









Restaurant Space for Sale / Lease

1,340 SF Semi White Boxed



1260 Flower Mound Rd, Flower Mound, Texas 75028

Property Overview

-  1,340 SF, New Construction Building
-  Endcap with Patio
-  Lots of space for open seating
-  Opens to a gorgeous greenbelt
-  38 parking spots; 4.7 per 1000 SF
-  Gorgeous masonry facade
-  Ideal for
 - Quick service restaurant
 - Fast food
 - Pizzeria
 - Cloud Kitchen
-  Semi-white box finish
 - Grease trap installed
 - HVAC installed (no duct work)
 - Fire sprinkler and alarm
 - For lease - \$25 per SF, plus NNN
 - For Sale, \$325 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

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Perfect Realty Partners LLC (TREC # 9003888)

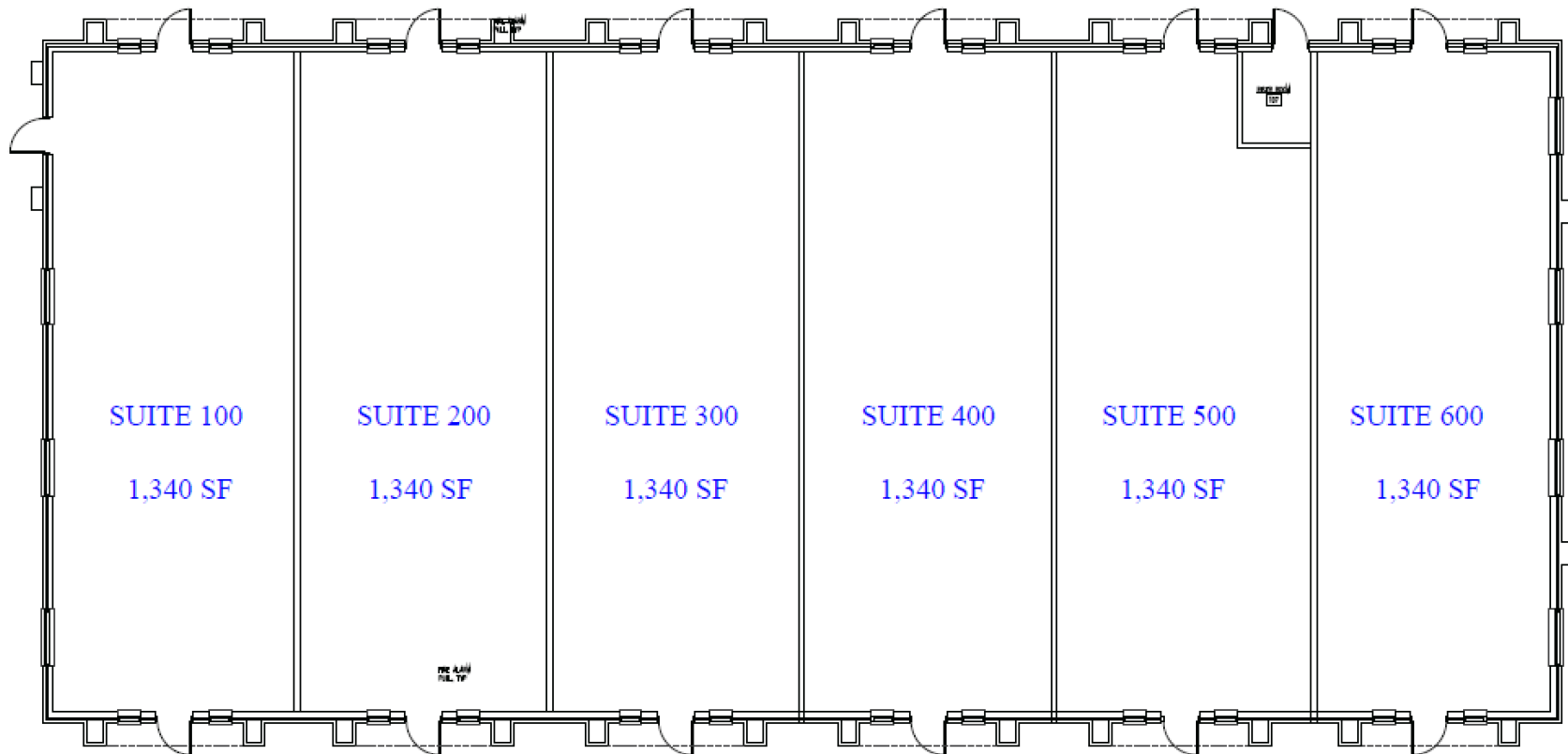
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FLOOR PLAN / SUITE LAYOUT



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

PRICE CHART AND AVAILABILITY

Suite	Size, sf	Sale Terms		Lease Terms		
		Rate, \$/sf	Amount, \$	Base, \$/SF	NNN, \$/SF	Rent/month
100	1340	325	\$435,500	25	10	\$3,908
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.