

MARKETPLACE AT FLOWER MOUND

NVESTMENTS 2221 CROSS TIMBERS ROAD | FLOWER MOUND, TX 75028



PROPERTY OVERVIEW

- Anchored by Sprouts, Dollar Tree & Gold's Gym
- GLA of +/-117.513 SF

LOCATION OVERVIEW

- Located NW of Dallas, north of DFW Int'l Airport
- Across from River Walk, a Mixed-Use Development
- Intersection: Cross Timbers Rd. & Morriss Rd.
- Denton County
- Traffic Count: 36,000 AADT

www.GatorInvestments.com

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LEASING INFO: 877.459.9605

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DEMOGRAPHICS

• 2021

2221 CROSS TIMBERS ROAD FLOWER MOUND, TX 75028

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	14,694	108,848	203,332
AVG. HH INCOME	\$135,528	\$141,406	\$125,332
AVG. AGE	39	38	37

SPACE AVAILABLE



