

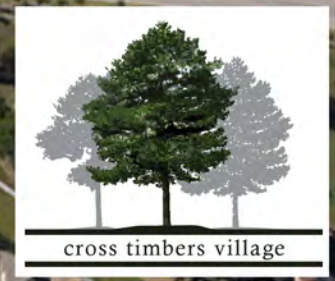
Cross Timbers Village

FLOWER MOUND, TEXAS
SWC Bruton Orand & FM 1171

Contact

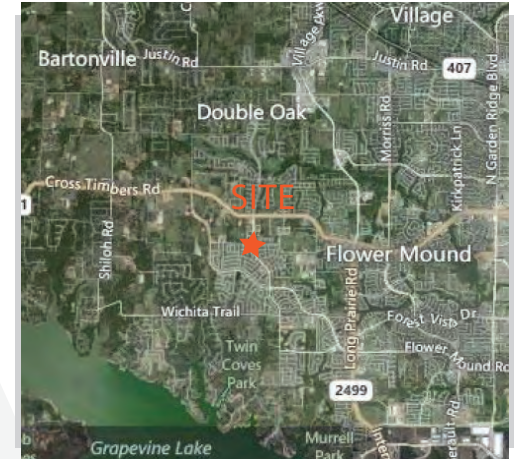
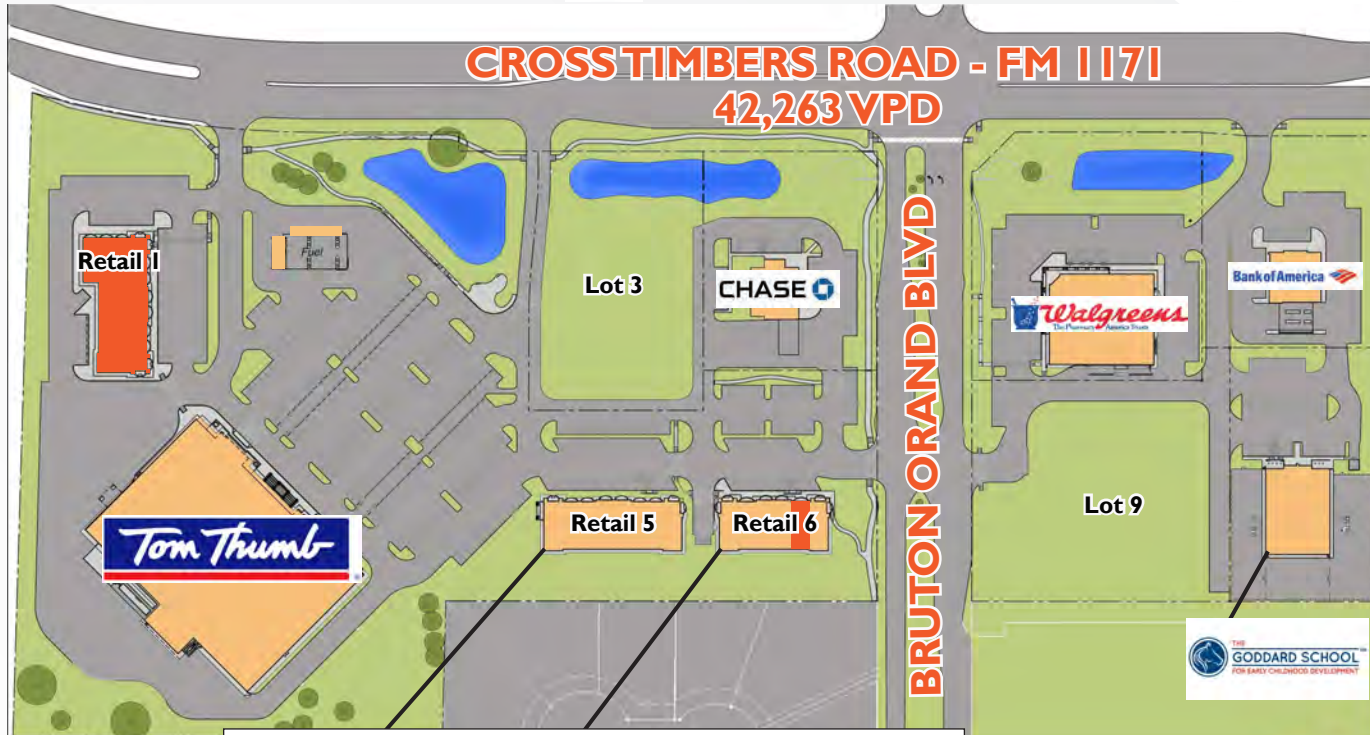
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214.891.3222 www.ddevelopment.com



Cross Timbers Village

FLOWER MOUND, TEXAS | 4521 Cross Timbers Rd., Flower Mound, Tx 75028
SWC Bruton Orand & FM 1171



SITE DATA

NNN

\$5.75 PSF
(CAM \$2.45, Taxes \$3.00, Ins \$0.30)

PAD SITES AVAILABLE

(For Sale, Ground Lease, or Build-to-Suit)

Lot 3 1.63 Acres

Lot 9 2.13 Acres

AVAILABLE SPACE- DEPTH

Lot 1 Retail 11,424 SF 70 FT

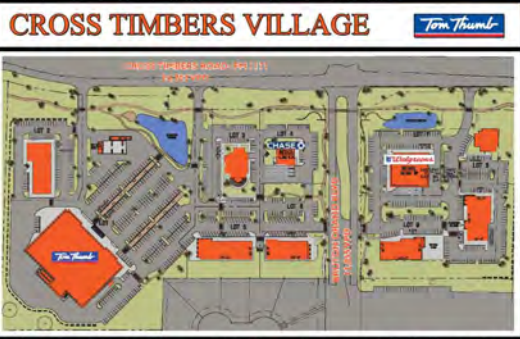
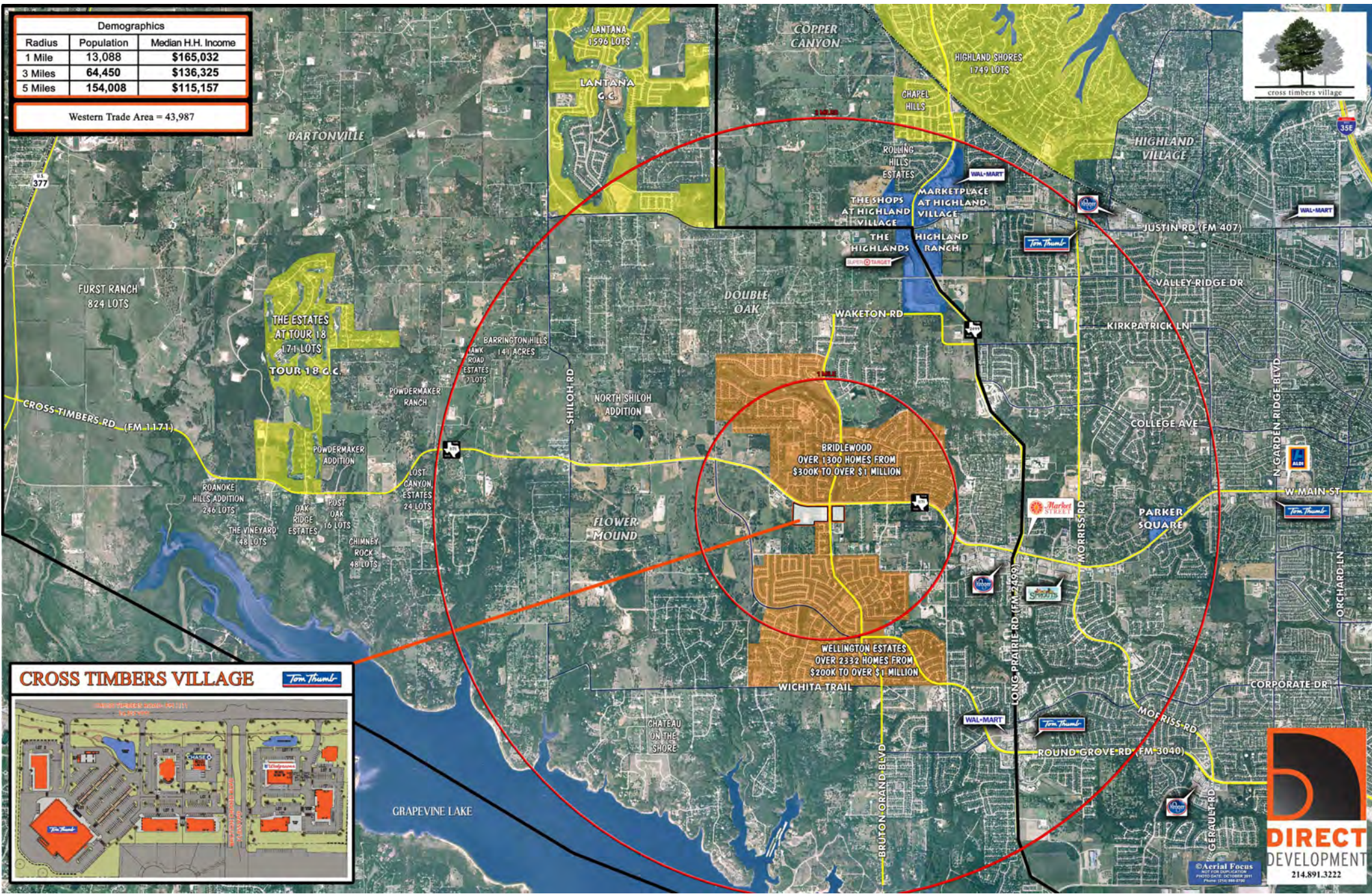
(Coming Soon!)

DEMOGRAPHICS

RADIUS	POPULATION	AVG HH INCOME	MED HH INCOME
1 Mile	13,088	\$172,561	\$165,032
3 Miles	64,450	\$154,197	\$136,325
5 Miles	154,008	\$136,251	\$115,157

Demographics		
Radius	Population	Median H.H. Income
1 Mile	13,088	\$165,032
3 Miles	64,450	\$136,325
5 Miles	154,008	\$115,157

Western Trade Area = 43,987



DIRECT DEVELOPMENT
214.891.3222

CROSS TIMBERS ROAD - F.M. 1171

BRUTON ORAND BLVD.

Available
1.6341 Ac
LOT 3

Chase Bank
LOT 4

Walgreens
LOT 7

Bank of America
LOT 8

Available
2.133 Ac
LOT 9 R-1

Goddard School
LOT 9 R-2

Retail
LOT 5

Retail
LOT 6

Tom Thumb
LOT 2

Fuel

(Future)
Retail
±11,400sf
LOT 1

EDNA VALLEY COURT

Site Plan

Cross Timbers Rd (FM 1171) & Bruton Orand Blvd

Town of Flower Mound, TX



0 60' 120'
SCALE: 1" = 60'
1311 Lease Plan

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