

2931 Long Prairie Road, Flower Mound, TX 75022

FOR SALE OR LEASE



OFFERED AT \$1,600,000 OR \$21.00 NNN

AMENITIES

- 7,293 SF Building (4,400 Available)
- 1,905 SF Leased with \$35,300 NOI
- 5/1,000 Parking
- Move-in Ready – Efficient Floor Plan
- Eight Exam Rooms, Four with Plumbing
- Two Private Offices
- X-Ray Room and On-site Lab
- High Traffic Area
- Built in 2009 – on 1.34 Acres

OVERVIEW

Move-in ready medical office space in the heart of Flower Mound. The building is close to Cook Children's, Medical City ER, Baylor Scott & White, and Flower Mound Presbyterian.



Michelle Hudson
Tom Hudson

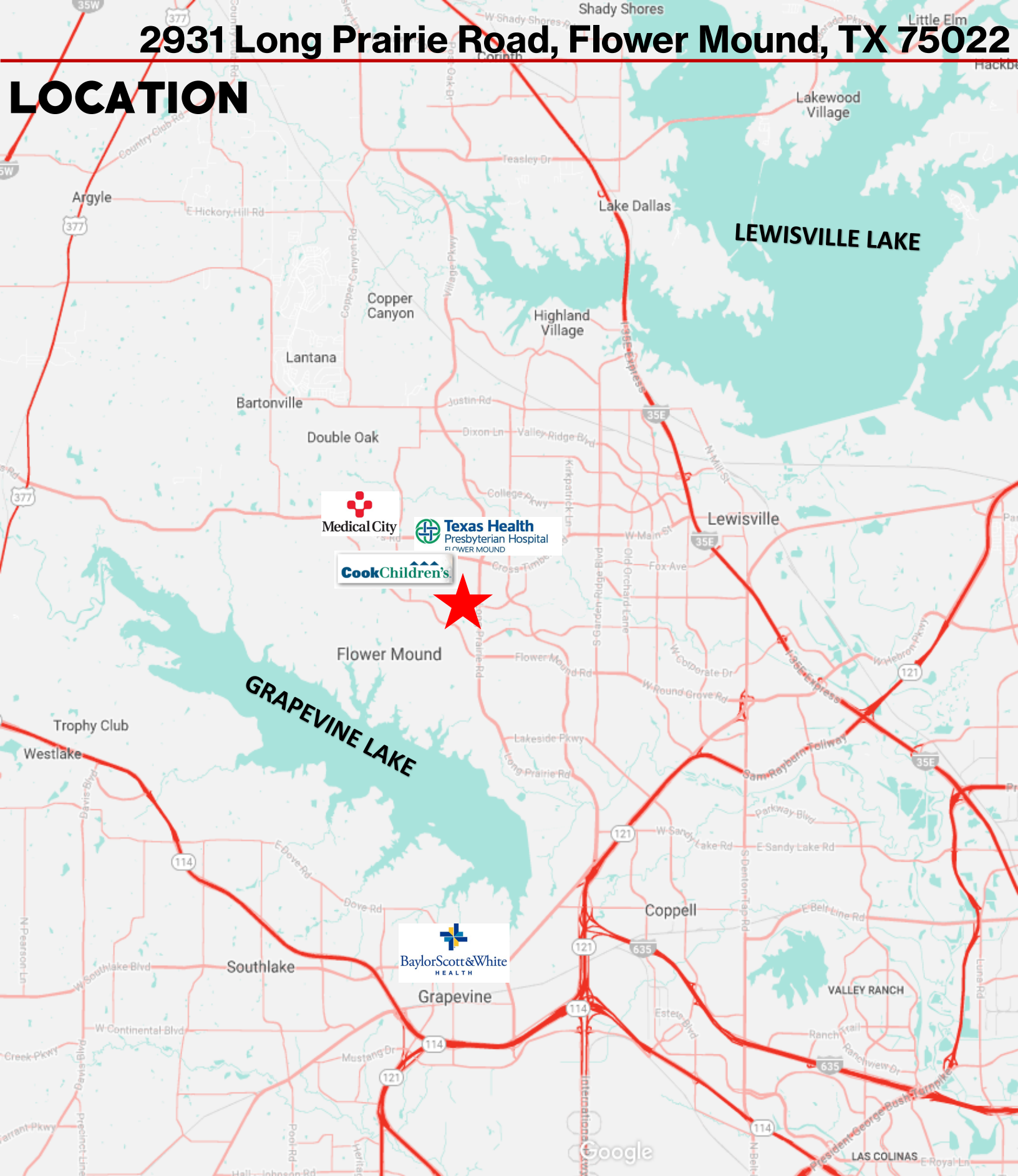
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Tom@HudsonPeters.com



2931 Long Prairie Road, Flower Mound, TX 75022

LOCATION



DEMOGRAPHICS



Medical Expenditures

2931 Long Prairie Rd, Flower Mound, Texas, 75022
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.02520
Longitude: -97.07094

Demographic Summary		2017	2022
Population		188,784	205,678
Households		67,057	73,002
Families		49,387	53,401
Median Household Income		\$89,385	\$96,049
Males per 100 Females		98.1	98.1
Population By Age			
Population <5 Years		6.1%	6.0%
Population 65+ Years		9.4%	11.8%
Median Age		36.5	37.6
	Spending Potential Index	Average Amount Spent	Total
Health Care	138	\$7,717.39	\$517,504,964
Medical Care	137	\$2,654.21	\$177,983,397
Physician Services	145	\$349.68	\$23,448,775
Dental Services	142	\$528.70	\$35,453,104
Eyecare Services	137	\$83.21	\$5,579,718
Lab Tests, X-Rays	139	\$85.46	\$5,730,371
Hospital Room and Hospital Services	139	\$241.29	\$16,179,998
Convalescent or Nursing Home Care	110	\$36.94	\$2,477,164
Other Medical services (1)	143	\$156.24	\$10,477,285
Nonprescription Drugs	136	\$174.10	\$11,674,527
Prescription Drugs	131	\$508.18	\$34,077,260
Nonprescription Vitamins	141	\$102.73	\$6,888,506
Medicare Prescription Drug Premium	113	\$127.85	\$8,573,181
Eyeglasses and Contact Lenses	140	\$132.66	\$8,895,572
Hearing Aids	123	\$34.13	\$2,288,633
Medical Equipment for General Use	134	\$7.57	\$507,508
Other Medical Supplies/Equipment (2)	144	\$85.48	\$5,731,795
Health Insurance	139	\$5,063.18	\$339,521,567
Blue Cross/Blue Shield	144	\$1,771.44	\$118,787,375
Fee for Service Health Plan	147	\$1,098.27	\$73,646,405
HMO	147	\$1,119.63	\$75,079,332
Medicare Payments	115	\$639.54	\$42,885,594
Long Term Care Insurance	136	\$137.14	\$9,196,167
Other Health Insurance (3)	120	\$297.16	\$19,926,695

188,784

Population



67,057

Households

36.5

Median Age

\$69,727

Median Disposable Income



\$124,802

Median Household Income



\$48,841

Per Capita Income



\$500,001

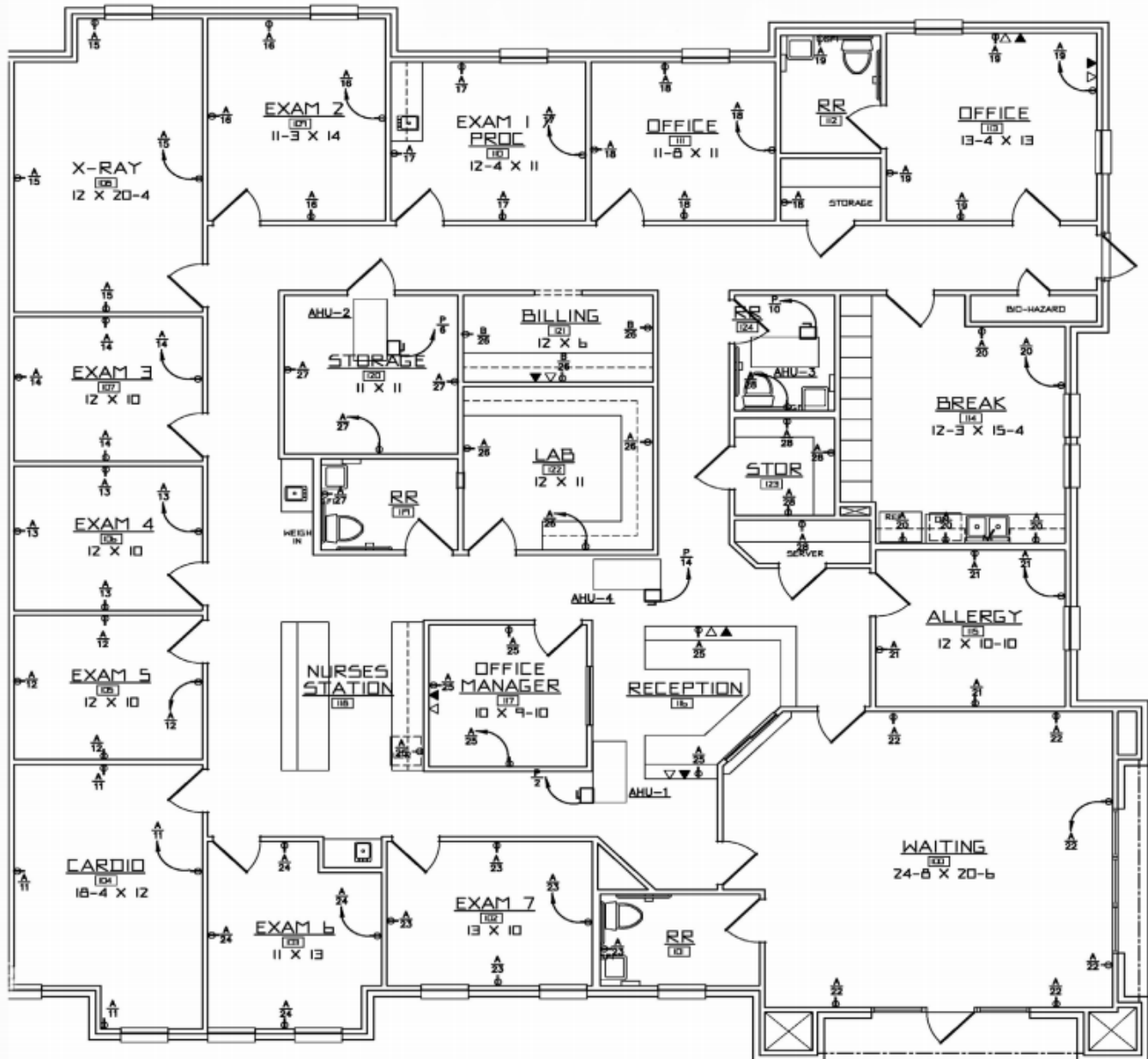
Median Net Worth

AERIAL



FLOOR PLAN

SUITE 100 - 4,400 SF



PHOTOS





Information About Brokerage Services

11-2-2015

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.

<u>Hudson Peters Commercial, LLC</u>	<u>582122</u>	<u>hudson@hudsonpeters.com</u>	<u>(972)980-1188</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Lynn Michelle Hudson</u>	<u>433516</u>	<u>hudson@hudsonpeters.com</u>	<u>(972)980-1188</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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