

For Sale / Lease
Retail / Restaurant / Office Space



1260 Flower Mound Rd, Flower Mound, Texas 75028

Property Overview

- + 8,040 SF, New Construction Building
- + Six conveniently sized suites
- + 38 parking spots; 4.7 per 1000 SF
- + Gorgeous masonry facade
- + Ideal for
 - Dentist / Physician
 - Quick Service Restaurant
 - Chiropractor / Physiotherapist
 - Veterinarian / Pet grooming center
 - Professional offices (CPA, insurance agent)
 - Music / Dance / Fitness studio
 - Law Offices / title companies
 - Learning centers



- ✚ Suite 100 (semi-white box)
 - Ideal for Quick Service Restaurant
 - Opens to a gorgeous green belt
 - Patio seating available
 - Grease trap, HVAC, Electrical panel
 - Fire sprinkler and alarm
 - For lease - \$24 per SF, plus NNN
 - For Sale, \$310 per SF
- ✚ Suites 200 – 600 (White Box finish)
 - HVAC, Electrical system, Rest Room
 - Ceiling tiles, LVP flooring, Painted walls
 - Fire sprinkler and alarm
 - For lease \$26 per SF + NNN
 - For sale - \$330 per SF



Location Highlights

- + NWQ of FM 3040 and Morriss Rd
- + Signalized intersection
- + 43,000 VPD at the FM 3040 Morriss Intersection
- + Frontage on Morriss Rd
- + CVS anchored
- + Across from Kroger
- + Numerous restaurants
- + Densely populated residential neighborhood
- + On the busy FM 3040 Corridor

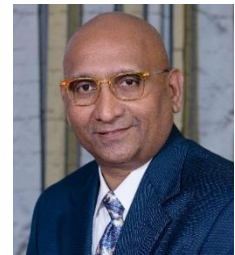
Srinivas Chaluvadi, MS, MBA, PMP

Perfect Realty Partners LLC (TREC # 9003888)

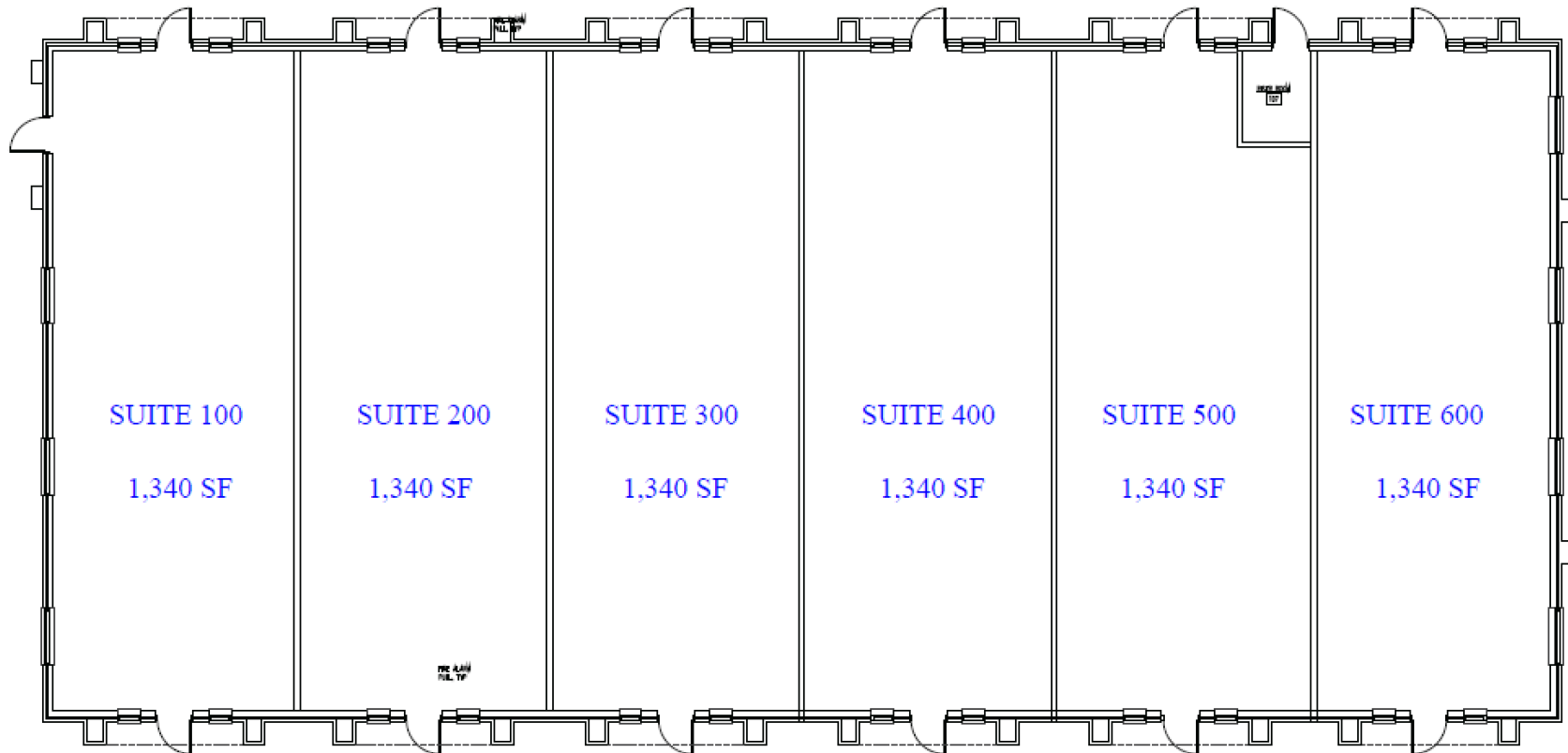
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FLOOR PLAN / SUITE LAYOUT



Suite 100 is semi-white boxed, ideal for a quick service restaurant; opens to gorgeous greenbelt.
Suites 200 through 600 white boxed

PRICE CHART AND AVAILABILITY

Suite	Size, sf	Sale Terms		Lease Terms		
		Rate, \$/sf	Amount, \$	Base, \$/SF	NNN, \$/SF	Rent/month
100	1340	310	\$415,400	24	10	\$3,797
200	1340	330	\$442,200	26	10	\$4,020
300	1340	330	\$442,200	26	10	\$4,020
400	1340	330	\$442,200	26	10	\$4,020
500	1340	330	\$442,200	26	10	\$4,020
600	1340	330	\$442,200	26	10	\$4,020

Suite 100 is semi-white boxed, Landlord will offer \$35 per SF TIA

Suites 200 through 600 or white boxed, no TIA available.