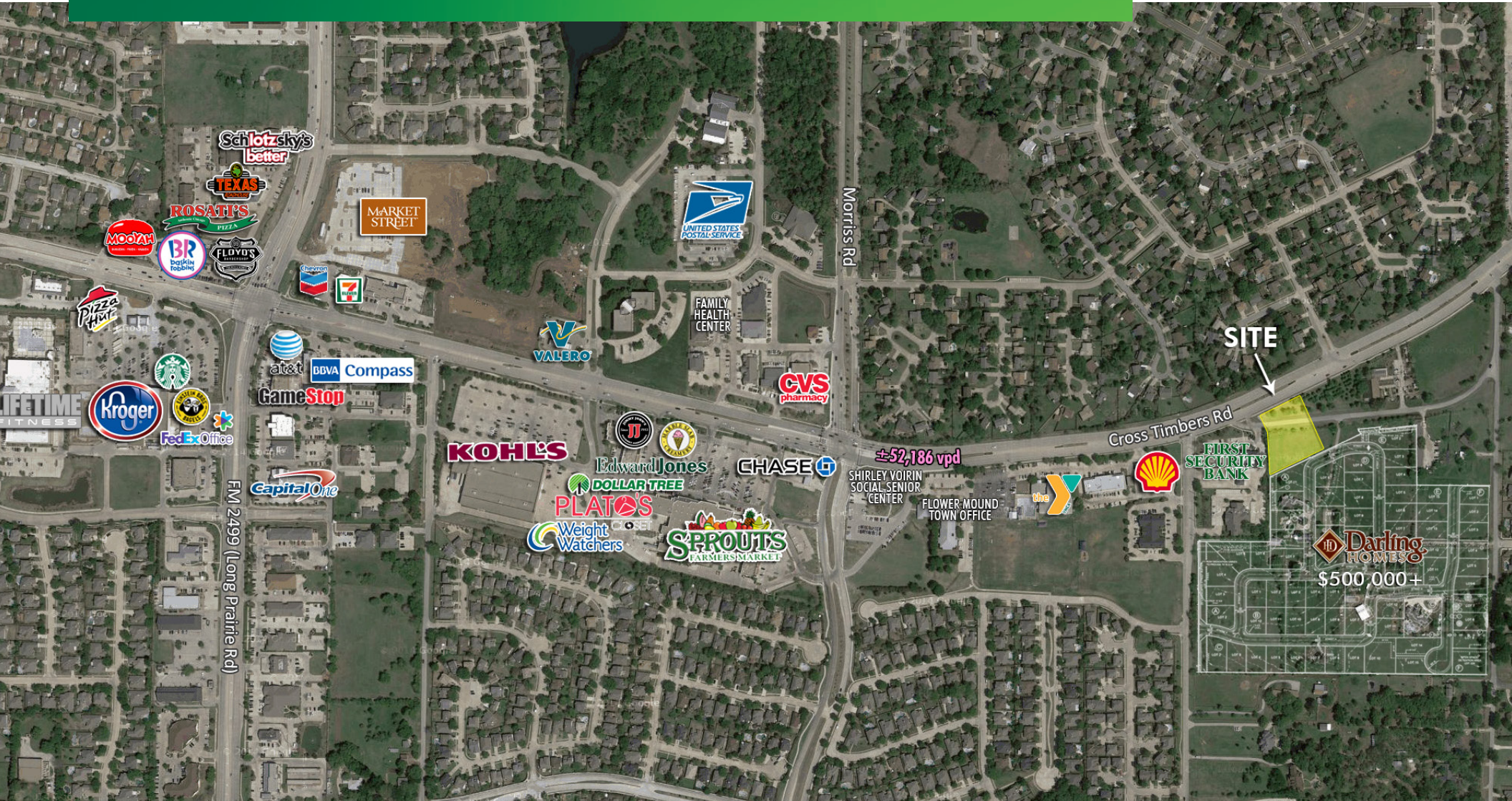


FOR SALE

# ±1.05 AC RETAIL PAD SITE

CROSS TIMBERS @ FIREWHEEL  
FLOWER MOUND, TX





## PROPERTY FEATURES

- + Size: ±45,870 SF of land (1.05 Ac)
- + Frontage: ±170' on Cross Timbers / Hwy 1171
- + Traffic: ±52,000 vpd
- + Zoning: Retail (R-2 retail district)
- + Utilities: Water (Sewer to Site)
- + Price: \$10.00/SF
- + Adjacent to new Hunter Ridge residential development by American Legend Homes and Darling Homes (±500,000's)
- + Road through site is conveyed with land sale



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population	11,674	59,331	110,616
Estimated Avg Household Income	\$117,896	\$119,095	\$123,420

## CONTACT US

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# FOR SALE RETAIL PAD SITE

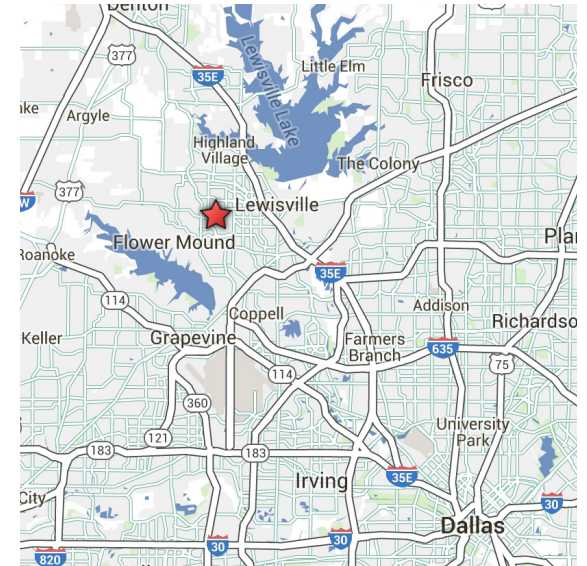
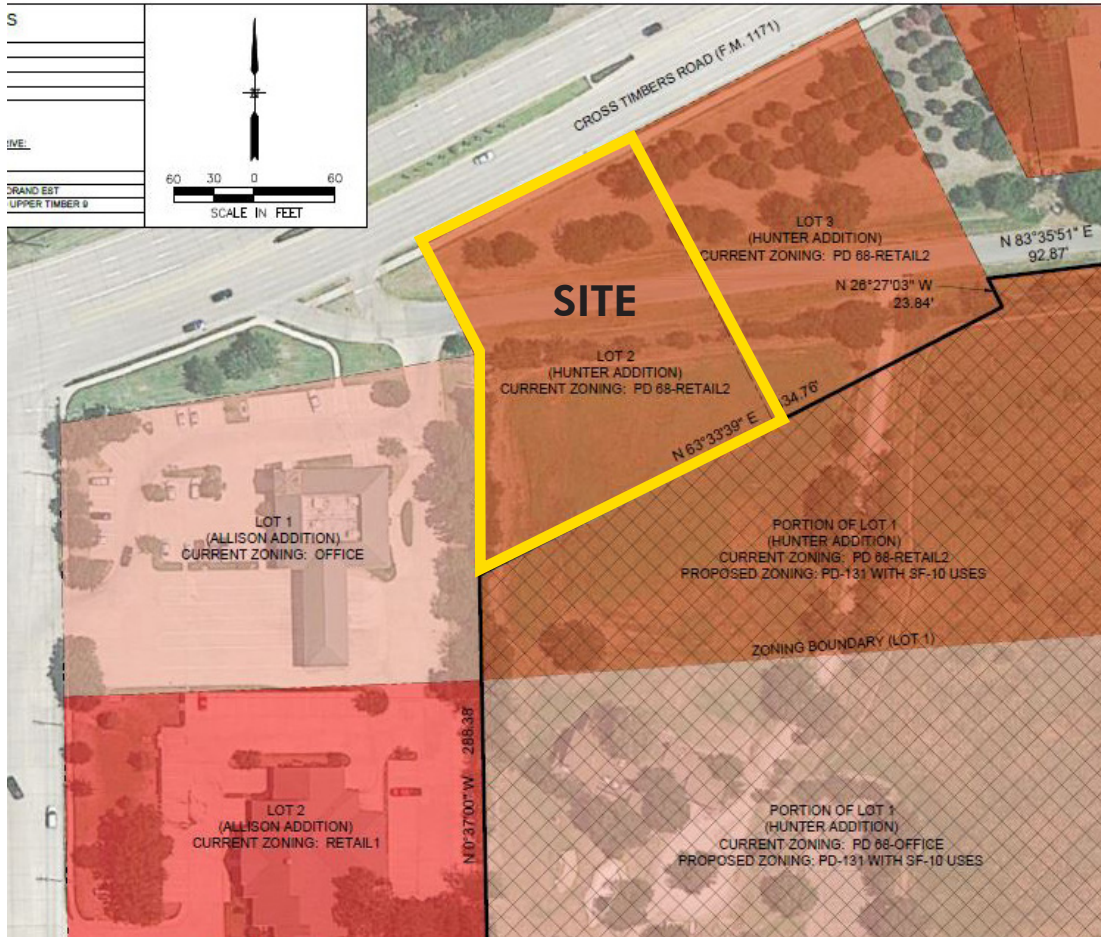
FLOWER MOUND, TX



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# FOR SALE RETAIL PAD SITE

FLOWER MOUND, TX



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