

WINDSOR RIDGE CROSSING

FLOWER MOUND, TX | NEC FM 2499 & WINDSOR DRIVE



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2019 Population	12,640	105,321	187,100
% Pop Growth 2019-2023	5.0%	3.5%	5.9%
2019 Daytime Population	16,034	95,365	164,388
2019 Average HH Income	\$116,662	\$129,244	\$121,037

TRAFFIC COUNTS:

FM 2499: 39,542 VPD

AVAILABILITY | ALL END

CAPS WITH PATIO:

BUILDING B: 2,849 SF

BUILDING C: 2,800 SF

2,577 SF

LEASE RATES:

CALL FOR DETAILS

NNN: \$10.50 PSF

COMING SOON:

 YOGASIX

 **Texas Health**
Family & Urgent Care™

BUTTERMILK
SKY
PIE★SHOP

NOW OPEN: GEICO

TRAFFIC GENERATORS:

 **Texas Health**
Presbyterian Hospital
FLOWER MOUND



HILLSTONE
RIVER WALK

LUXURY APARTMENTS & TOWNHOMES



158 ACRE MIXED-USE DEVELOPMENT

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID LEVINSON

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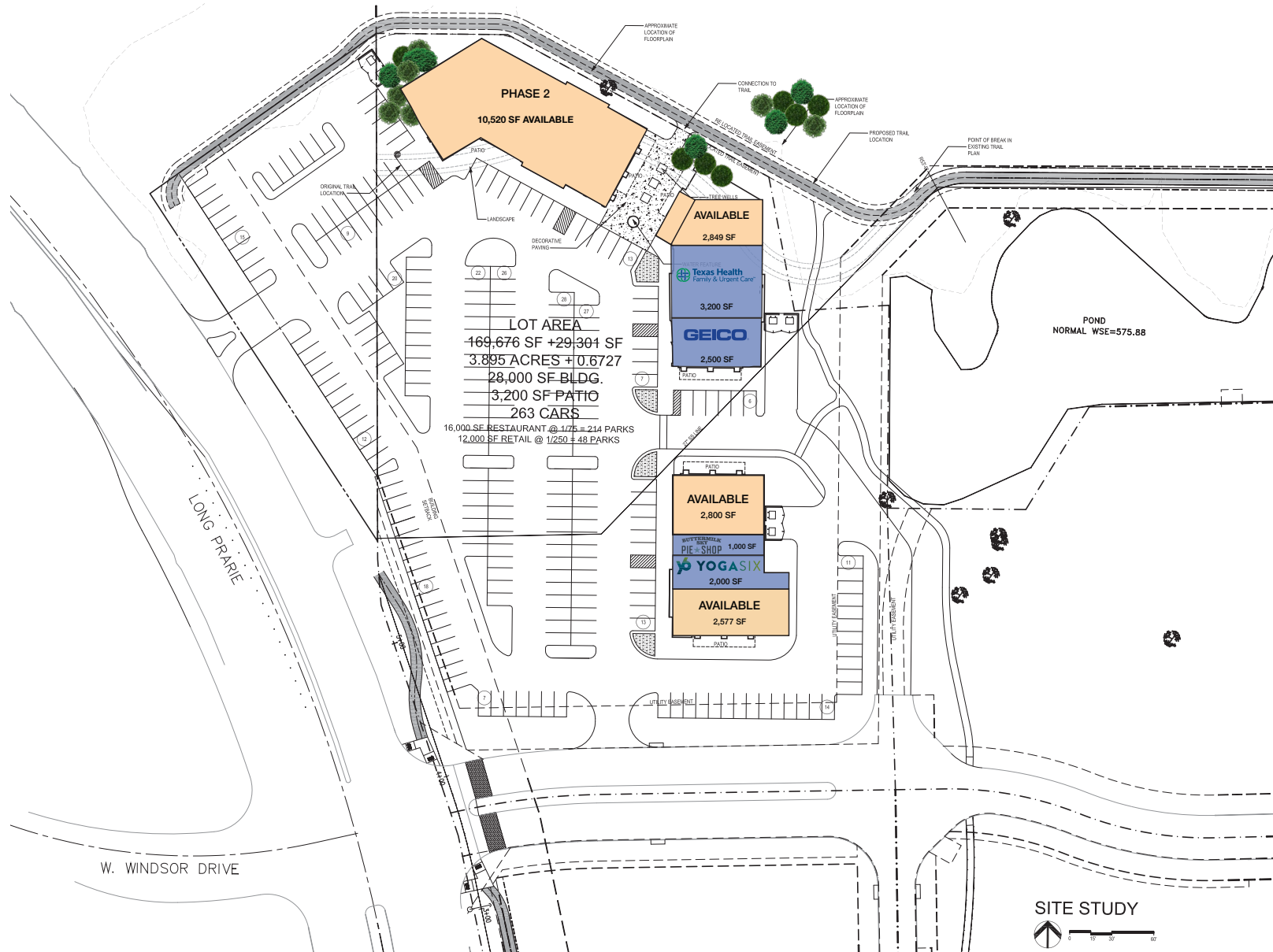
MITCH TRAUB

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SITE DATA TABLE - WINDSOR RIDGES		
PHYSICAL ADDRESS	TBD	
GROSS SITE ARE	4,629 A; 201,639 SF	
NET SITE AREA	4,629 A; 201,639 SF	
CURRENT USE	VACANT PROPERTY	
LOT COVERAGE		
BUILDING COVERAGE		
BUILDING A (500 SF PATIO)	10,520 SF	
BUILDING B (500 SF PATIO)	8,620 SF	
BUILDING C (NO PATIO)	8,450 SF	
IMPERVIOUS COVERAGE	±75%	
PERVIOUS AREA	±25%	
PARKING SUMMARY - TOWN		
	REQUIRED	PROVIDED
SURFACE PARKING		
RETAIL - 1 SPACE PER 250 SQUARE FEET		
RESTAURANT - 1 SPACE PER 75 SQUARE FEET		
WINDSOR RIDGES		
BUILDING A (RETAIL 6,220 SF)	25	21
BUILDING A (REST. 4,300 SF)	58	55
BUILDING A (PATIO 500 SF)	7	3
BUILDING B (RETAIL 5,120 SF)	21	18
BUILDING B (REST. 3,500 SF)	47	43
BUILDING B (PATIO 500 SF)	7	3
BUILDING C (RETAIL 2,150 SF)	9	7
BUILDING C (REST. 6,300 SF)	84	79
BUILDING C (PATIO 500 SF)	7	3
TOTAL PARKING	265	232
ACCESSIBLE PARKING	7	7
BUILDING A DATA		
HEIGHT (STORY/FEET)	1 STORY	
PEAK HEIGHT	29'-4"	
MEAN HEIGHT	19'-0"	
TOTAL SQUARE FOOTAGE	10,520 SF	
BUILDING B DATA		
HEIGHT (STORY/FEET)	1 STORY	
PEAK HEIGHT	29'-4"	
MEAN HEIGHT	19'-0"	
TOTAL SQUARE FOOTAGE	8,620 SF	
BUILDING C DATA		
HEIGHT (STORY/FEET)	1 STORY	
PEAK HEIGHT	29'-4"	
MEAN HEIGHT	19'-0"	
TOTAL SQUARE FOOTAGE	8,450 SF	



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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

<hr/> The Retail Connection LP <hr/> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<hr/> 9006485 <hr/> License No.	<hr/> reception@theretailconnection.net <hr/> Email	<hr/> 214-572-0777 <hr/> Phone
<hr/> Designated Broker of Firm <hr/>	<hr/> License No. <hr/>	<hr/> Email <hr/>	<hr/> Phone <hr/>
<hr/> Licensed Supervisor of Sales Agent/Associate <hr/>	<hr/> License No. <hr/>	<hr/> Email <hr/>	<hr/> Phone <hr/>
<hr/> Sales Agent/Associate's Name <hr/>	<hr/> License No. <hr/>	<hr/> Email <hr/>	<hr/> Phone <hr/>

Buyer/Tenant/Seller/Landlord Initials

Date