

FOR LEASE

GATOR
INVESTMENTS

MARKETPLACE AT FLOWER MOUND

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 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 Morris Rd
- Recent area developments include new residential communities, expanding medical facilities, and town center enhancements
- Intersection: Cross Timbers Rd. & Morris Rd.
- Denton County
- Traffic Count: 32,200 AADT

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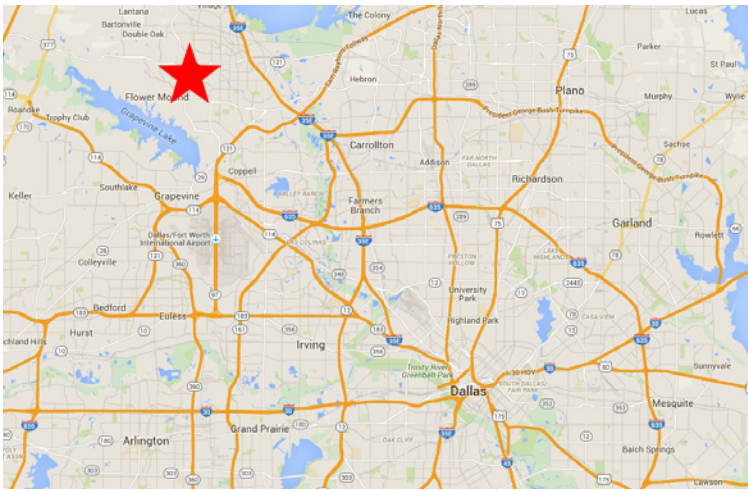
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

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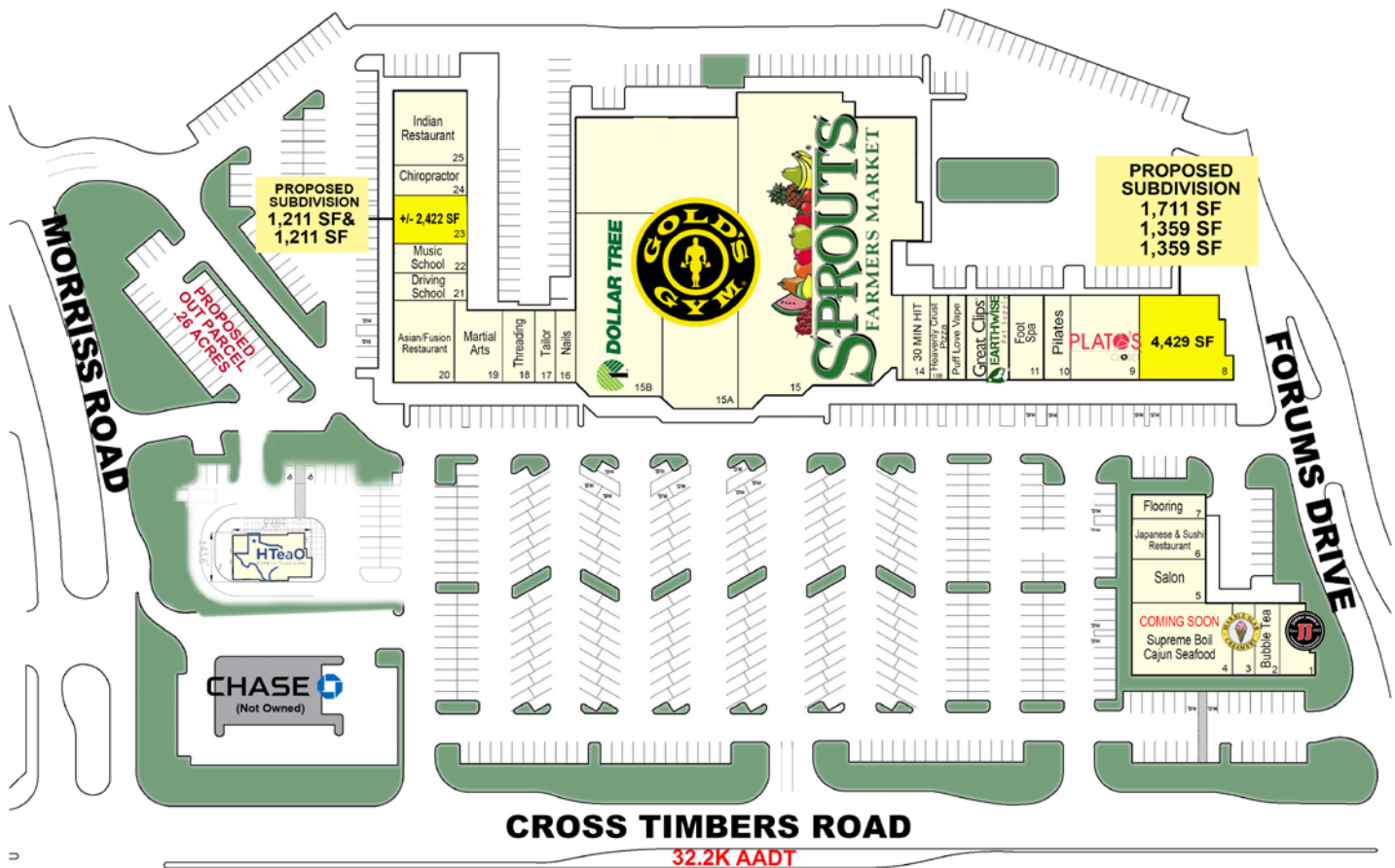
DEMOGRAPHICS

• 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



Owned and Operated By A
GATOR
Affiliated Company

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