

ARBOR CROSSING

5810 LONG PRAIRIE ROAD, FLOWER MOUND, TX 75028

Features

- Located in a major retail node (Target, Dick's, Lowe's, Academy Sports, Belk, Hobby Lobby)
- Located in the dense, affluent Flower Mound submarket
- Center sees upwards of 35,000 cars per day

- Diverse tenant mix anchored by top market locations near Nekter and Fuzzy's Tacos
- "It's this great sense of community that led Money to rate Flower Mound as the fourth "Best Place to Live" in the nation for 2021-2022." - Flower Mound Welcome Guide
- Drone Footage

FOR LEASE

TOTAL SF: 19,165

CONTACT FOR MORE INFORMATION

NNN: \$13.50 PER SF/YR EST.

Traffic Counts		Demographics YEAR: 202	24 1 MILE	3 MILE	5 MILE
Long Prairie Road	38,420 VPD	Total Population	7,305	77,886	172,004
Justin Road	31,286 VPD	5 Year Average Growth	0.93%	-0.24%	0.07%
		Total Households	2,579	27,241	59,514
		Average Household Income	\$222,246	\$192,849	\$172,844

Area Retailers & Businesses









Emilie Paulson

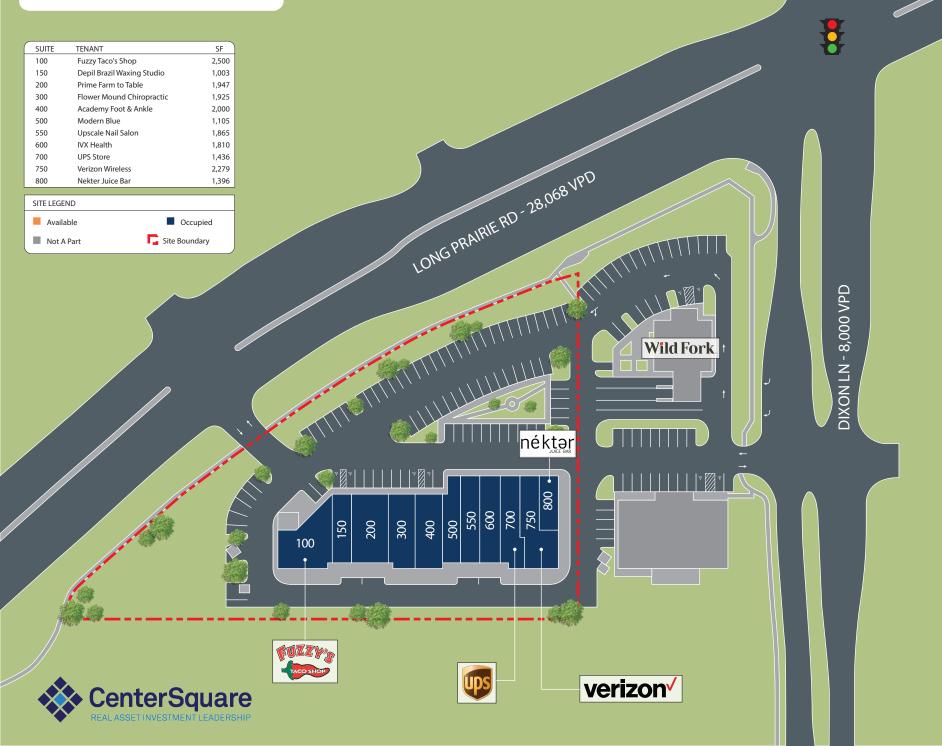
Senior Vice President 214.720.3626 emilie@weitzmangroup.com

Maggie Hansen

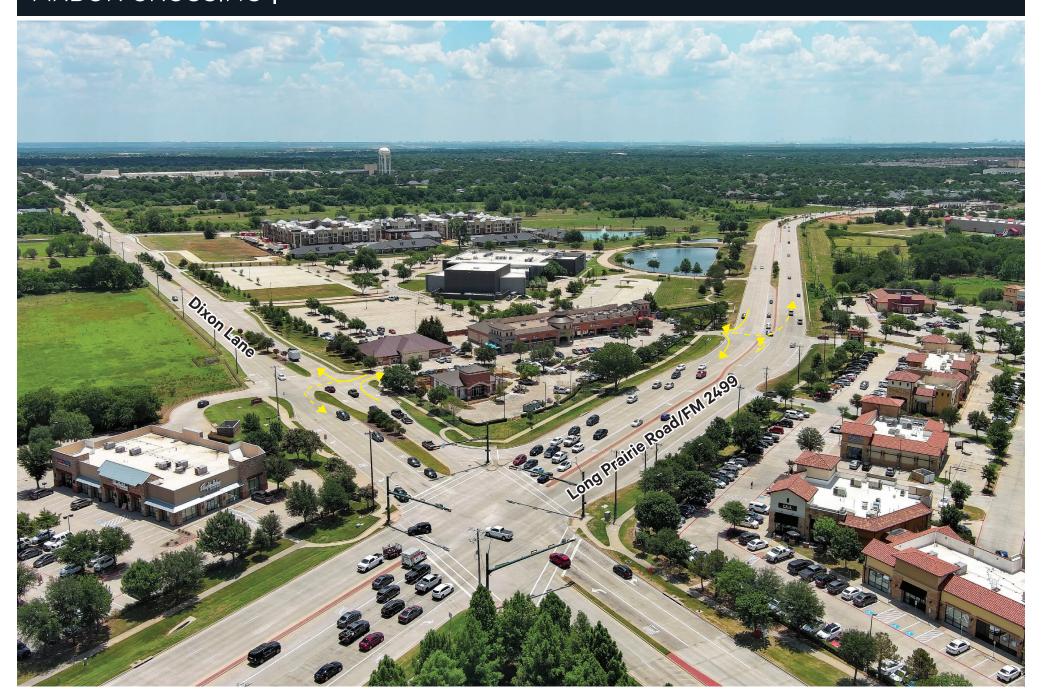
Vice President 214.442.7513

mhansen@weitzmangroup.com

ARBOR CROSSING FLOWER MOUND, TEXAS









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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 actives, 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 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 writen listing 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

Buyer/Tenant/Seller/Landlord Initials

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 writting 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.

Date

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email	Phone
Robert E. Young, Jr	292229	byoung@weitzmangroup.com	214-720-6688
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emilie Gioia Paulson	682080	emilie@weitzmangroup.com	(214) 720-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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2-10-2025 IARS 1-0

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Margaret Patricia Hansen	675598	mhansen@weitzmangroup.com	(214) 442-7513
Sales Agent/Associate's Name	License No.	Email	Phone

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