

FOR LEASE MARKETPLACE AT FLOWER MOUND

2221 CROSS TIMBERS ROAD | FLOWER MOUND | TX 75028

VIEW NORTH



PROPERTY HIGHLIGHTS

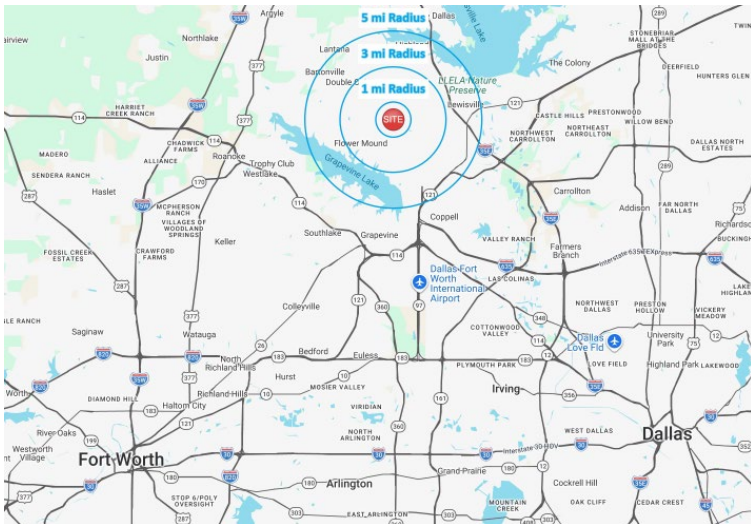
- Anchored by Sprouts, Dollar Tree & Gold's Gym
- GLA of +/-117,513 SF
- Located in the heart of Flower Mound, one of the most desirable suburbs in DFW with a high-income demographic and growing residential base
- Outstanding visibility and access from Cross Timbers Rd and Morriss Rd
- Recent area developments include new residential communities, expanding medical facilities, and town center enhancements
- Intersection: Cross Timbers Rd. & Morriss Rd.
- Denton County
- Intersection Traffic Count: 45,700 AADT

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	13,713	100,954	199,740
	\$162,964	\$183,870	\$163,424
AGE	40	40	38

AVAILABLE

1,211 SF - 4,429 SF
FUTURE OUT PARCEL

CROSS TIMBERS RD 32.2K AADT



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James A. Goldsmith, Lic. Real Estate Broker