

# 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	



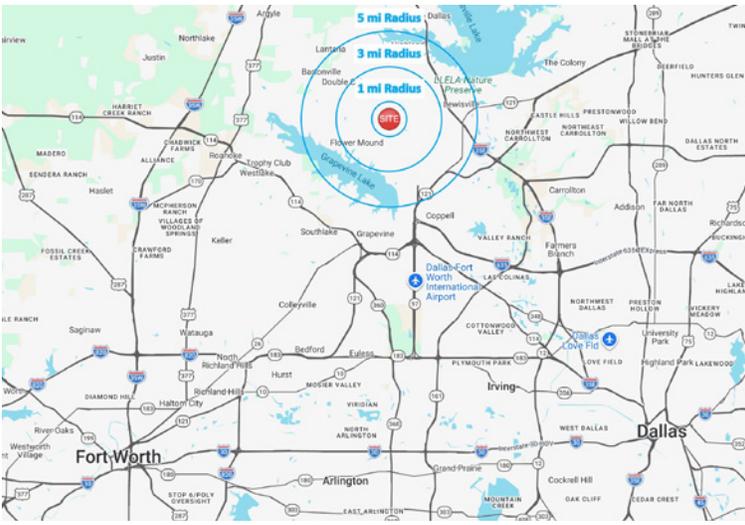
## PROPERTY HIGHLIGHTS

- 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

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.  
James A. Goldsmith, Lic. Real Estate Broker



# MARKETPLACE AT FLOWER MOUND

2221 CROSS TIMBERS ROAD | FLOWER MOUND | TX 75028

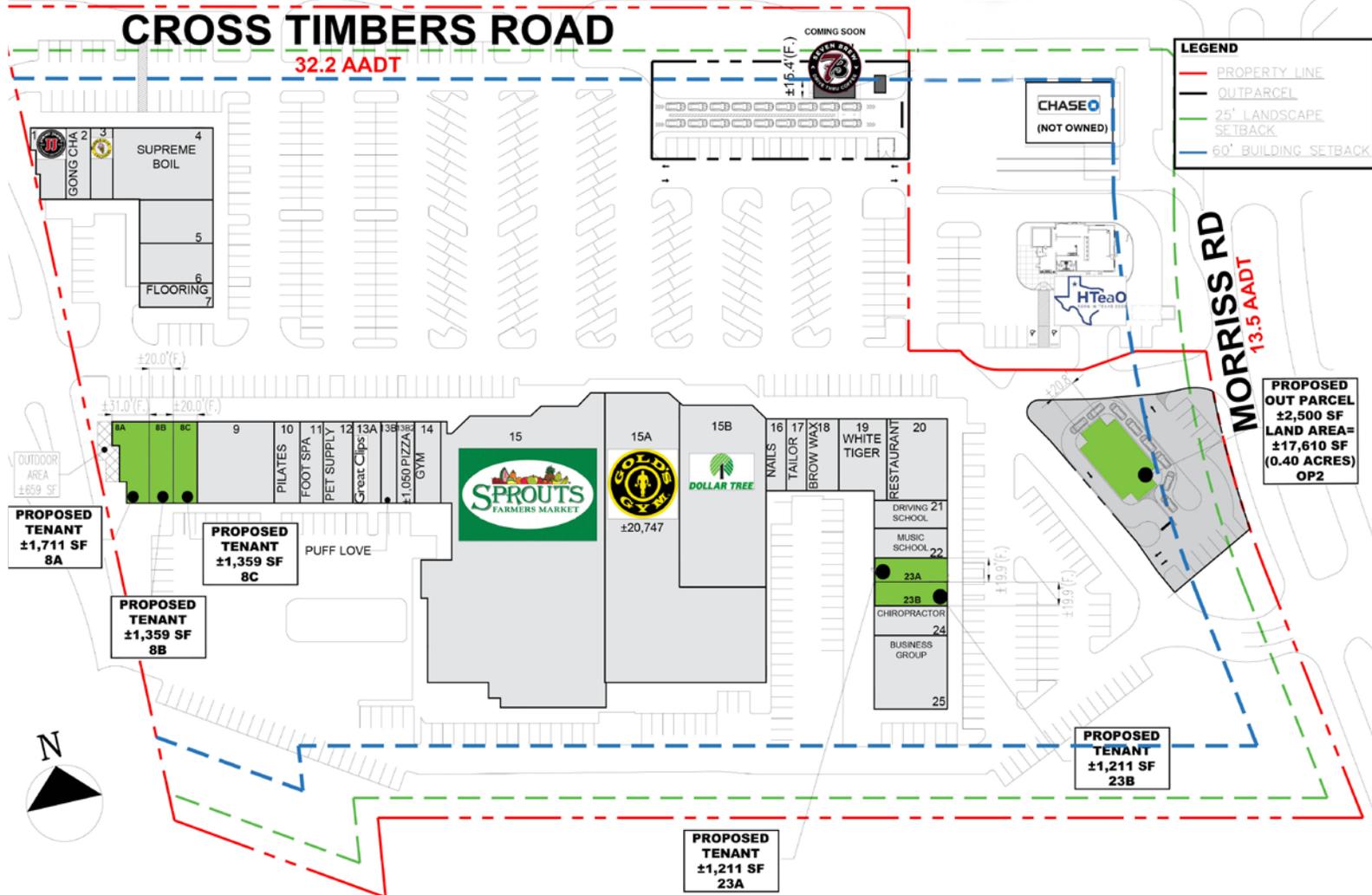
## DEMOGRAPHICS

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



LEASING INFO: 877.459.9605

[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)

[www.GatorInvestments.com](http://www.GatorInvestments.com)

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

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.  
James A. Goldsmith, Lic. Real Estate Broker