



FLOWER MOUND TOWN CENTER | 2701-2717 CROSS TIMBERS RD, FLOWER MOUND, TX 75028

Features

This shopping center is strategically located at the southwest corner of Cross Timbers and Long Prairie Roads. The intersection offers the highest traffic counts in Flower Mound along with a strong lineup of retailers and restaurants. flowermoundtowncenter.com

FOR LEASE

TOTAL SF: 109,379
AVAILABLE SF: 1,216
CONTACT FOR MORE INFORMATION
NNN: \$12.95 EST.

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
Long Prairie Road	31,766 VPD	Total Population		12,841	92,285	187,576
Cross Timbers Road	25,894 VPD	Total Households		4,765	32,409	67,371
		Average Household Income		\$167,178	\$169,439	\$148,946
		Total Daytime Population		18,670	92,242	176,262

Avery Frisbie
 Assistant Vice President
 214.720.6652
afrisbie@weitzmangroup.com

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.

weitzman®

2701 & 2717 CROSS TIMBERS RD, FLOWER MOUND, TX 75028

1,216 sf



202	Jersey Mike's Subs	1,680 sf
208	FedEx Office	1,400 sf
214	Blissful Bark Dog Wash	1,200 sf
224	VIO Med Spa	2,131 sf
232	Aloha Thai Massage	2,130 sf
238	TeaLatte Bar	1,035 sf
246	Einstein Bros	2,487 sf
260	Banfield Pet Hospital	3,513 sf
266	European Wax Center	1,586 sf
286	Stretch Lab	1,200 sf
400	Curry Up Now	2,340 sf
418	Town Center Chiropractic	905 sf
424	William Wyatt, DDS	1,556 sf
500	Palm Beach Tan	3,000 sf
500B	Handel's Ice Cream	2,000 sf
	Kroger	80,000 sf



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 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 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

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Avery Frisbie

Sales Agent/Associate's Name

794865

License No.

afrisbie@weitzmangroup.com

Email

(214) 720-6652

Phone

Buyer/Tenant/Seller/Landlord Initials

Date