

# FOR LEASE MARKETPLACE AT FLOWER MOUND

2221 CROSS TIMBERS ROAD | FLOWER MOUND | TX 75028

VIEW NORTH



**RIVER WALK AT CENTRAL PARK (NOT OWNED)**

OFFICE	RETAIL/OFFICE/RESIDENTIAL
RETAIL	RETAIL/OFFICE/MEDICAL
RETAIL/OFFICE	RESIDENTIAL
GROUND FLOOR RETAIL	



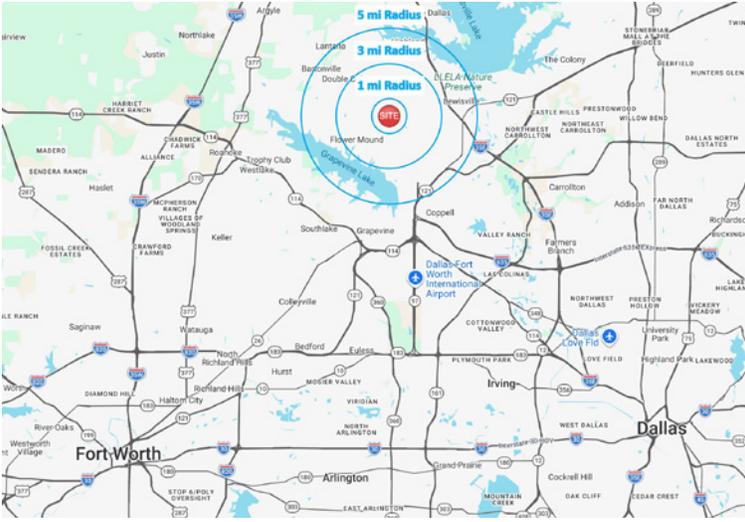
## PROPERTY HIGHLIGHTS

- 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](mailto:Leasing@GatorInvestments.com)

**www.GatorInvestments.com**  
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

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James A. Goldsmith, Lic. Real Estate Broker



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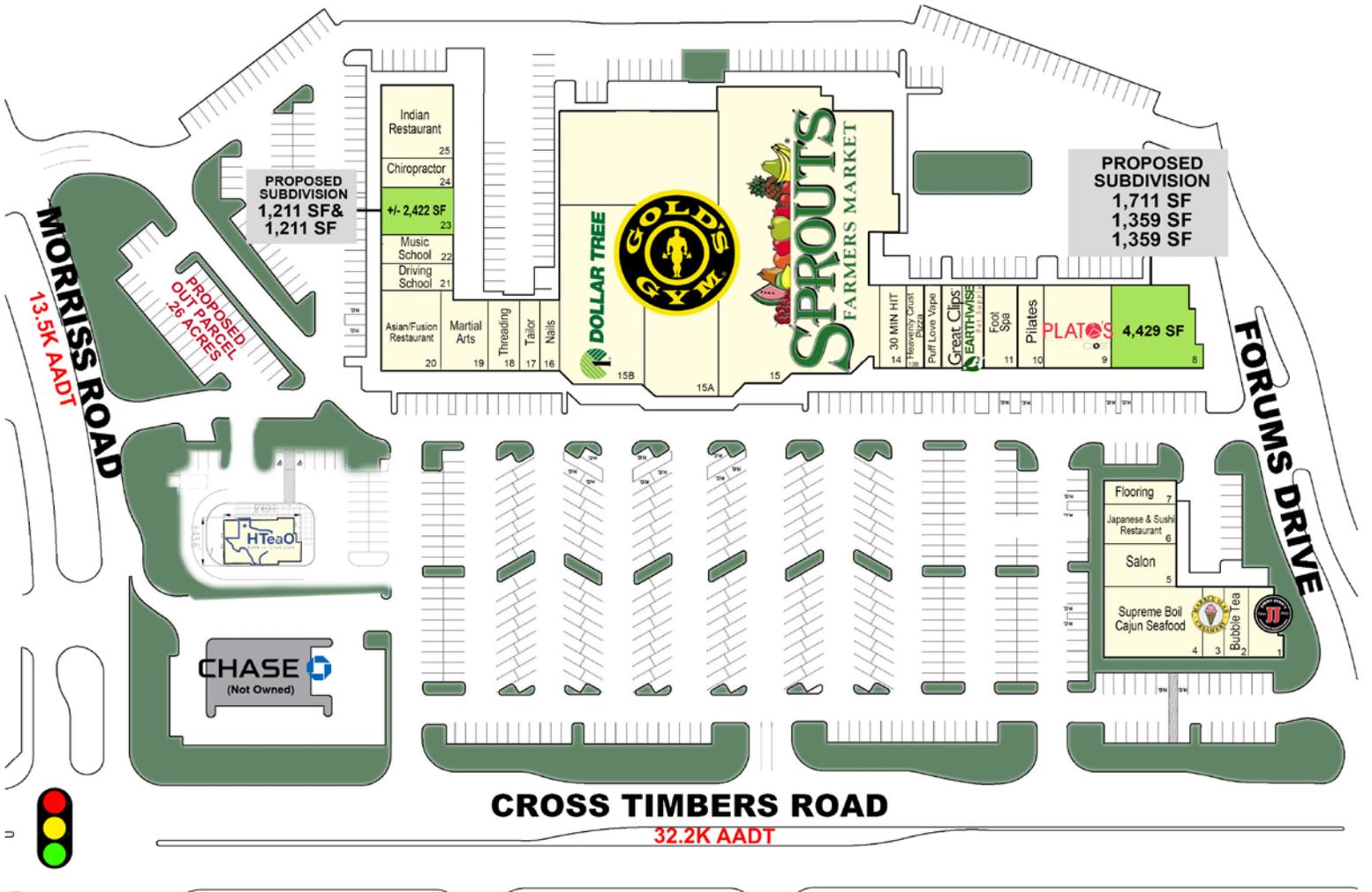
## DEMOGRAPHICS

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



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