

FOR SALE OR LEASE

# MEDICAL PLAZA AT FLOWER MOUND

**4431 LONG PRAIRIE RD**

NWQ Long Prairie Rd & Cross Timbers Rd (FM 1171), Flower Mound, TX 75028



- + Across from Texas Presbyterian Hospital
- + Located in the Flower Mound Medical District
- + New Construction
- + Co-tenants include SPBS Clinical Equipment Service, DFW Oral Surgeons, Baylor Scott & White Cardiovascular Consultants, Endodontic Excellence, McGuiness Dermatology, Skin Care Body Contouring Laser Center, Oval Dental

## AVAILABLE SPACE

- + Suite 200 –2,661 SF – finished out
- + Suite 300 –2,534 SF – shell



## CONTACT US

### LOUIE TIJERINA

Associate  
214 252 1116  
louie.tijerina@cbre.com

### PAULINA CHACON

Associate  
214 252 1193  
paulina.chacon@cbre.com

[www.cbre.us](http://www.cbre.us)

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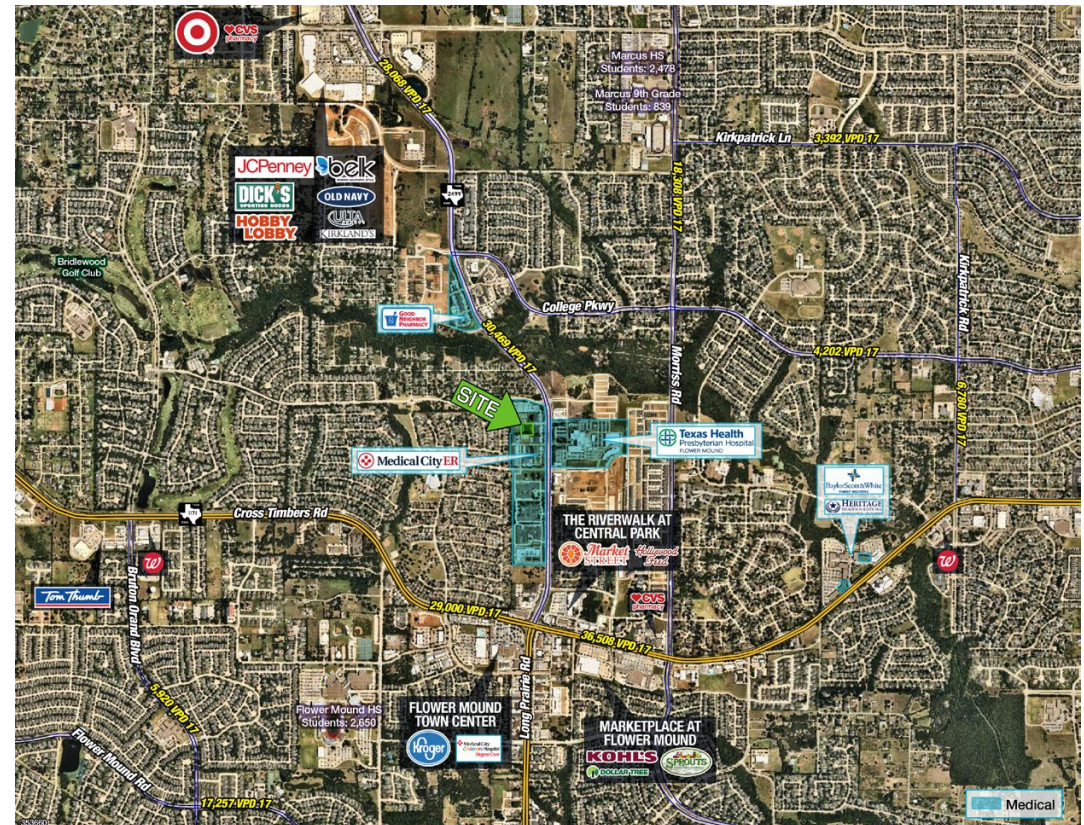
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2008 Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,661	100,160	183,644
Daytime Population	7,110	55,951	101,438
Average HH Income	\$134,057	\$134,898	\$125,968
Median Age	40.2	38.5	37.0

Traffic Counts	
Long Prairie Rd	30,469 vpd
Cross Timbers Rd (FM 1171)	36,508 vpd

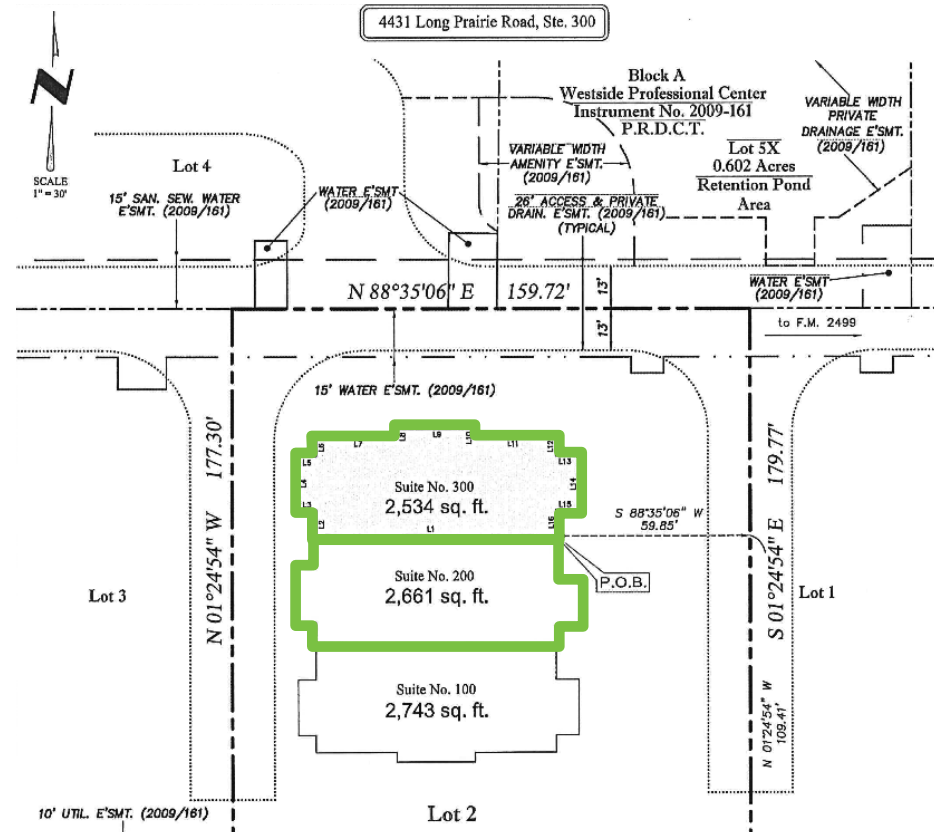
Source: CoStar 2017



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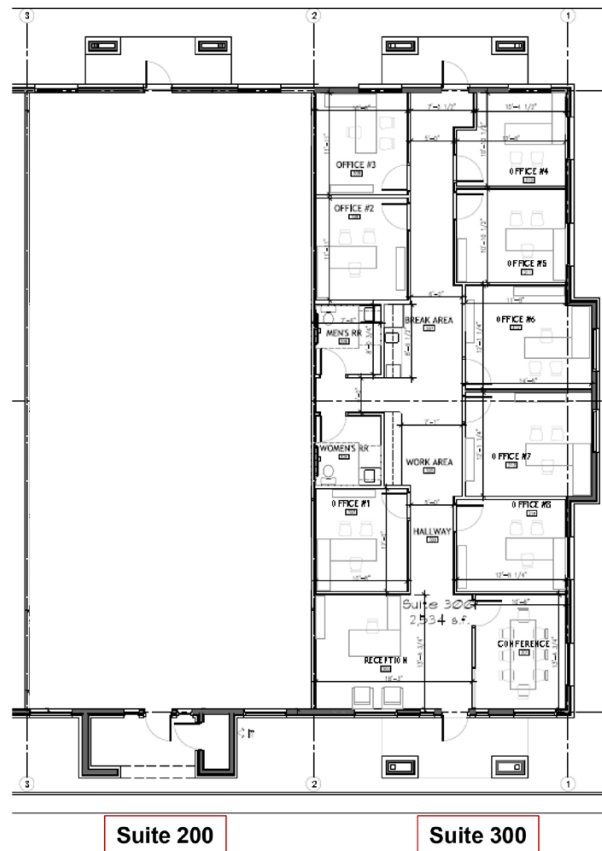
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