

Founder's Landing

1600 Long Prairie Rd | Flower Mound, TX 75028

Retail | Medical Office
Leasing Opportunity

Leasing Brochure



MATTHEWS™

Baylor Worman

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Brady Ruth

Associate

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License No. 839655 (TX)

Project Scope

Up to ±7,300 SF
Phase One Availability

±47,153 VPD
Long Prairie Rd

±25,890 VPD
Flower Mound Rd

Project Scope

Retail Availability:

- Building B
 - Up to 3,665 SF
- Building C
 - Up to 3,365 SF
- Building A (Phase Two)
 - Up to 6,165 SF
 - Delivery Q2 2027

Medical Office Availability:

- Building D & E (Phase Two)
 - Up to 17,810 SF
 - Delivery Q2 2027
- Building F & G (Phase Three)



Demographics

Population	2-Mile	3-Mile	5-Mile
Current Year Estimate	31,586	68,113	203,202
Households	2-Mile	3-Mile	5-Mile
Current Year Estimate	11,366	25,836	78,922
Income	2-Mile	3-Mile	5-Mile
Average Household Income	\$201,263	\$190,520	\$166,510

Area Retailers



Founder's Landing
Building(s) B & C

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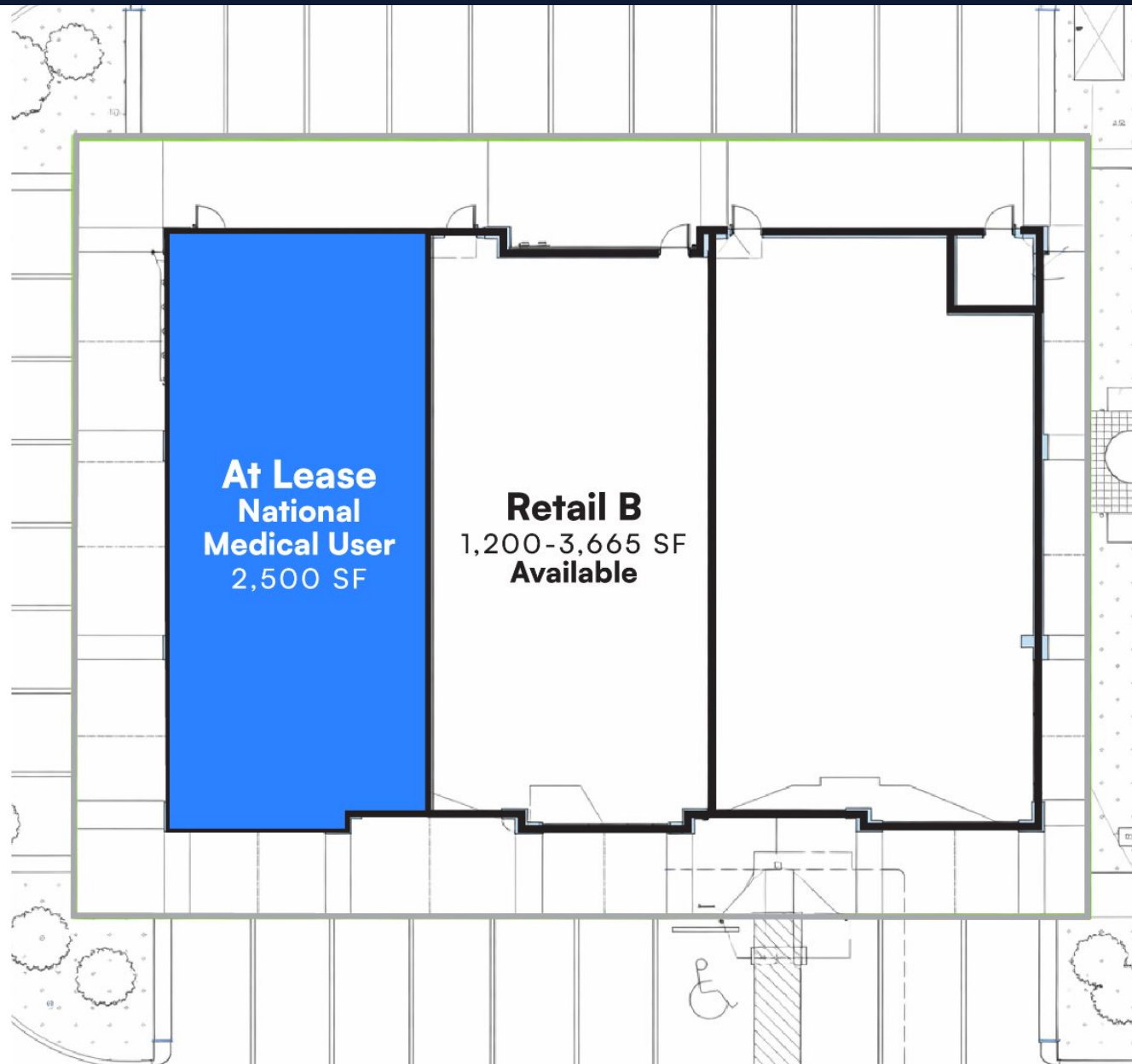
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Suite	Tenant	SF
A	Delivery Q2 2027	1200-5230 SF
B	Est. Delivery Sept 2026	1,200-3,665 SF
B	At Lease (Local Infusion North Endcap)	2,500 SF
C	Est. Delivery Sept 2026	1,200-3,365 SF
C	Cheri Nail Boutique & Wellness	2,800 SF
D	Delivery Q2 2027	1200-5230 SF
E	Delivery Q2 2027	1200-5230 SF
F	Delivery TBD	1200-5230 SF
G	Delivery TBD	1200-5230 SF

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Flower Mound, TX

Market Demographics



79,435

Total Population

\$161,235

Median HH Income

41,674

Employed Population

43.5

Median Age

Local Market Overview

Flower Mound, Texas is one of the most affluent and rapidly growing communities within the Dallas–Fort Worth metroplex, positioned along the highly desirable Denton County and North Tarrant County growth corridor. The town benefits from **strong household incomes, high population growth, and a business-friendly environment that continues to attract both residents and employers**. Median household incomes significantly exceed national averages, supporting strong consumer spending and making the area an attractive destination for retailers and service-oriented tenants. Flower Mound’s **strategic location between Dallas/Fort Worth International Airport and the expanding North Dallas employment hubs** provides excellent accessibility via major thoroughfares including FM 2499, FM 1171, and nearby Interstate 35E and SH 121, reinforcing its role as a regional retail and healthcare destination.

The area’s expanding population base, combined with a **highly educated demographic profile and strong daytime population**, has fueled consistent demand for neighborhood retail and outpatient healthcare services. Continued residential development and master-planned communities across southern Denton County are driving sustained demand for convenience retail, dining, and medical office providers seeking proximity to an affluent patient base. Healthcare systems and private practices have increasingly targeted Flower Mound due to its **strong insurance demographics, population growth, and limited supply of well-located medical office space** relative to demand. As the broader North DFW corridor continues to expand, the Flower Mound retail and medical office market is well positioned for stable tenant demand, long-term occupancy resilience, and durable rent growth supported by the area’s strong economic fundamentals.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **1600 Long Prairie Rd, Flower Mound, TX, 75028** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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Broker of Record

Patrick Graham

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)