



— 2851-2911 CROSS TIMBERS ROAD | FLOWER MOUND, TEXAS 75028

Plaza at Towne Centre



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PROPERTY HIGHLIGHTS

- Located at a dense (4) corner intersection of FM 1171 & FM 2499 (Long Prairie), Plaza at Towne Centre consists of two parcels of land totaling 73,820 square feet with 14,754 square feet of retail space.
- The property is shadow anchored by Kroger and Lifetime Fitness.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Population	14,411	97,204	195,115
Total Households	5,089	34,198	69,502
Average Household Income	\$170,348	\$183,001	\$161,235
Traffic Counts	Cross Timbers Rd: 30,000 VPD Long Prairie: 45,000 VPD		

AREA RETAILERS



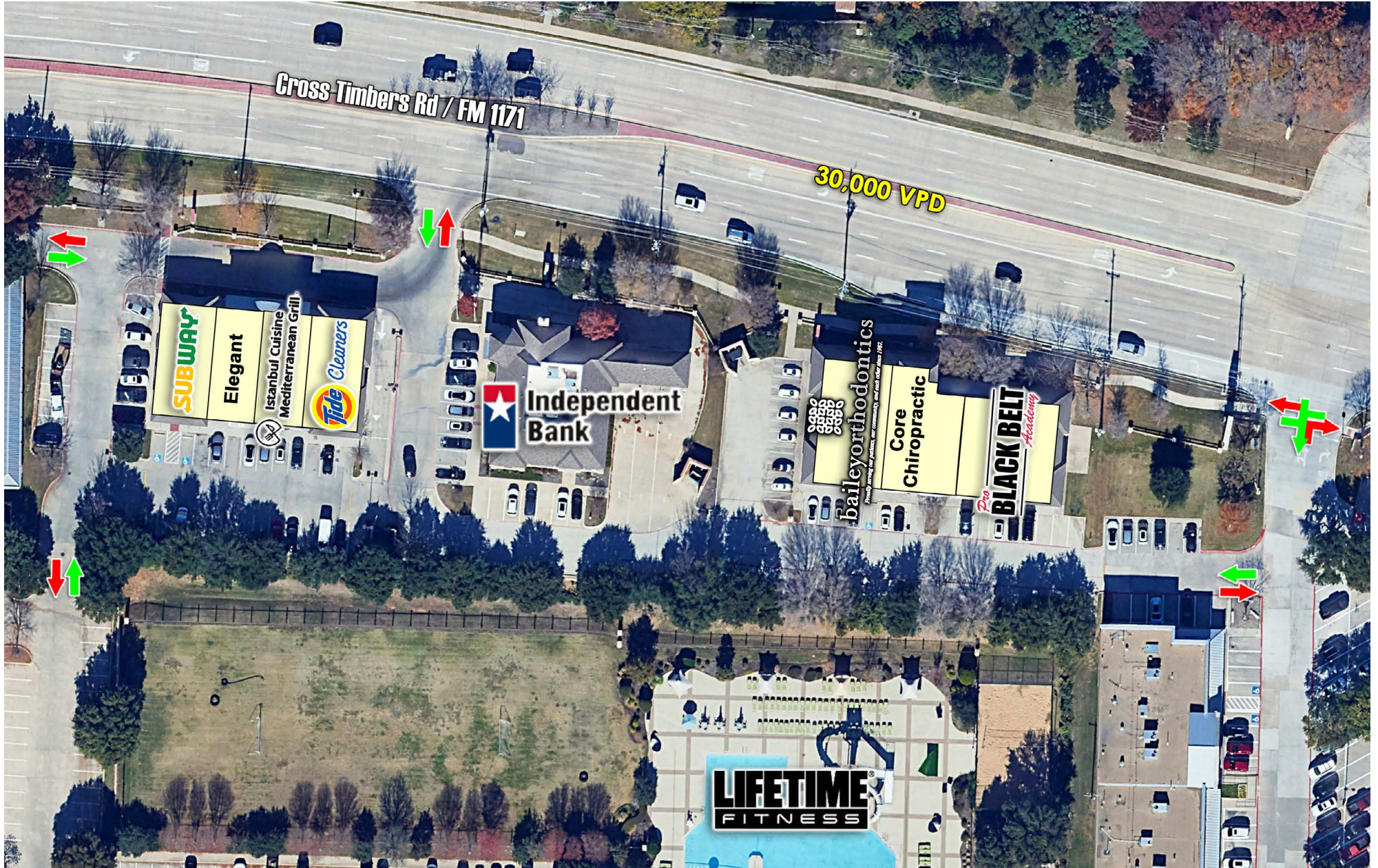
AVAILABILITY

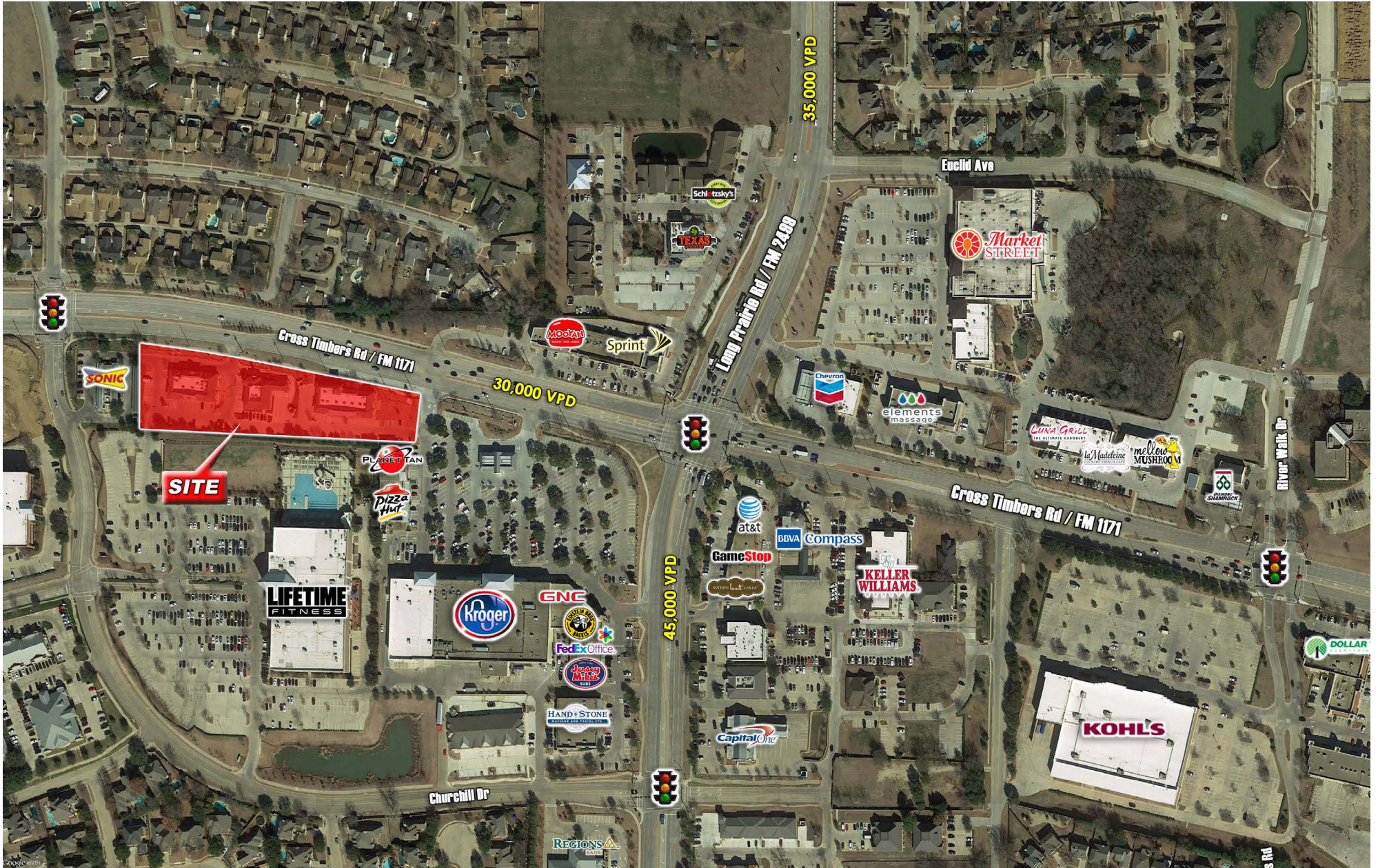
100% Leased

LEASE RATES

Please Call for Rates









	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	14,411	97,204	195,115
2028 Projected Population	15,796	109,359	219,648
2020 Census Population	13,620	91,796	182,805
2010 Census Population	10,371	84,316	161,080
Projected Annual Growth 2023 to 2028	1.9%	2.5%	2.5%
Historical Annual Growth 2010 to 2023	3.0%	1.2%	1.6%
2023 Median Age	41.5	39.5	38.3
HOUSEHOLDS			
2023 Estimated Households	5,089	34,198	69,502
2028 Projected Households	6,030	41,458	84,003
2020 Census Households	4,739	31,859	64,502
2010 Census Households	3,436	28,373	55,954
Projected Annual Growth 2023 to 2028	3.7%	4.2%	4.2%
Historical Annual Growth 2010 to 2023	3.7%	1.6%	1.9%
RACE AND ETHNICITY			
2023 Estimated White	71.0%	66.5%	62.2%
2023 Estimated Black or African American	5.0%	6.4%	8.6%
2023 Estimated Asian or Pacific Islander	12.4%	13.0%	11.2%
2023 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.7%
2023 Estimated Other Races	11.1%	13.5%	17.3%
2023 Estimated Hispanic	12.5%	15.4%	20.3%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	\$170,348	\$183,001	\$161,235
2023 Estimated Median Household Income	\$143,167	\$148,540	\$131,198
2023 Estimated Per Capita Income	\$60,232	\$64,407	\$57,458
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.0%	3.7%
2023 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.4%	3.4%
2023 Estimated High School Graduate	12.7%	14.2%	16.2%
2023 Estimated Some College	17.3%	17.3%	18.7%
2023 Estimated Associates Degree Only	6.9%	7.4%	7.2%
2023 Estimated Bachelors Degree Only	39.5%	37.4%	34.7%
2023 Estimated Graduate Degree	21.2%	19.4%	16.1%
BUSINESS			
2023 Estimated Total Businesses	979	4,878	9,380
2023 Estimated Total Employees	5,838	29,211	64,912
2023 Estimated Employee Population per Business	6.0	6.0	6.9
2023 Estimated Residential Population per Business	14.7	19.9	20.8

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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 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.

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.

VPC Property Services, Inc.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Colton Wright

Designated Broker of Firm

Mason duPerier

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Buyer/Tenant/Seller/Landlord Initials

Date

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