

MORRIS FLOWER OFFICES

Medical / Professional Office / Clinic

For Lease

NEW CONSTRUCTION!

NOW LEASING



2041 Morriss Rd, Flower Mound, Texas 75070

Property Overview

- + 8,125 SF, Professional Office Building
- + Divisible into eight 1,015 SF suites
- + 0.90 acre on NW Quadrant of FM 3040 and Morriss Rd
- + 34 parking spots; 4.2 per 1000 SF
- + Gorgeous masonry facade
- + Ideal for
 - Dentist
 - Physician
 - Polyclinic
 - Chiropractor
 - Physiotherapist
 - Veterinarian
 - Pet grooming center
 - Professional offices (CPA, insurance agent)
 - Music / Dance / Fitness studio
 - Law Offices / title companies
 - Learning centers
- + New construction
- + For Lease - \$24 per SF, plus NNN

Location Highlights

- ✚ NWQ of FM 3040 and Morriss Rd
- ✚ 43,000 VPD at the FM 3040 Morriss Intersection
- ✚ Frontage on Morriss Rd
- ✚ CVS anchored
- ✚ Across from Kroger
- ✚ Numerous restaurants
- ✚ Densely populated residential neighborhood
- ✚ Thousands of homes within a mile
- ✚ On the busy FM 3040 Corridor

Srinivas Chaluvadi, MS, MBA, PMP

Perfect Realty Partners LLC (TREC # 9003888)

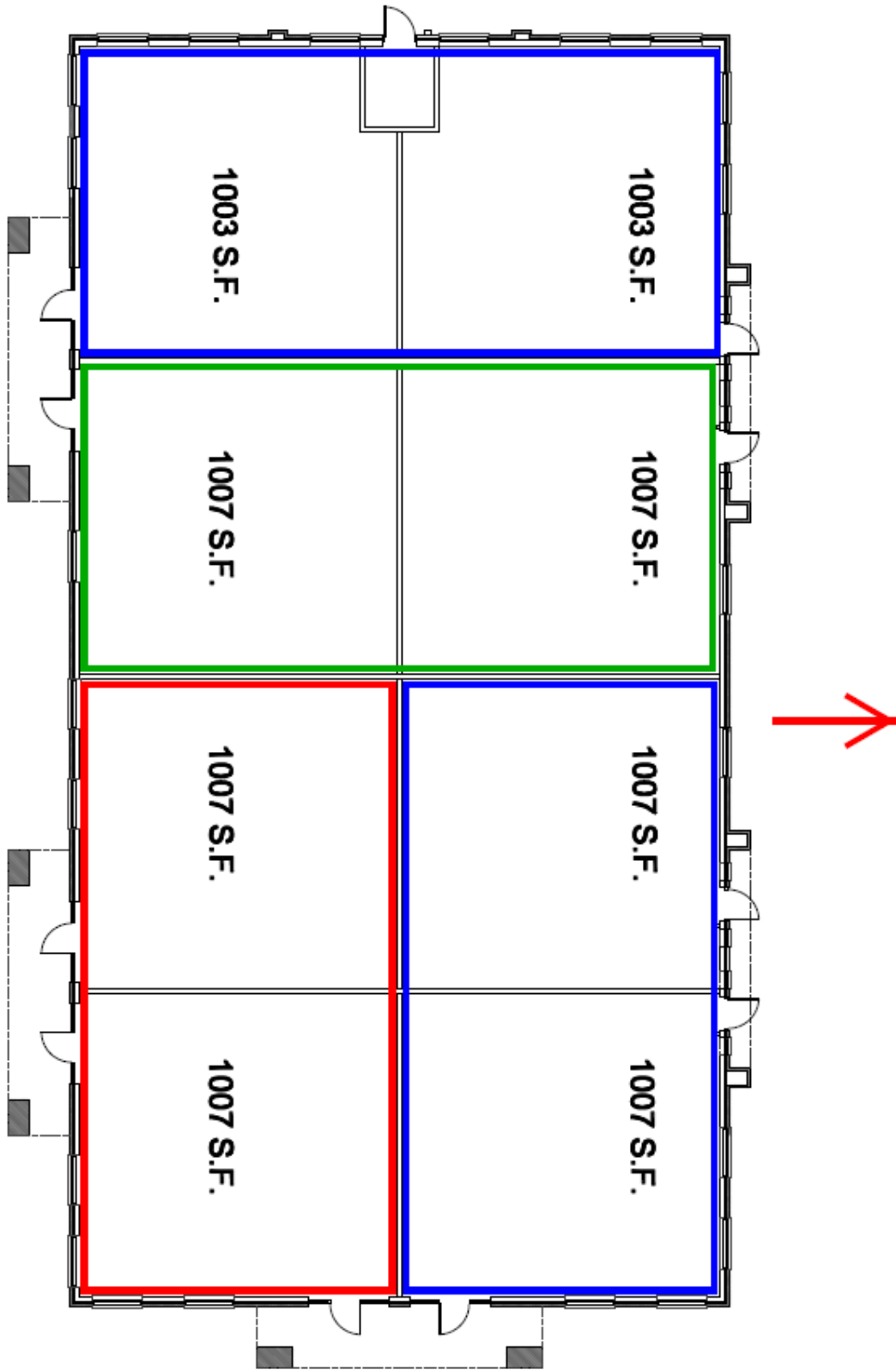
4433 Punjab Way # 301; Frisco, TX 75033

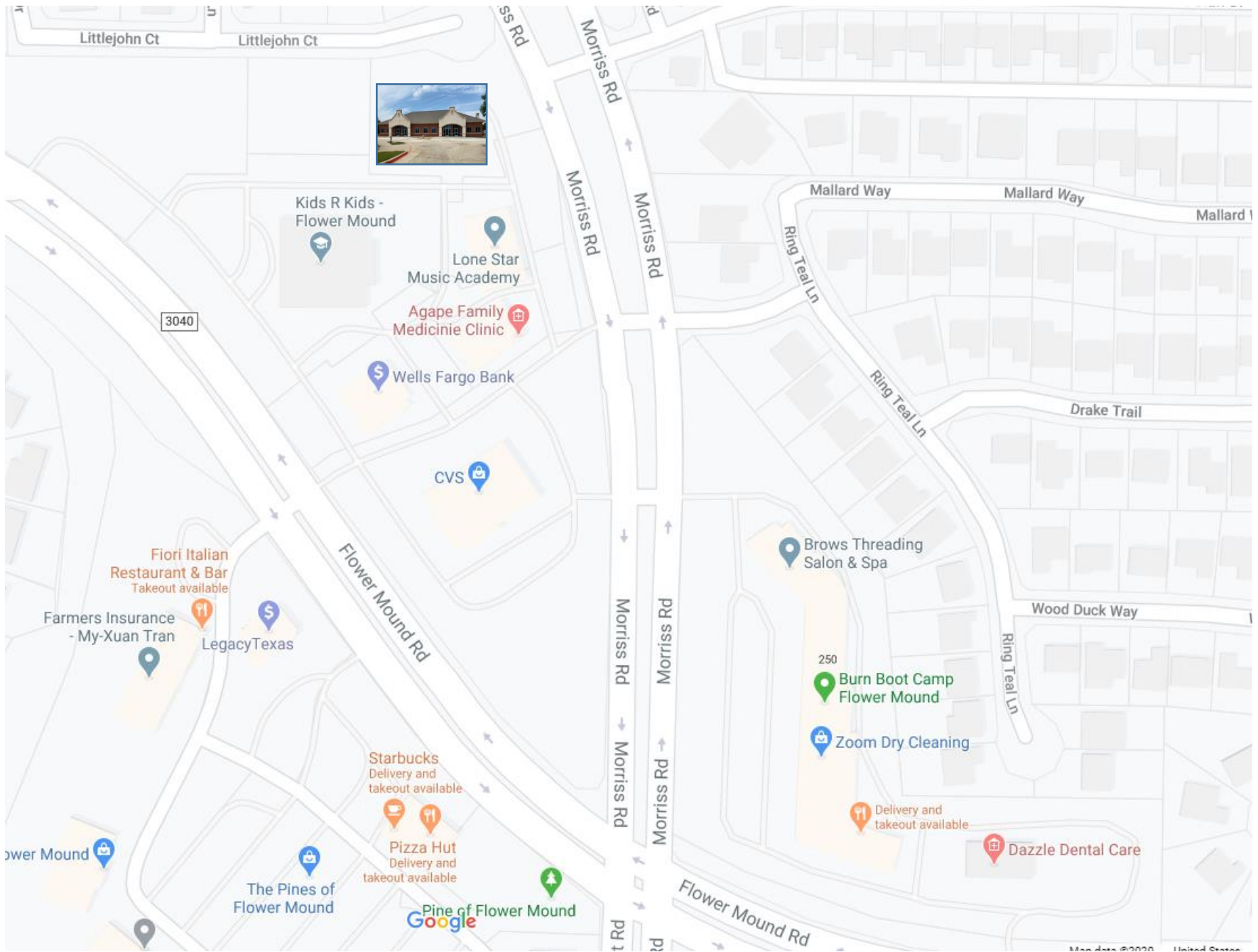
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MORRIS FLOWER OFFICES – SUITES LAY OUT





Kids R Kids - Flower Mound

Lone Star Music Academy

Agape Family Medicine Clinic

Wells Fargo Bank

CVS

Fiori Italian Restaurant & Bar
Takeout available

Farmers Insurance - My-Xuan Tran

LegacyTexas

Brows Threading Salon & Spa

250
Burn Boot Camp Flower Mound

Zoom Dry Cleaning

Delivery and takeout available

Dazzle Dental Care

Starbucks
Delivery and takeout available

Pizza Hut
Delivery and takeout available

The Pines of Flower Mound

Pine of Flower Mound

