



# THE HIGHLANDS | SWC FM 407 & MORRISS ROAD, FLOWER MOUND, TX 75028

## Features

The Highlands is an ideally situated community retail center serving the affluent Flower Mound and Highland Village trade areas. Anchored by leading grocer Tom Thumb, the center offers a neighborhood-oriented mix of shops, restaurants and services. The Highlands offers visibility and access at the intersection of two key thoroughfares and serves a fast-growing and affluent trade area. Within a three-mile radius, the trade area reports 78,501 residents and 28,173 households with an average household income of approximately \$137,000.

## FOR LEASE

**TOTAL SF:** 90,946  
**AVAILABLE SF:** 6,703  
**MIN CONTIGUOUS SF:** 1,200  
**MAX CONTIGUOUS SF:** 4,080  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$7.51 PER SF/YR EST.

## Traffic Counts

FM 407   Justin Road	25,192 VPD
Morriss Road	14,331 VPD

## Demographics

	YEAR: 2022	1 MILE	3 MILE	5 MILE
Total Population		9,869	76,876	191,670
Total Households		3,216	27,782	65,955
Average Household Income		\$185,496	\$154,235	\$150,753
5 Year Population Growth		1.7%	4.12%	4.58%

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## Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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Current Tenants		
1	Verf's Grill & Tavern	3,695 sf
2	Pinch a Penny	2,670 sf
4	Custom Tailor	1,500 sf
5	The UPS Store	1,500 sf
6	Edward Jones	1,082 sf
7	Glamour Threading	957 sf
8	Tom Thumb	62,139 sf
9	First Clips	1,400 sf
10	Foot Solutions	1,200 sf
11	HipPups Dog Grooming	1,630 sf
13	Tom Thumb Fuel (GL)	400 sf
14	Hummus Republic	1,600 sf
15	Papa Johns Pizza	1,500 sf
16	First Watch Daytime Cafe	3,577 sf

Available Space	
3	1,200 sf
12	4,080 sf
17	1,423 sf

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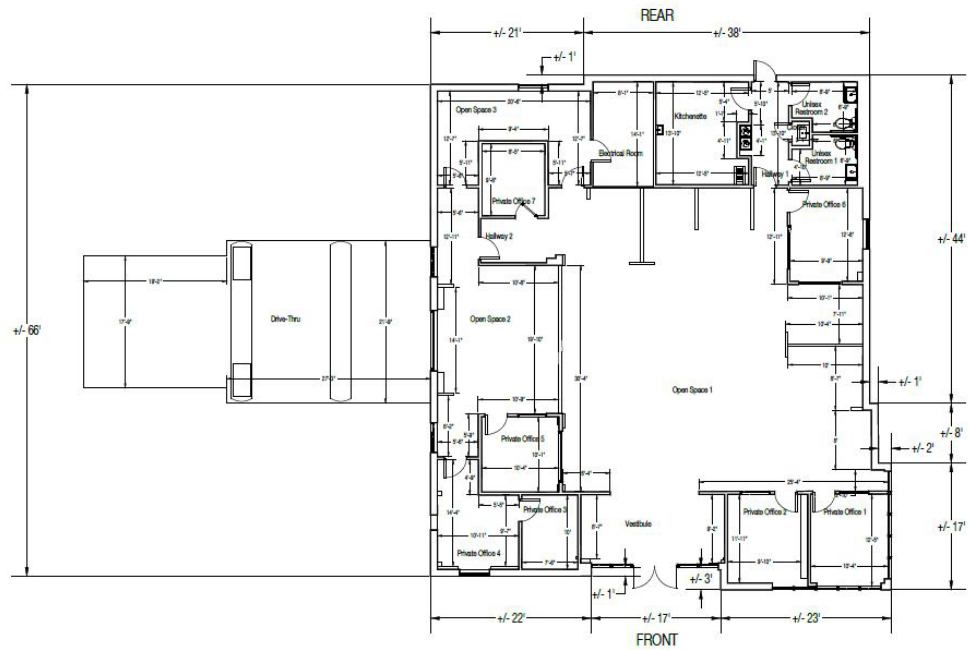
# THE HIGHLANDS | SWC FM 407 & MORRISS ROAD, FLOWER MOUND, TX 75023

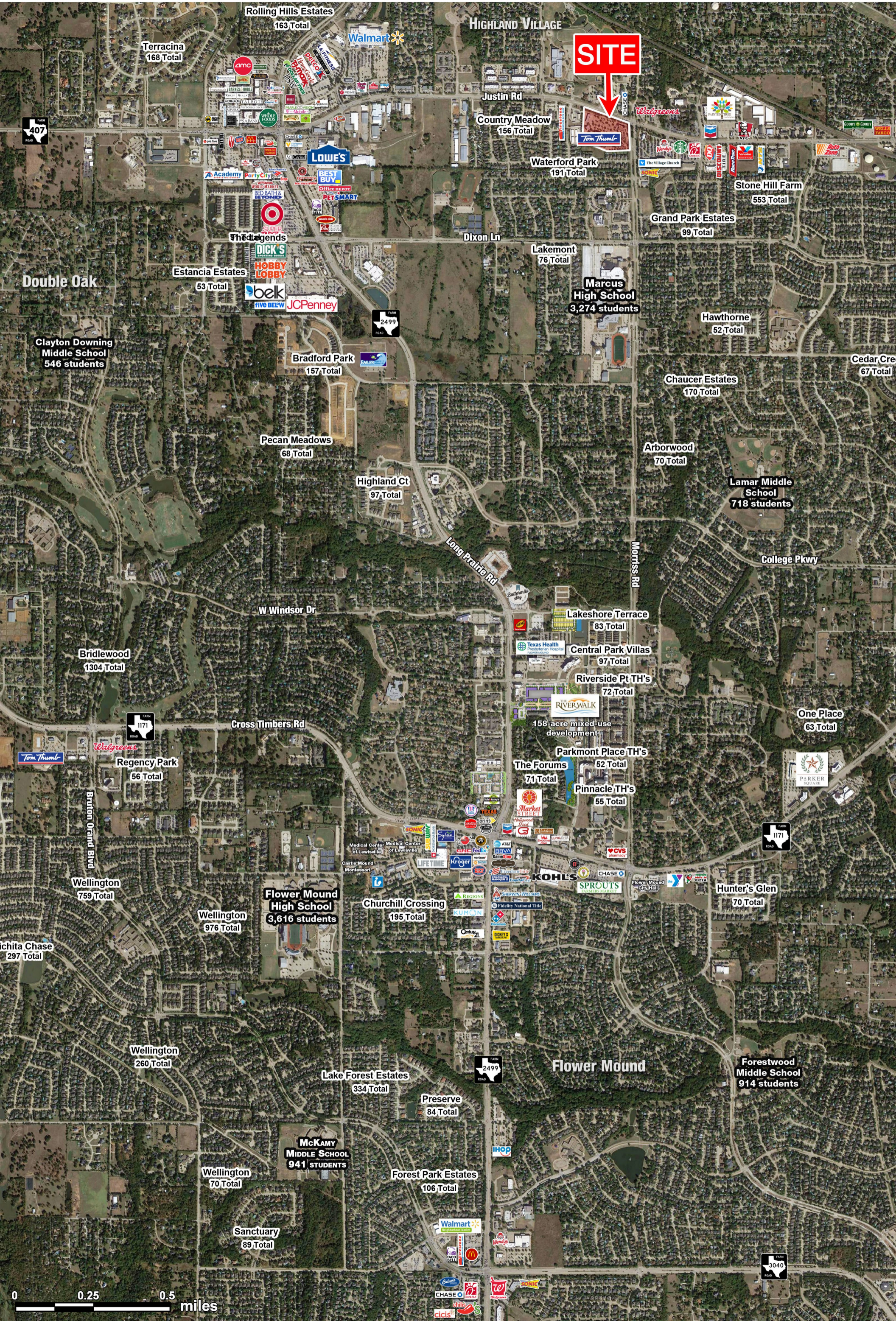


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**weitzman**<sup>®</sup>

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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, 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 on 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 listening 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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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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