FORMER REGIONS BANK FOR LEASE

Flower Mound, TX

LOCATION

3451 Long Prairie Road
Flower Mound, TX 75022

PROPERTY HIGHLIGHTS:

- **Building Size**: +/- 5,000 SF
- **Lot Size**: +/- 1.5 AC
- Surrounded by major retail anchors including Kroger, Kohl's, Sprouts, and Lifetime Fitness.
- Directly across from Flower Mound Town Center *(1.7 million visits)*, nearby Flower Mound High School *(3,542 students)*, and Texas Health Hospital *(103 beds)*.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	13,354	92,878	195,110
Daytime Population	18,913	95,554	190,512
Average HH Income	$165,623	$176,613	$155,058

TRAFFIC COUNTS:

Cross Timbers Rd:	34,203 VPD (2023)
Long Prairie Rd:	39,966 VPD (2023)

CONTACT:
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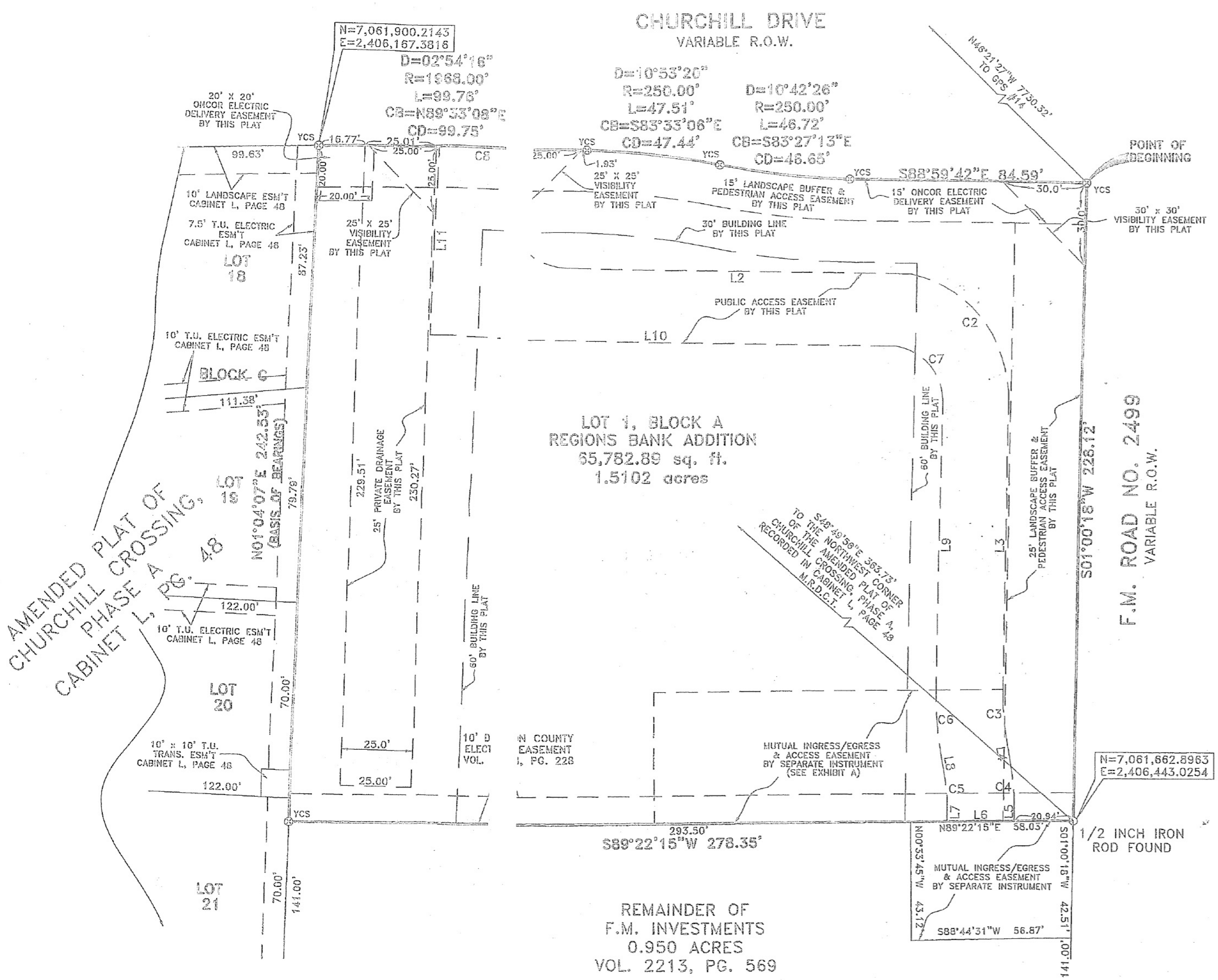

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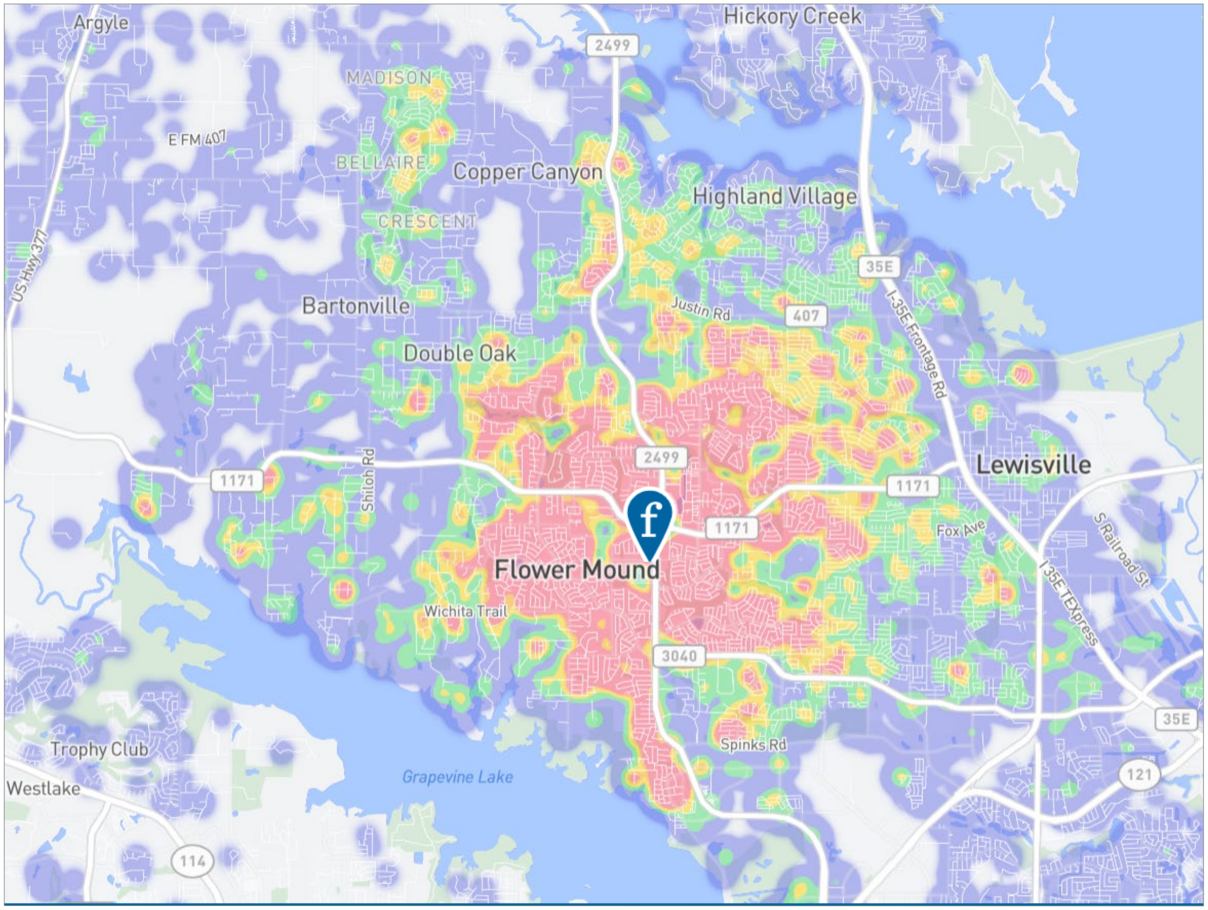


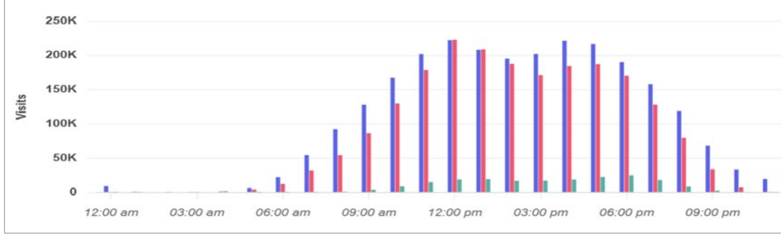
NEARBY RETAILER FOOT TRAFFIC *(12 mos: Nov 2023 to Nov 2024)*

	est. # of Customers	est. # of visits
• Flower Mound Town Center	255,700	1,700,000
• Riverwalk Market	213,200	1,300,000
• Cross Timbers Shopping Center	64,400	120,800

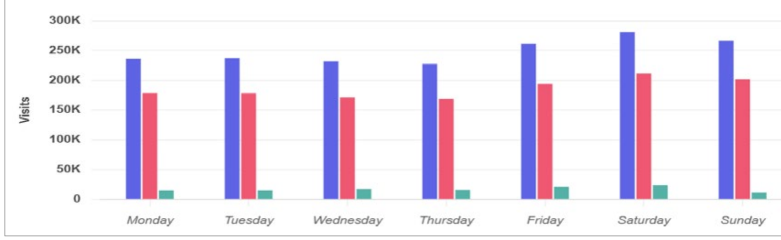
NEARBY RETAILER FOOT TRAFFIC:

- **Flower Mound Town Center**
- **Riverwalk Market**
- **Cross Timbers Shopping Center**

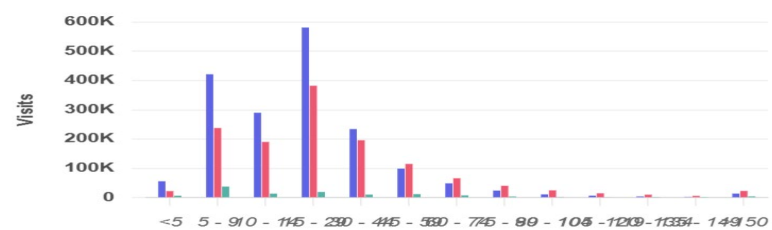
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY:



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DEMOGRAPHIC SUMMARY

3451 Long Prairie Rd, Flower Mound, Texas, 75022

Ring of 3 miles

KEY FACTS

92,878
Population

95,554
Daytime Population

-0.39%
'23-'28 Compound Annual Growth Rate

32,946
Households

$479,217
Median Home Value

40.5
Median Age

EDUCATION

12%
High School Diploma

15%
Some College

59.67%
Bachelor's Degree or Graduate Degree

INCOME

$136,402
MedianHousehold Income

$176,613
AverageHousehold Income

$62,443
Per CapitaIncome

$659,617
MedianNet Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING

$150,960
Total Annual Expenditures

$5,861
2023 Meals at Restaurants

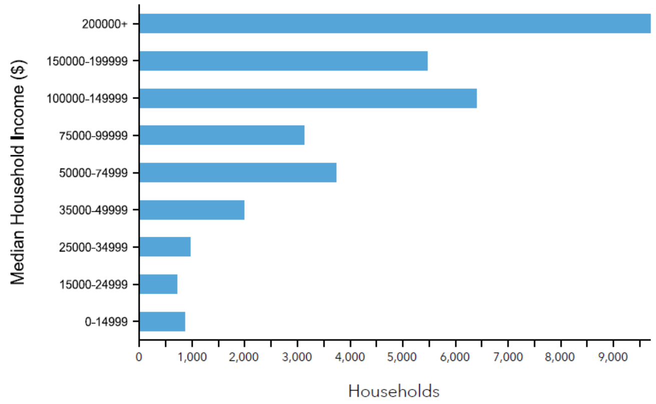
$10,751
2023 Meals at Home

$49,095
Retail Goods

$6,321
Entertainment

$1,524
Personal Care

$11,352
Health Care



BUSINESS

3,730
Total Businesses

38,929
Total Employees

20.30%
Blue Collar Occupation

79.71%
White Collar Occupation

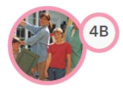
Tapestry segments

Professional Pride
12,969 households

39.4%
of Households

Workday Drive
7,644 households

23.2%
of Households



Home Improvement
4,008 households

12.2%
of Households

2024 Race and ethnicity (Esri)

The largest group: White Alone (61.26)

The smallest group: Pacific Islander Alone (0.05)

Indicator ▲	Value	Diff
White Alone	61.26	+12.19
Black Alone	5.47	-10.03
American Indian/Alaska Native Alone	0.71	-0.28
Asian Alone	15.63	+7.55
Pacific Islander Alone	0.05	-0.08
Other Race	5.21	-6.90
Two or More Races	11.68	-2.44
Hispanic Origin (Any Race)	16.01	-13.25

Bars show deviation from Dallas-Ft. Worth, TX

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2023, 2028.

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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

• A BROKER is responsible for all brokerage activites, 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.

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.

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.

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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Designated Broker of Firm	License No.	E-Mail	Phone
Sales Agent / Associate's Name	License No.	E-Mail	Phone

Buyer / Tenant / Seller / Landlord Initials

Date