professional office
- **Traffic & Access:** FM 2499 (Long Prairie) carries ~65,000 vehicles/day; Waketon Rd ~2,500 VPD. Signalized intersection with recent improvements for turn lanes and crosswalks
- **Infrastructure:** Full utilities available – city water and sewer, electricity, natural gas, telecom, and paved roads in place
- **Surroundings:** Adjacent to a new QuikTrip gas station and the 210-unit luxury senior community Watermere. Upscale residential neighborhoods border the west and north
- **Demographics:** Median household income ~\$160,000; highly educated population with over 65,000 residents within 5 miles
- **Incentives:** Located within TIRZ #1; intersection and access improvements recently funded by the town, showing commitment to development

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## Location & Accessibility

Located along FM 2499, Flower Mound's major north-south artery, this site offers unparalleled visibility and access. The immediate intersection at Waketon Rd is a growing commercial node with recent infrastructure investment and new developments. The site is minutes from FM 407 to the north and FM 1171 to the south, providing quick access to I-35E, Highland Village, and DFW Airport.

Nearby anchors include Watermere Senior Living, the Shops at Highland Village, Valley Creek Church, and newly built residential communities. This location bridges Flower Mound and Highland Village, placing it in the path of regional growth and local demand.

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# PROPERTY DETAILS

## Zoning & Development Readiness

Currently zoned AG (Agricultural), the site also carries a Planned Development (PD-172) overlay allowing professional office uses. The Town of Flower Mound has historically supported rezonings aligned with its master plan, and this parcel sits within an area designated for a mix of residential and commercial uses.

Recent trends in the area have included successful rezoning for luxury senior housing, mixed residential developments, and office/retail uses. With no known environmental concerns, floodplain encumbrances, or restrictive overlays, the land is ready for vision-driven entitlement.

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## Utilities & Road Access

The site has full access to:

- **Water & Sewer:** City of Flower Mound
  - **Electric:** Oncor
  - **Gas:** Atmos
  - **Telecom & Cable:** Available
  - **Road Frontage:** ~1,000 ft on FM 2499 and ~1,200 ft on Waketon Rd
  - **Ingress/Egress:** Corner lot with multiple access options; recent road widening and signal upgrades completed
- 

## Development Potential

This site is ideally suited for:

- **Mixed-Use Development**
- **Neighborhood Retail & Restaurants**
- **Medical or Professional Office**
- **Townhomes, Villas, or Senior Housing**
- **Master-Planned Community with Trails**

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# PROPERTY PHOTOS



## MIXED-USE DEVELOPMENT OPPORTUNITY

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# PROPERTY PHOTOS



## MIXED-USE DEVELOPMENT OPPORTUNITY

5400 Long Prairie Road, Flower Mound, TX 75028

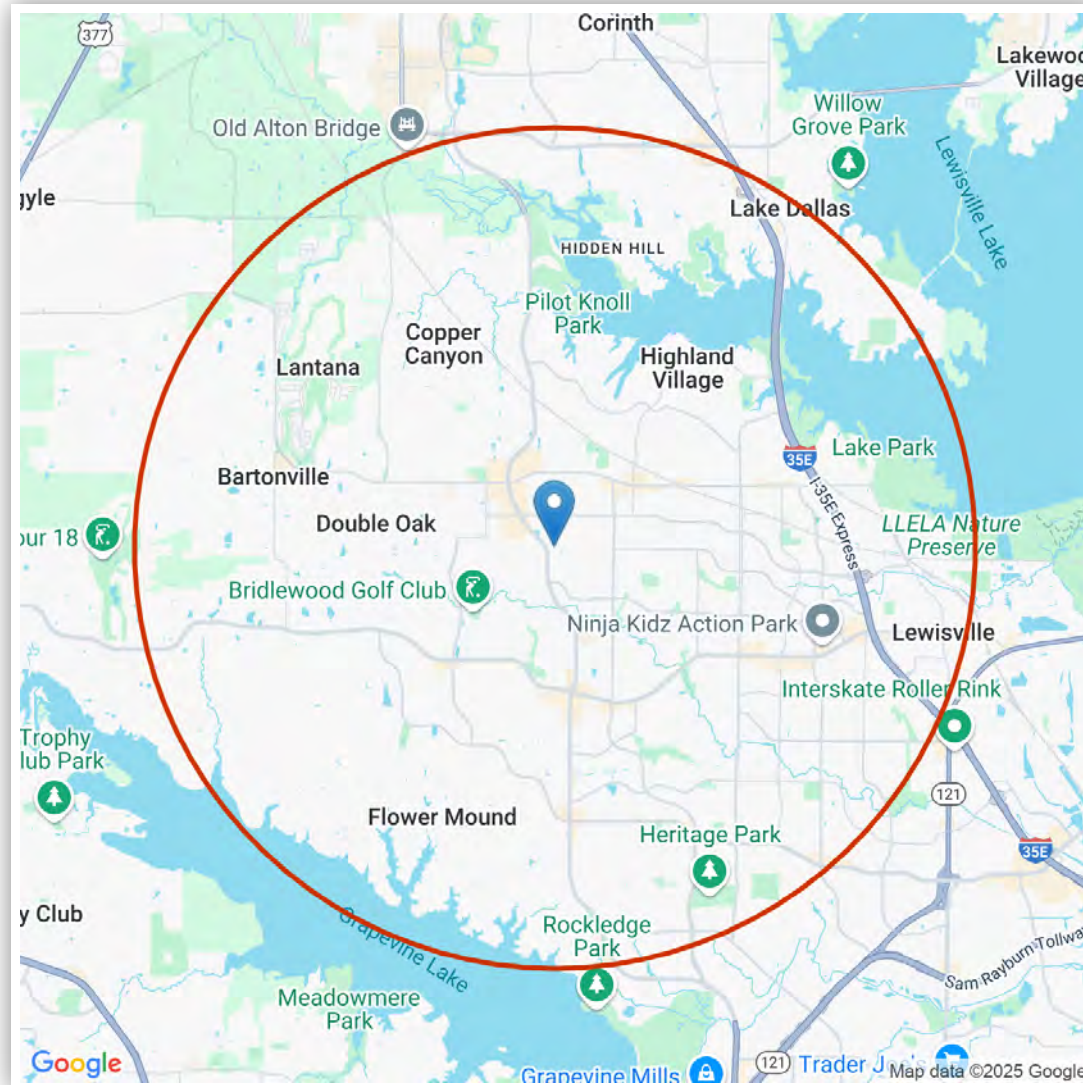
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# LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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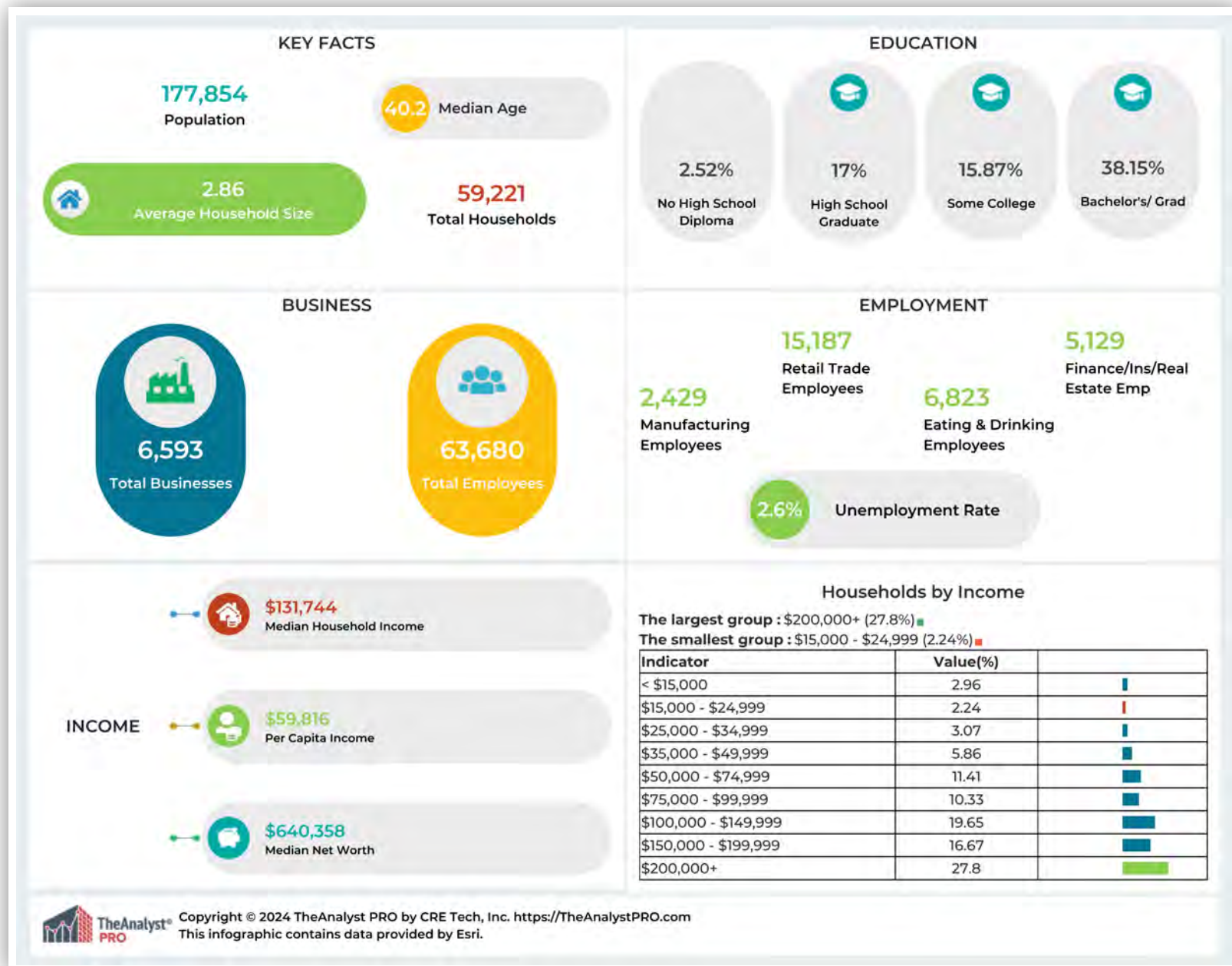
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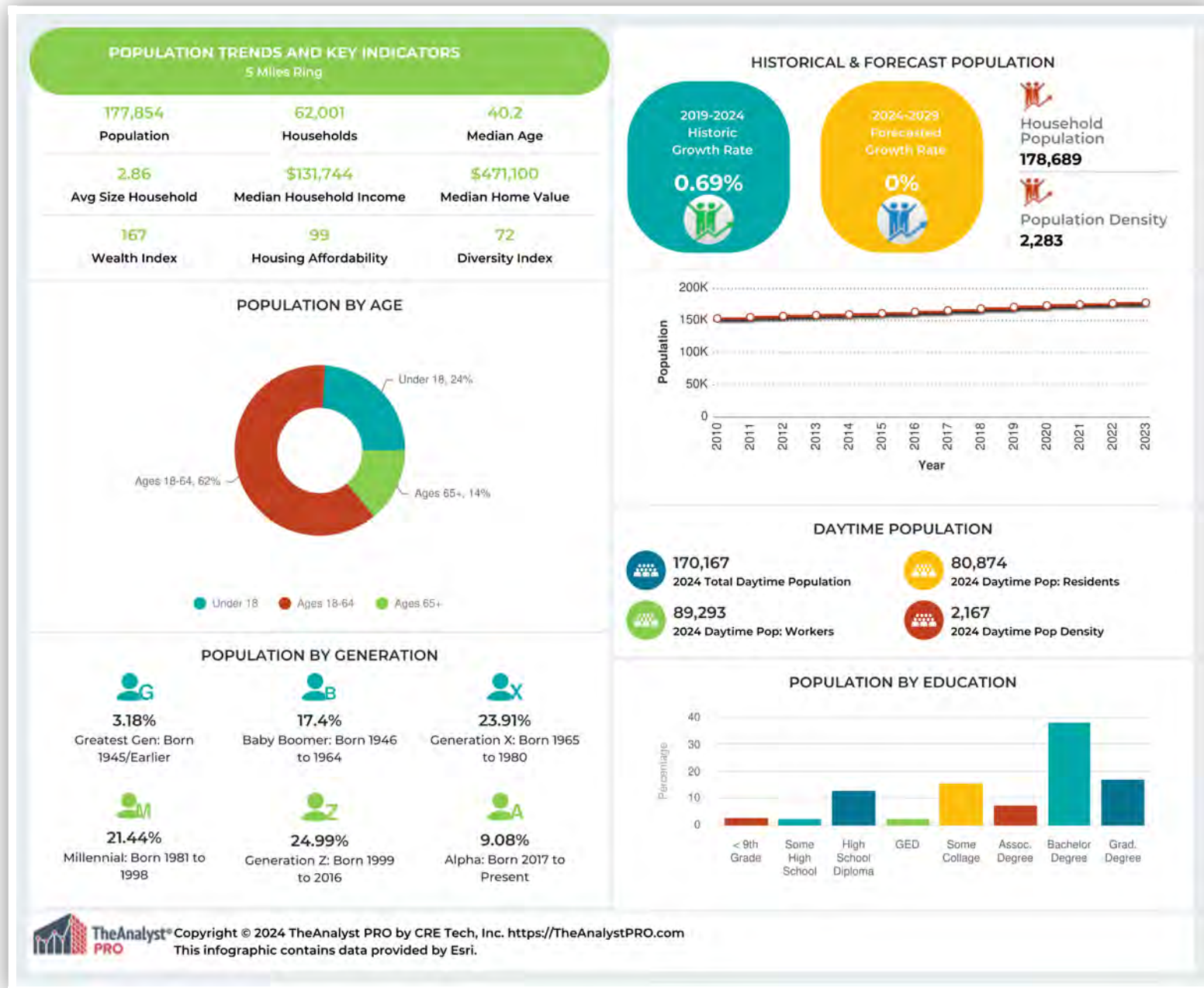
# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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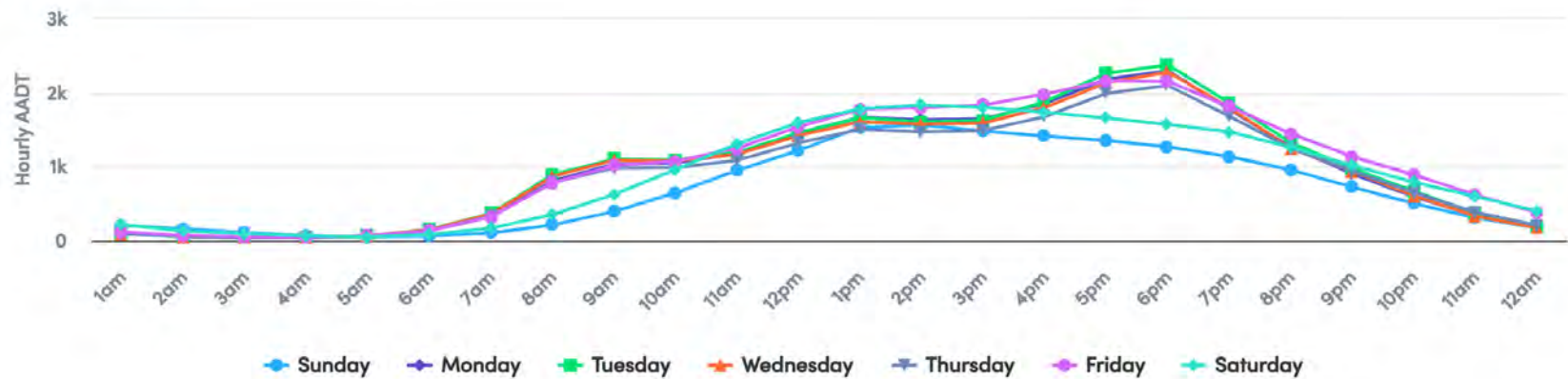
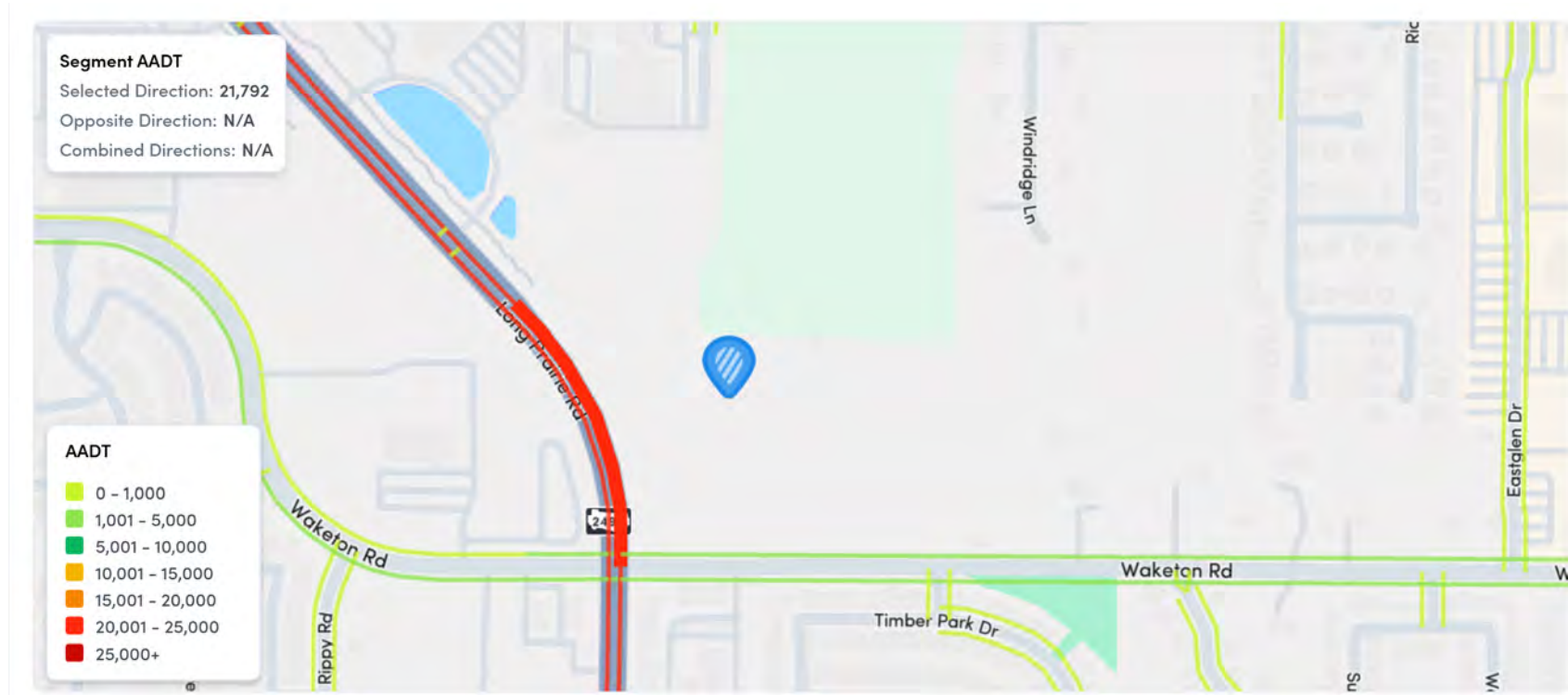
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



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# INFOGRAPHIC: TRAFFIC COUNT



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## Traffic Counts Near 5400 Long Prairie Rd (Flower Mound, TX) Long Prairie Road (FM 2499) – Average Daily Traffic

**FM 2499 (Long Prairie Rd)** is a major north–south arterial in Flower Mound with very high traffic volumes. Recent TxDOT and town data show tens of thousands of vehicles per day on this road:

- **At FM 1171 (Cross Timbers Rd)** – Approximately 82,005 vehicles per day (combined both directions) at the intersection of FM 2499 and FM 1171, which is the busiest junction in Flower Mound. This indicates that each leg of FM 2499 and FM 1171 carries a significant share of that total.
- **Mid-Corridor (near Waketon Rd/College Pkwy)** – Around 65,000 vehicles per day (two-way) along FM 2499 in the vicinity of Waketon Road. This segment's volume reflects the steady flow of traffic in the central Flower Mound area.
- **North End (near FM 407)** – About 28,000 vehicles per day (two-way) on FM 2499 between Live Oak Ln and FM 407. Traffic levels taper off toward the far north end; this 2021 TxDOT count reflects volumes near the FM 2499/Justin Rd intersection.

**Collection Years:** The counts above come from recent years – for example, the 82k figure is from a Town of Flower Mound report (late 2010s), the ~65k estimate is from a real estate analysis of current conditions, and the 28k count is from TxDOT's 2021 traffic monitoring.

All figures represent Annual Average Daily Traffic (AADT) in both directions combined.

FLOWERMOUND.GOV TXDOT.GOV

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# AERIAL LOCATION



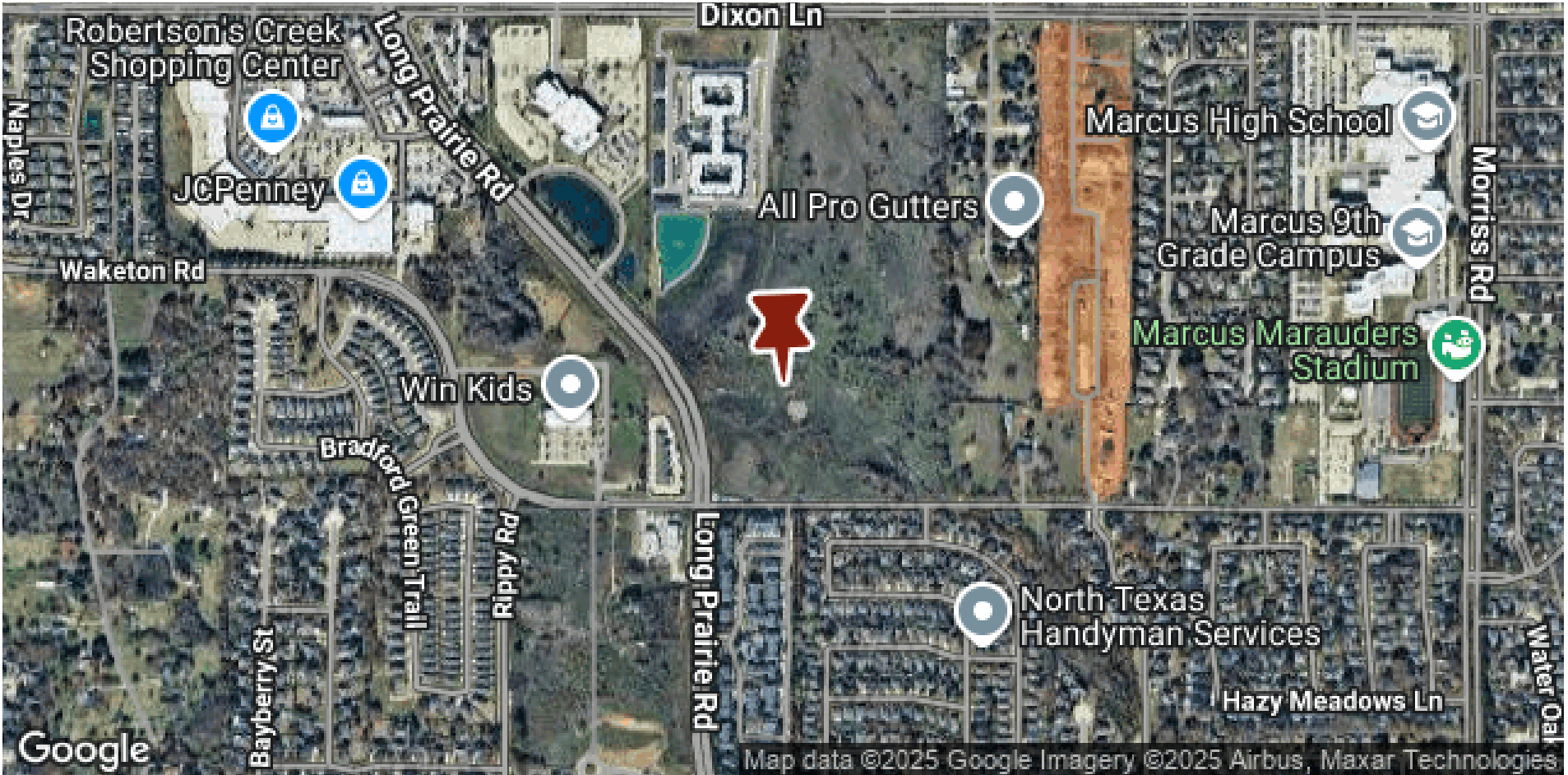
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# AERIAL ANNOTATION MAP



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