

OFFERING MEMORANDUM

2709 FLOWER MOUND ROAD, FLOWER MOUND, TEXAS 75022



weitzman®

PRICE: \$1,900,000

OFFERING SUMMARY

PRICE	\$1,900,000
TENANT	Culver's (delivered vacant upon closing)
PRICE PSF	\$452.38
TOTAL GLA	4,196 SF
YEAR BUILT	2005
LOT SIZE	1.25AC

ANNUAL EXPENSES

PROPERTY TAXES	\$26,665
INSURANCE	\$11,600
LANDSCAPING/MAINTENANCE	\$4,000



OVERVIEW

This well-located investment opportunity offers an attractive freestanding building located at the strongest retail intersection in the trade area.

The building incorporates 4,196 square feet of retail space on 1.25 acres and includes a drive-thru.

The building, designed for restaurant use, benefits from great access and visibility in the midst of a dense, affluent residential trade area. Retail traffic draws at the intersection include Chick-fil-A, Chase, Chili's, Walmart Market, McDonald's, Walgreens and several others.

Within a three-mile radius, the population totals more than 74,000 residents with an annual household income of more than \$149,000.

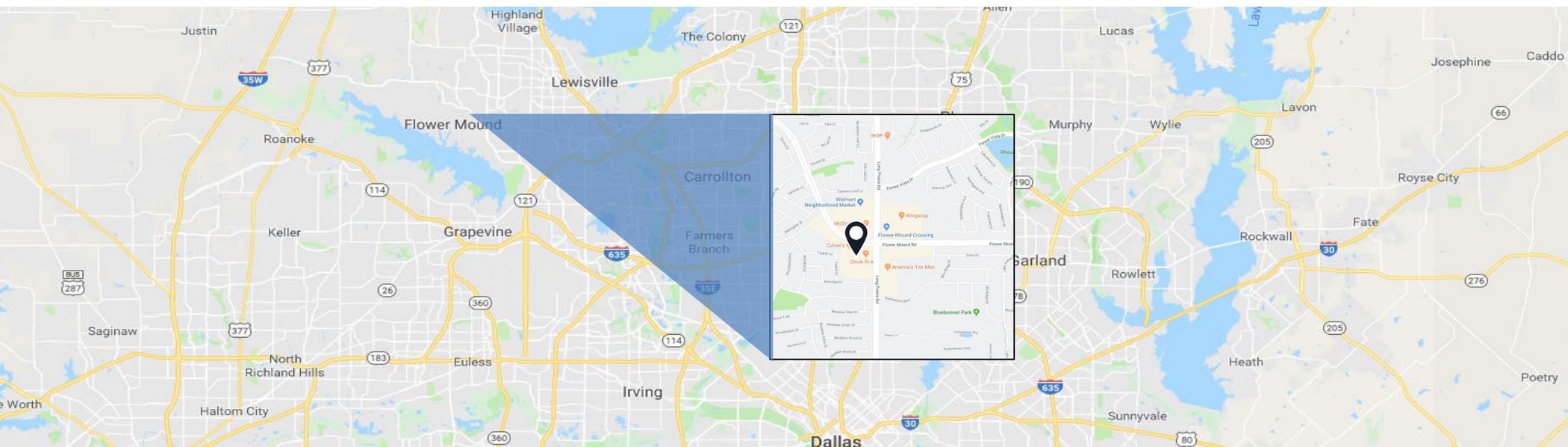
The location also benefits from exposure to customer traffic throughout the day, thanks to a daytime population of 62,435.

PROPERTY DETAILS

Address:	2709 Flower Mound Road, Flower Mound, Texas
Property Type:	Restaurant
Year of Construction:	2005
Gross Leasable Area:	4,196 SF
Land Area:	1.25 AC
Parking:	48 spaces
Zoning:	Commercial

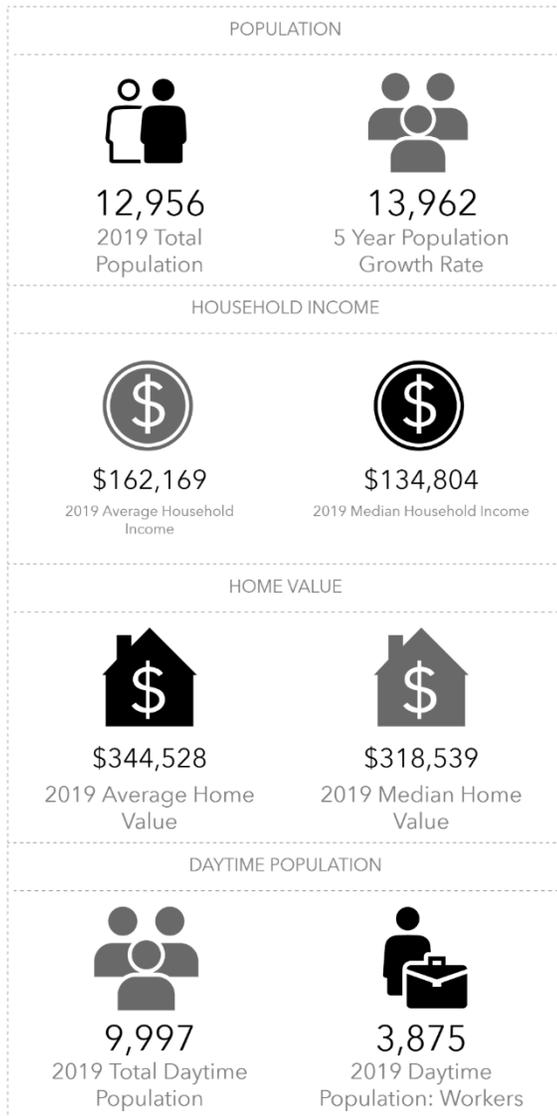
FEATURES

- FF&E Included
- Freestanding drive-thru in heart of affluent Flower Mound neighborhood
- Perfect for owner operator

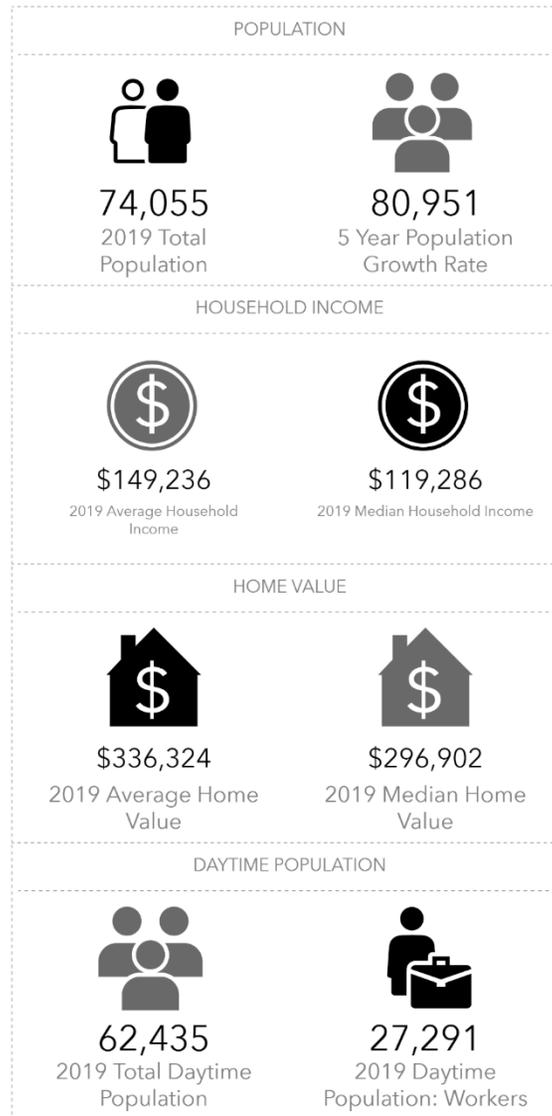




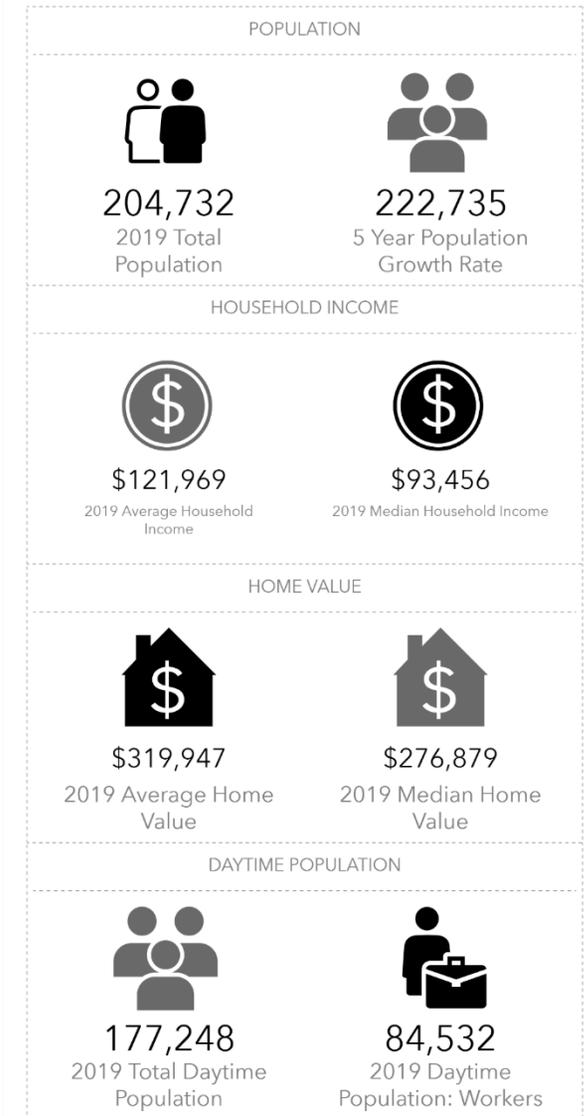
1 MILE DEMOGRAPHICS



3 MILE DEMOGRAPHICS



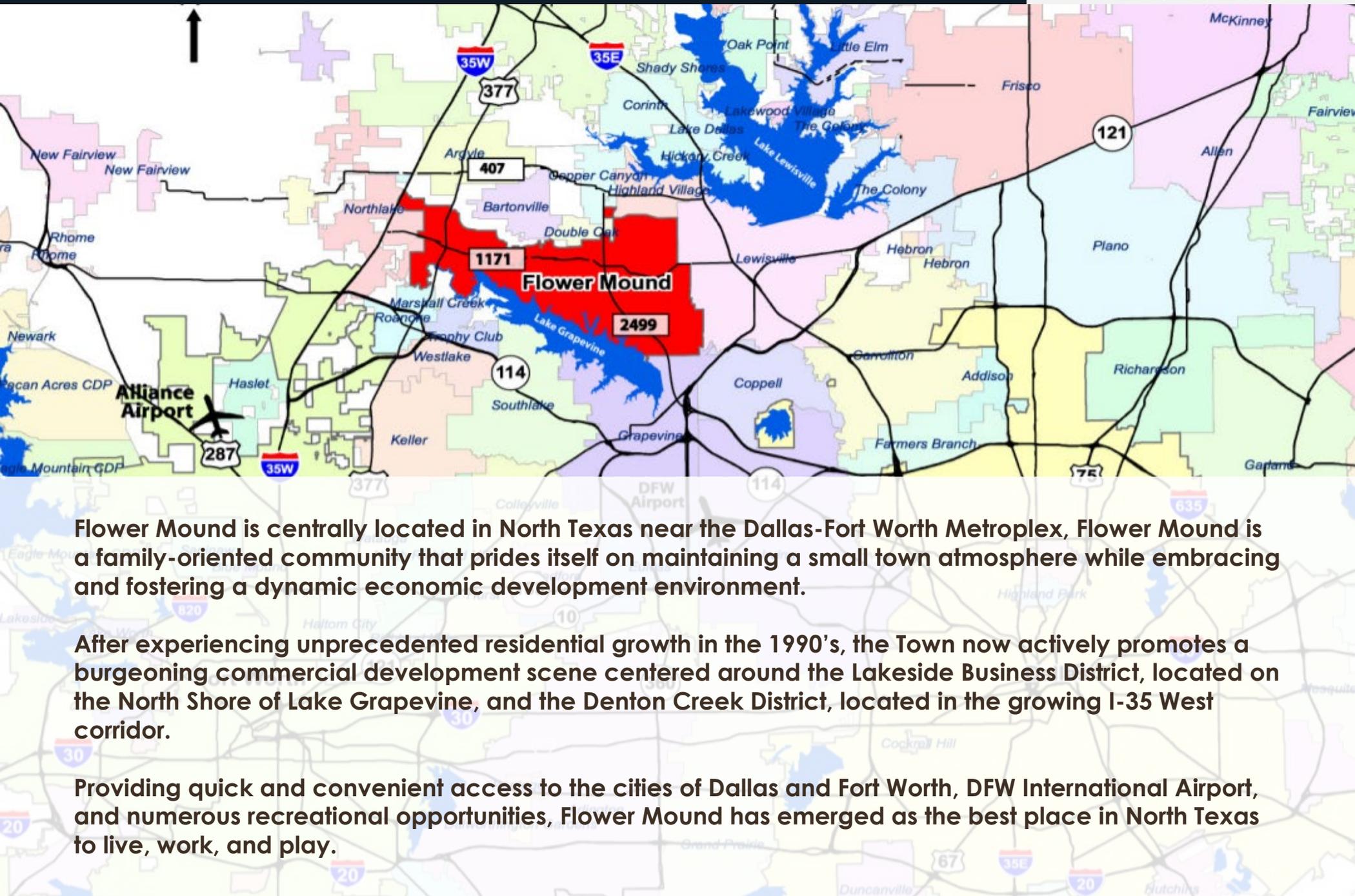
5 MILE DEMOGRAPHICS



FLOWER MOUND RD 26,637 VPD

LONG PRAIRIE RD 43,916 VPD

FLOWER MOUND OVERVIEW



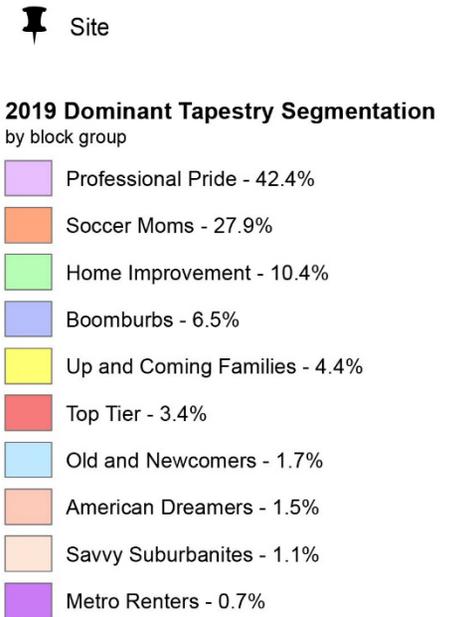
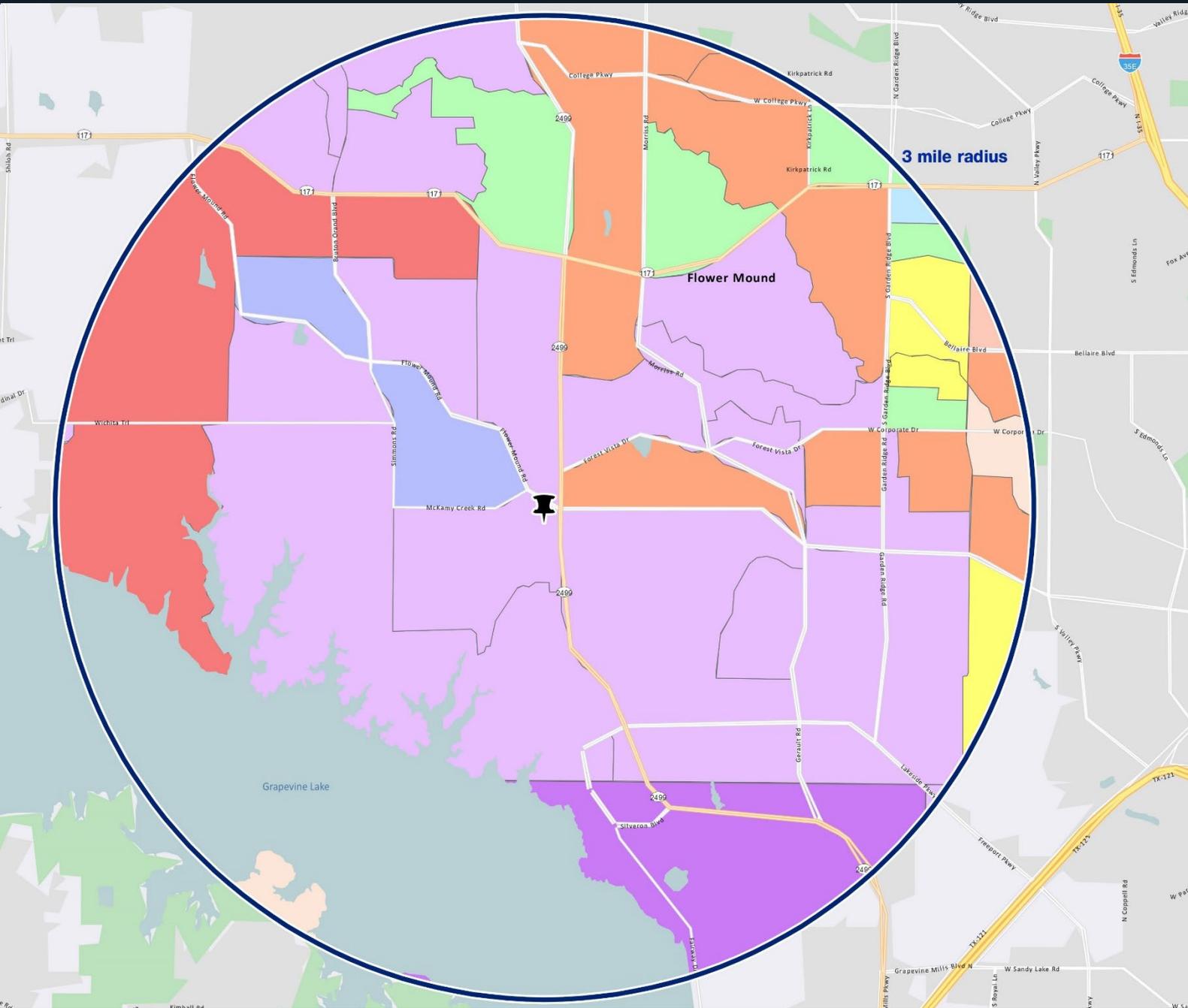
Flower Mound is centrally located in North Texas near the Dallas-Fort Worth Metroplex, Flower Mound is a family-oriented community that prides itself on maintaining a small town atmosphere while embracing and fostering a dynamic economic development environment.

After experiencing unprecedented residential growth in the 1990's, the Town now actively promotes a burgeoning commercial development scene centered around the Lakeside Business District, located on the North Shore of Lake Grapevine, and the Denton Creek District, located in the growing I-35 West corridor.

Providing quick and convenient access to the cities of Dallas and Fort Worth, DFW International Airport, and numerous recreational opportunities, Flower Mound has emerged as the best place in North Texas to live, work, and play.

FLOWER MOUND PSYCHOGRAPHICS

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The trade area around 2709 Flower Mound Road is generally dominated by young families with children. The predominant life group segments within the trade area are mapped here. LifeMode groups are comprised of households that share common traits. The groups are then further divided into segments that are similar in terms of household demographics. Data is from ESRI's Tapestry psychographic profiles (ESRI 2017).

*Trade area defined as 3 mile radius

LAKEFRONT DISTRICT PHSYCHOGRAPHIC PROFILES

OFFERING
MEMORANDUM



PROFESSIONAL PRIDE

42.4%

SOCCER MOMS

27.9%

HOME IMPROVEMENT

10.4%

BOOMBURBS

6.5%

UP & COMING FAMILIES

4.4%

MEDIAN AGE: 40.8 years

MEDIAN AGE: 37.0 years

MEDIAN AGE: 37.7 years

MEDIAN AGE: 34.0 years

MEDIAN AGE: 31.4 years

MEDIAN HH INCOME: \$138,100

MEDIAN HH INCOME: \$90,500

MEDIAN HH INCOME: \$72,100

MEDIAN HH INCOME: \$113,400

MEDIAN HH INCOME: \$72,000

MEDIAN HOME VALUE: \$433,400

MEDIAN HOME VALUE: \$257,400

MEDIAN HOME VALUE: \$192,600

MEDIAN HOME VALUE: \$350,000

MEDIAN HOME VALUE: \$194,400

HOME OWNERSHIP: 91.6%

HOME OWNERSHIP: 84.9%

HOME OWNERSHIP: 79.4%

HOME OWNERSHIP: 84.0%

HOME OWNERSHIP: 73.9%

AVERAGE HH SIZE: 3.13

AVERAGE HH SIZE: 2.97

AVERAGE HH SIZE: 2.88

AVERAGE HH SIZE: 3.25

AVERAGE HH SIZE: 3.12

SOURCE: ESRI.COM/TAPESTRY

TEXAS | BY THE NUMBERS



#1 ECONOMIC CLIMATE
Forbes

#2 BEST STATE FOR BUSINESS
Forbes



DALLAS - FORT WORTH | BY THE NUMBERS



#1 IN THE US FOR
JOB GROWTH &
JOBS ADDED

2x JOB GROWTH
OVER NATIONAL
AVERAGE 2017
Bureau of Labor Statistics



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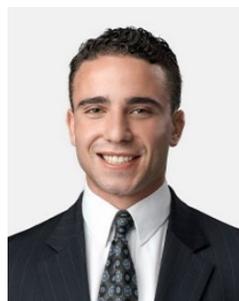
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