

FOR LEASE

FLOWER MOUND SQUARE—RETAIL CENTER



cm1 brokerage



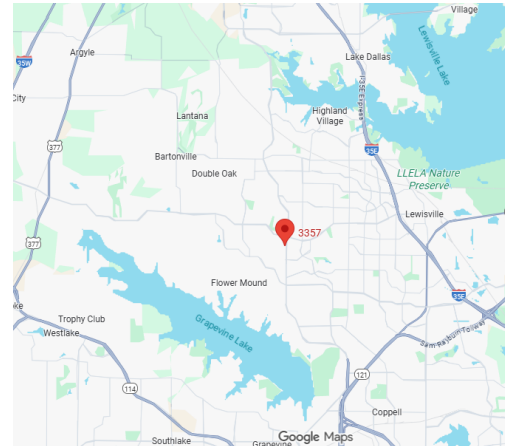
Property Information

- Attractive center with outstanding visibility and tenant mix potential
- Multi-Tenant Building on 2 Acres
- Built in 1984

**3313-3357 Long Prairie Rd
Flower Mound, TX 75022**

Available Space

Suite	Size	Rate
3345	1,285 SF	Call for Details
3347	1,047 SF	Call for Details
3351	2,138 SF	Call for Details
3355	1,650 SF	Call for Details



- Positioned along one of Flower Mound's busiest corridors
- Surrounded by affluent neighborhoods and strong demographics
- Addison Submarket

For Leasing Inquiries Please Contact:

Niveen Widyan

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713-961-4666 C.714-683-4211

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www.cmirealestate.com

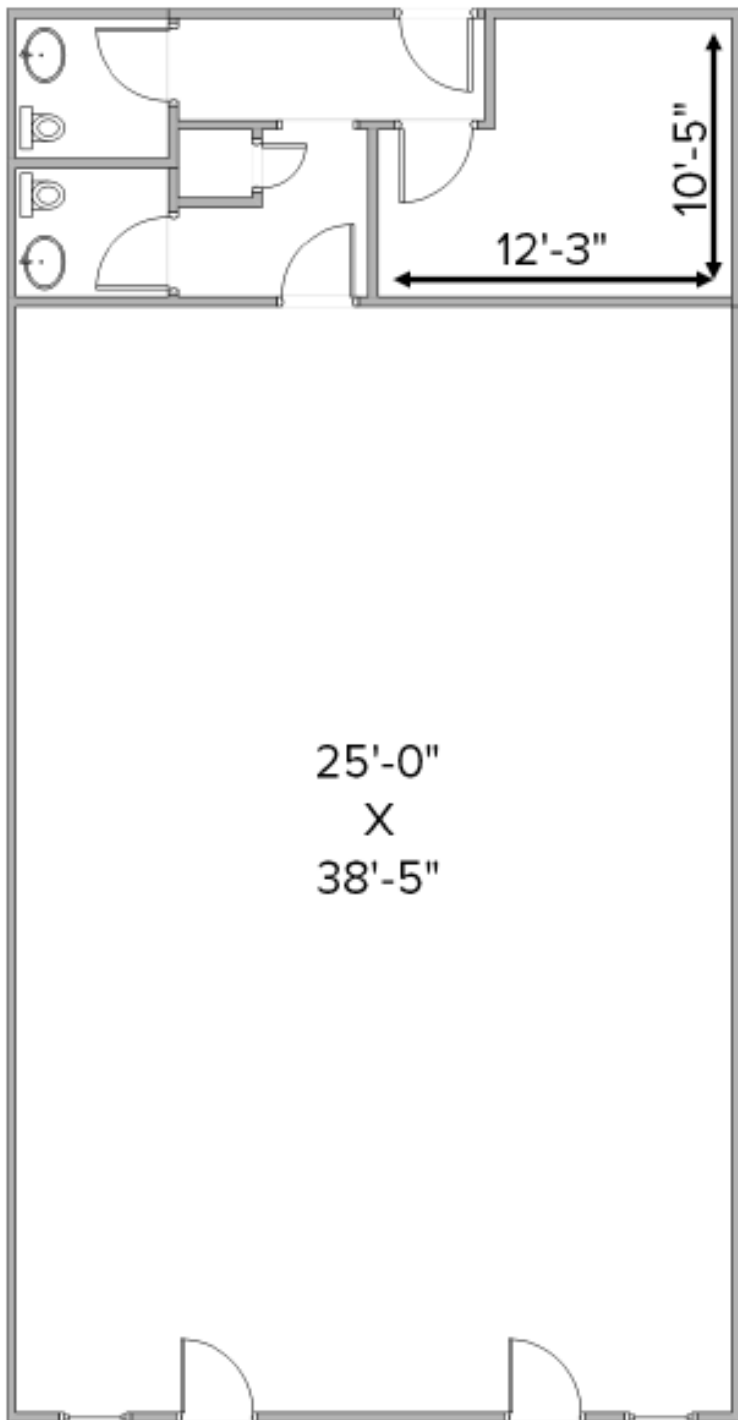
9330 LBJ, Ste 240, Dallas, TX 75243

Information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.

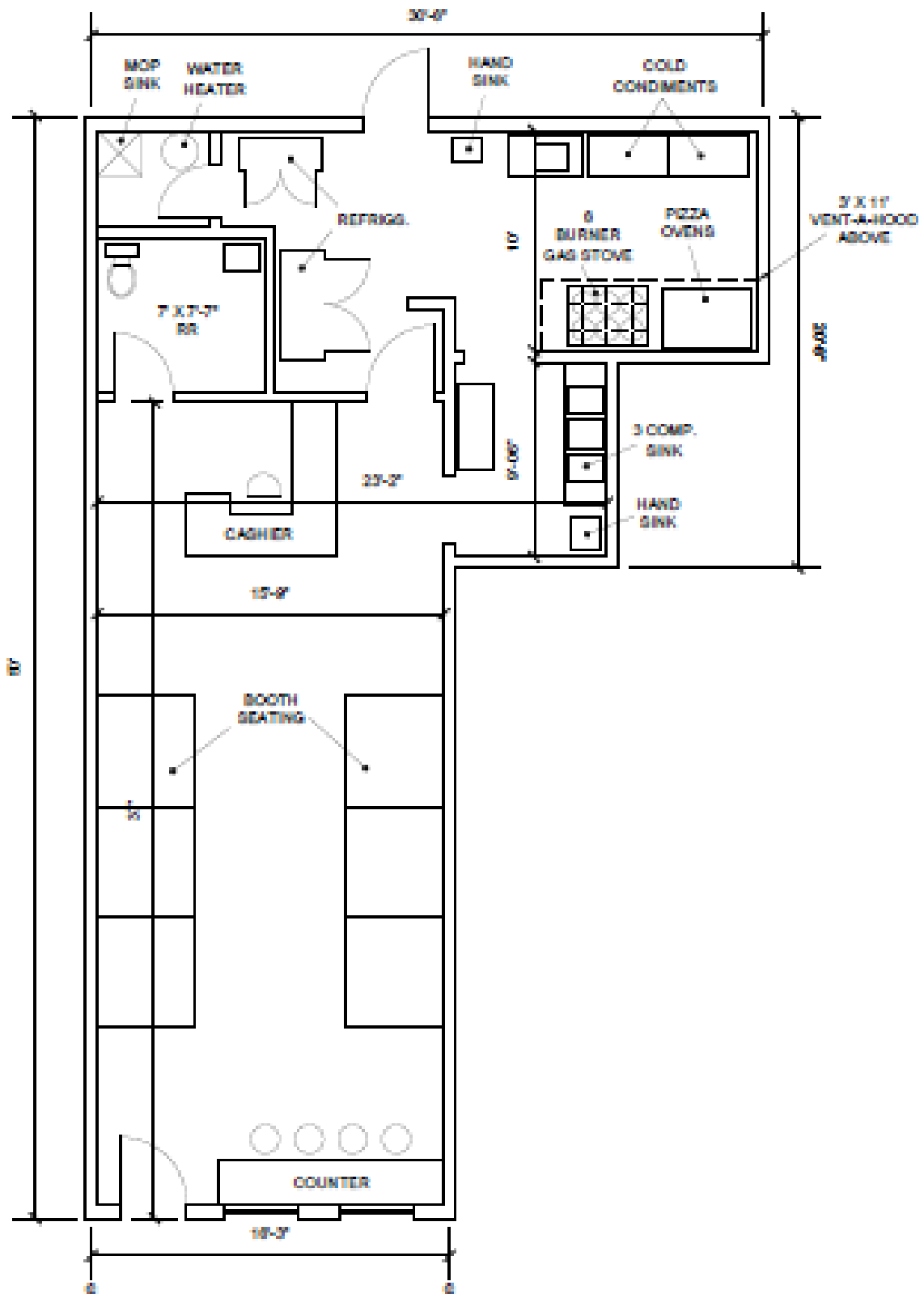
Suite 3345: +/- 1,285SF

Includes:

- Open Floorplan
- Private Office
- Two Restrooms



Entrance



TITLE 3347 LONG PRAIRIE	
SCALE 1/8" = 1'-0"	
DATE 11/05/2025	REVISION 1

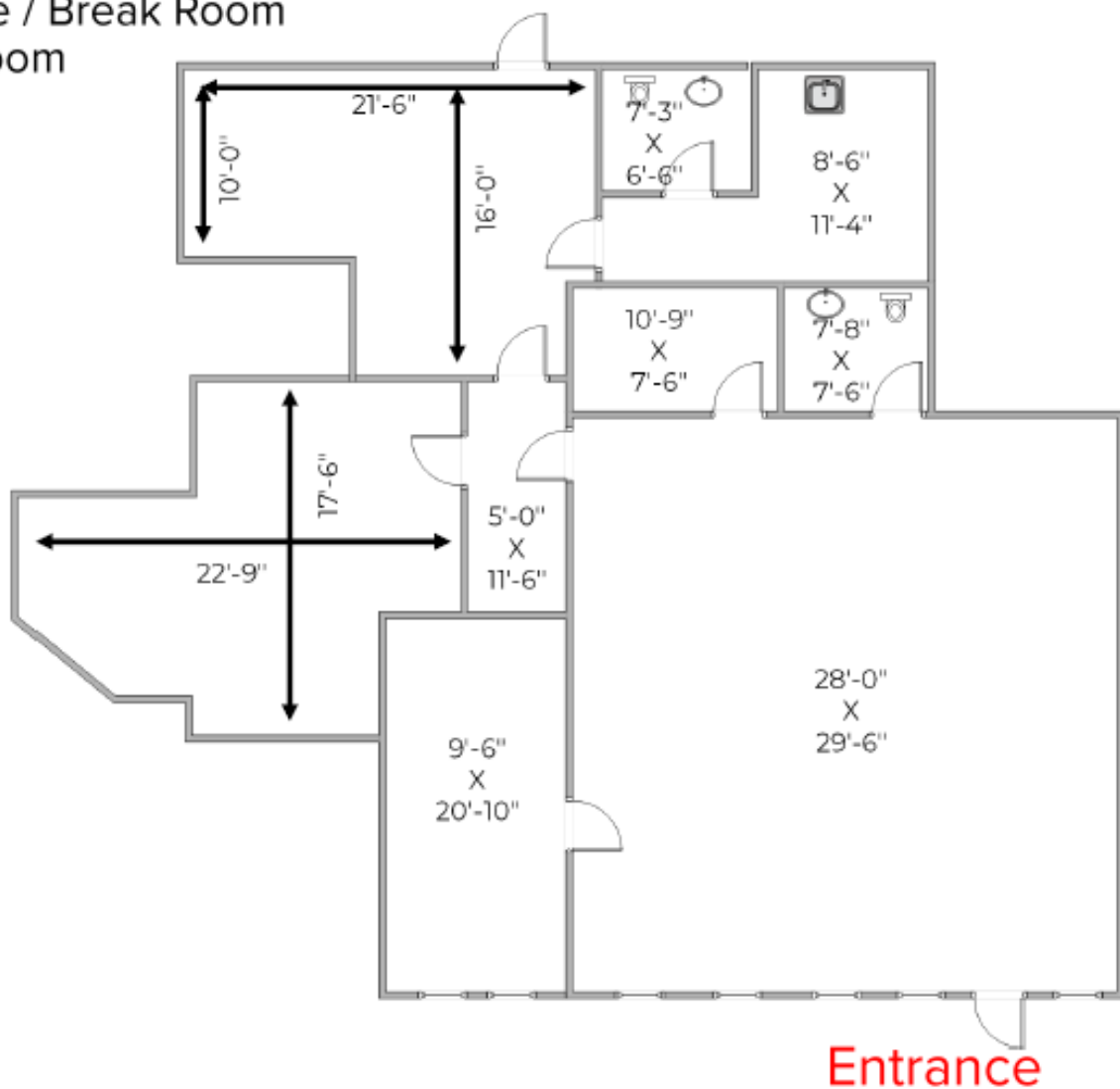
PROJECT FLOOR PLAN - 1,056 S.F. 3347 LONG PRAIRIE RD. FLOWER MOUND, TEXAS
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Chuck Lobb - Space Planning & Design 6601 Alpha Road, Building 1 - Suite 100 Dallas, Texas 75241	
As-Built Tenant Finish-Out Site Plans	(972) 233-3333 Office (972) 233-1881 Fax chuck.lobb@verizon.net

Suite 3351: +/- 2,138 SF

Includes:

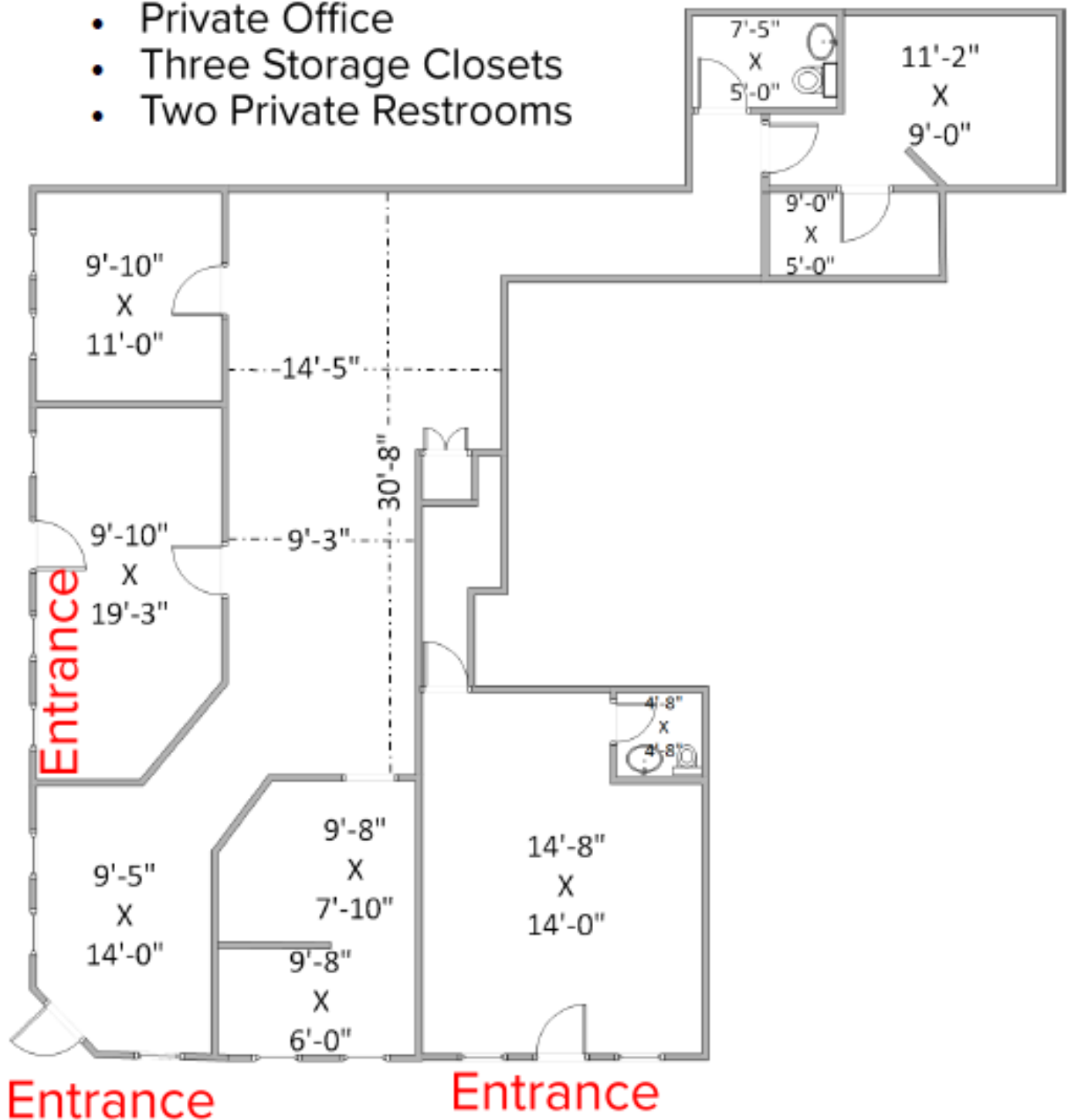
- Open Showroom Area
- 2 Private Offices
- 2 Restrooms
- Kitchenette / Break Room
- Storage Room



Suite 3355: +/- 1,650SF

Includes:

- Three Entrances
- Reception / Waiting area
- Private Office
- Three Storage Closets
- Two Private Restrooms



Demographic Summary Report

Flower Mound Square

3313-3357 Long Prairie Rd, Flower Mound, TX 75022

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **18,892 SF**
 Year Built: **1973**

Total Available: **6,118 SF**
 % Leased: **67.62%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	16,354		116,590		240,832	
2024 Estimate	13,691		97,538		202,257	
2020 Census	13,026		92,508		187,914	
Growth 2024 - 2029	19.45%		19.53%		19.07%	
Growth 2020 - 2024	5.11%		5.44%		7.63%	
2024 Population by Hispanic Origin	1,549		14,676		43,723	
2024 Population	13,691		97,538		202,257	
White	9,373	68.46%	62,344	63.92%	117,821	58.25%
Black	514	3.75%	4,907	5.03%	15,532	7.68%
Am. Indian & Alaskan	56	0.41%	658	0.67%	2,015	1.00%
Asian	1,751	12.79%	13,189	13.52%	22,030	10.89%
Hawaiian & Pacific Island	2	0.01%	32	0.03%	153	0.08%
Other	1,993	14.56%	16,407	16.82%	44,706	22.10%
U.S. Armed Forces	0		8		120	
Households						
2029 Projection	6,041		40,736		86,165	
2024 Estimate	5,034		33,944		72,189	
2020 Census	4,764		32,188		66,731	
Growth 2024 - 2029	20.00%		20.01%		19.36%	
Growth 2020 - 2024	5.67%		5.46%		8.18%	
Owner Occupied	3,371	66.96%	25,222	74.30%	47,286	65.50%
Renter Occupied	1,663	33.04%	8,722	25.70%	24,904	34.50%
2024 Households by HH Income	5,035		33,945		72,188	
Income: <\$25,000	208	4.13%	1,778	5.24%	5,188	7.19%
Income: \$25,000 - \$50,000	554	11.00%	3,658	10.78%	9,273	12.85%
Income: \$50,000 - \$75,000	581	11.54%	4,291	12.64%	10,262	14.22%
Income: \$75,000 - \$100,000	497	9.87%	3,394	10.00%	8,748	12.12%
Income: \$100,000 - \$125,000	820	16.29%	3,891	11.46%	8,408	11.65%
Income: \$125,000 - \$150,000	576	11.44%	3,372	9.93%	6,700	9.28%
Income: \$150,000 - \$200,000	729	14.48%	5,027	14.81%	9,521	13.19%
Income: \$200,000+	1,070	21.25%	8,534	25.14%	14,088	19.52%
2024 Avg Household Income	\$146,287		\$151,944		\$134,743	
2024 Med Household Income	\$120,655		\$124,745		\$107,799	

Traffic Count Report

Building Type: General Retail

Secondary: Restaurant

GLA: 18,892 SF

Year Built: 1973

Total Available: 6,118 SF

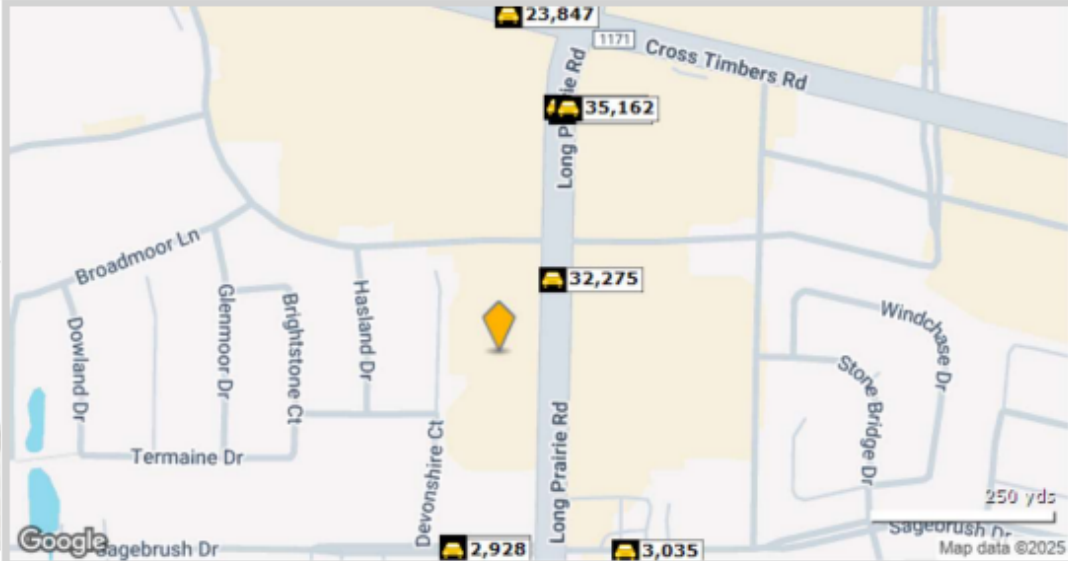
% Leased: 67.62%

Rent/SF/Yr: Negotiable



Flower Mound Square

3313-3357 Long Prairie Rd, Flower Mound, TX 75022



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Long Prairie Rd	Churchill Dr	0.03 N	2025	32,275	MPSI	.07
2	Sagebrush Dr	Devonshire Ct	0.02 W	2025	2,946	MPSI	.15
3	Sagebrush Dr	Devonshire Ct	0.02 W	2024	2,928	MPSI	.16
4	Sagebrush Dr	Long Prairie Rd	0.05 W	2024	3,015	MPSI	.18
5	Sagebrush Dr	Long Prairie Rd	0.05 W	2025	3,035	MPSI	.18
6	Long Prairie Rd	Cross Timbers Rd	0.07 N	2018	38,189	MPSI	.20
7	Long Prairie Rd	Cross Timbers Rd	0.07 N	2023	35,322	MPSI	.20
8	Long Prairie Road	Cross Timbers Rd	0.07 N	2025	35,465	MPSI	.20
9	Long Prairie Road	Long Prairie Rd	0.06 N	2025	35,162	MPSI	.20
10	Cross Timbers Road	Long Prairie Rd	0.05 E	2025	23,847	MPSI	.27



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

CMI Brokerage	390205-BB	cmi@cmirealestate.com	713.961.4666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Victor E Vacek, Jr.	153348-B	vev@cmirealestate.com	713.961.4666
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Niveen Widyan	748960-SA	nwidyan@cmirealestate.com	214.575.8848
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date