

The Forums

Professional / Medical Office Space For Lease

1,978 SF

PRIME CORNER
LOCATION AVAILABLE



Location:

The Forums
2261 Olympia Drive
Suite 400
Flower Mound, TX 75035



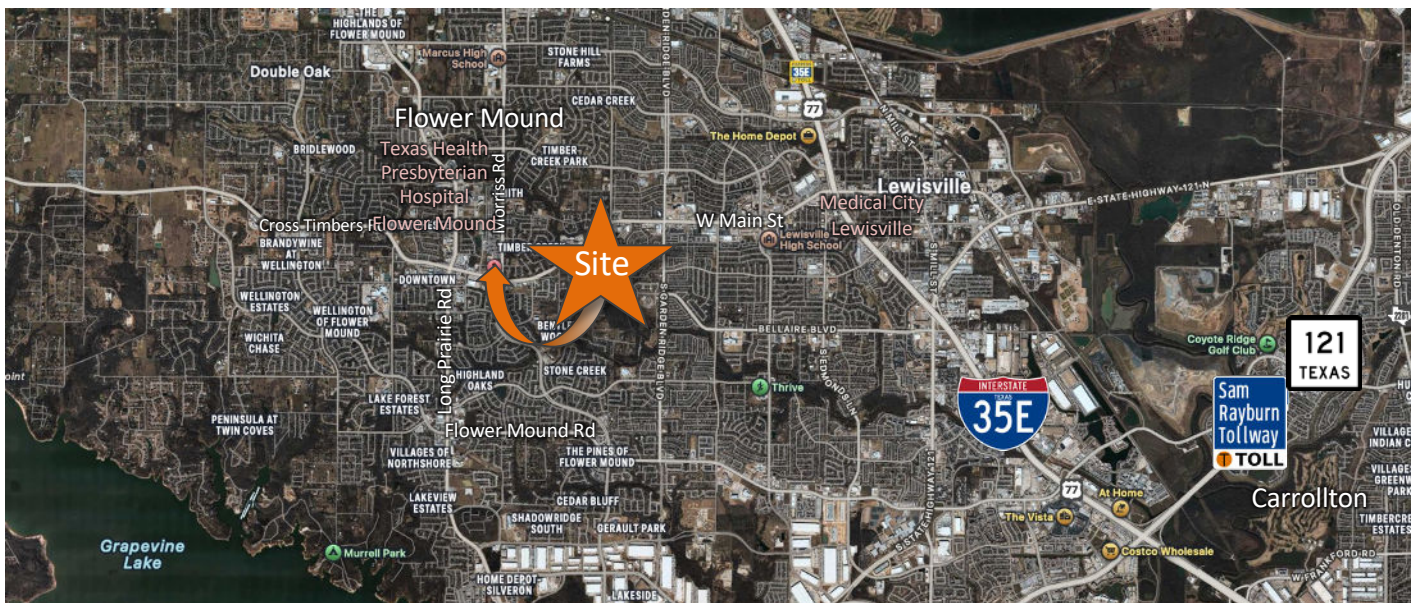
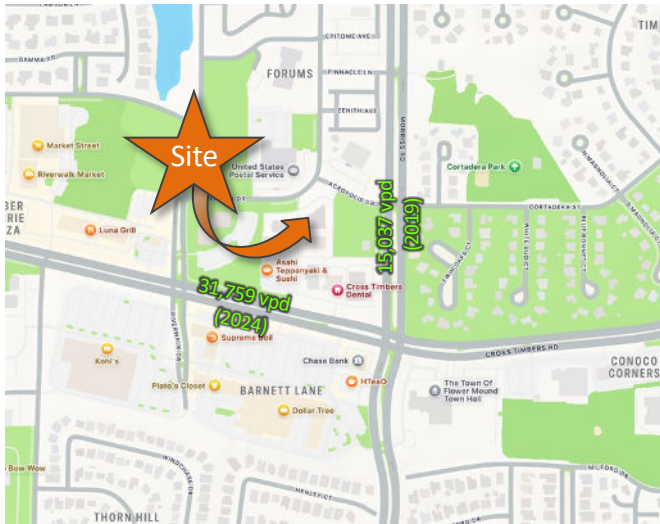
Space Available:

Shell Space
Professional / Medical Office
Available
1,978 SF
\$22 + NNN

- Multi-building professional/medical office park near the US Postal Service Office
- Close proximity to I-35, the Sam Rayburn Tollway, and DFW International Airport
- Corner shell suite available for custom finish out in the heart of Flower Mound
- Excellent location nearby frequently visited retail /dining / shopping centers
- Generous TI package available
- Building & Monument signage available

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT
O: 972.292.1220 / www.LCRTexas.com
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / Tito@LCRTexas.com



- Centered perfectly to service the growing communities of Frisco, Highland Village, Lewisville, & Grapevine
- Nearby multiple schools, Texas Health Presbyterian Hospital of Flower Mound, Town Hall, and the USPS
- Close proximity to numerous Restaurant & Retail Amenities including the Highlands of Flower Mound, the Shops at Highland Village, Parker Square, and Grapevine Mills Mall

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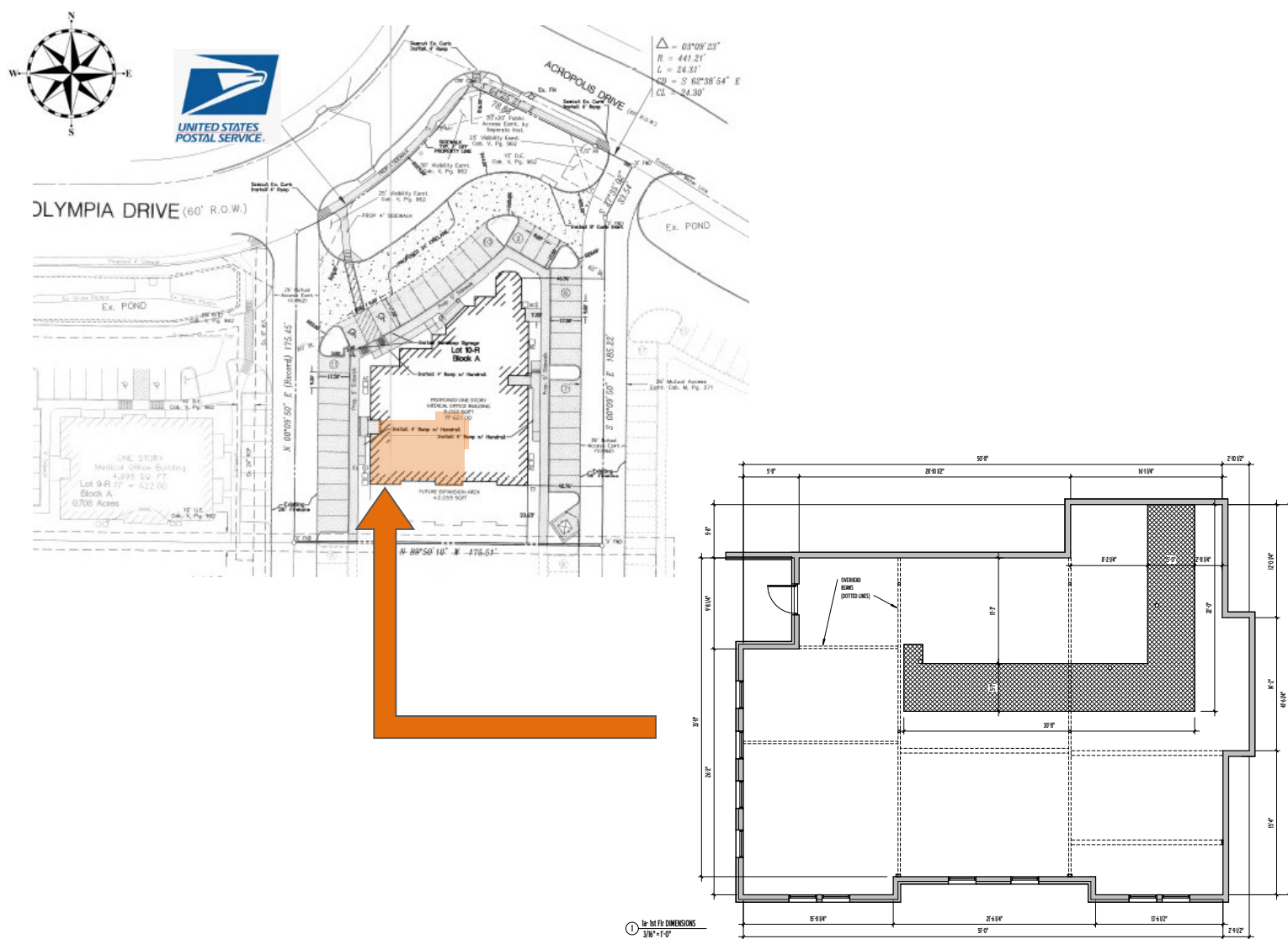
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Site & Floor Plan



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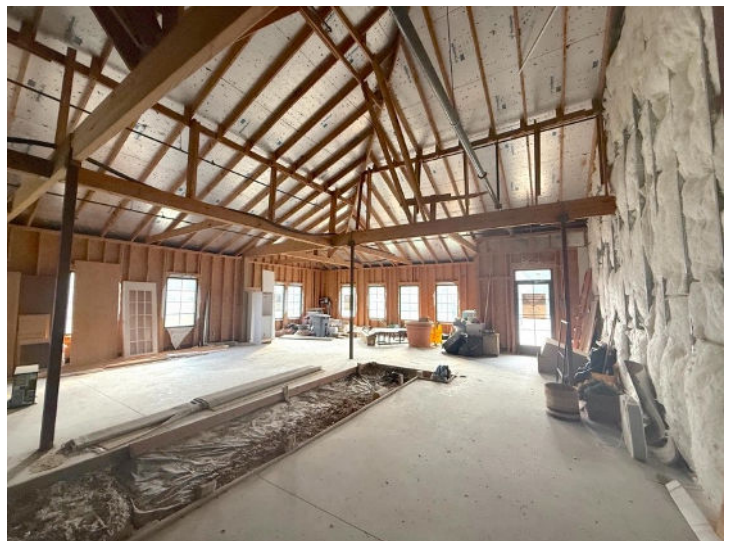
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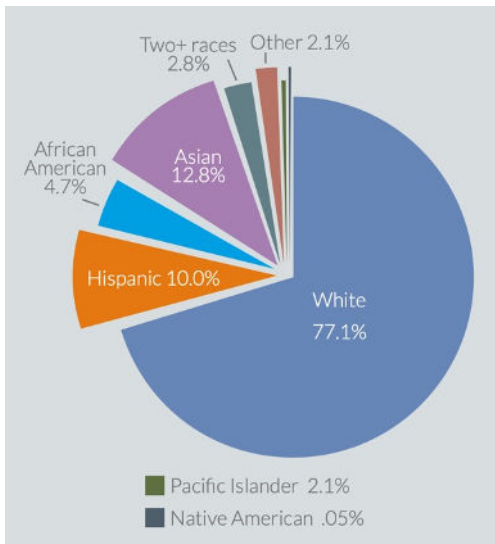
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Flower Mound Demographics

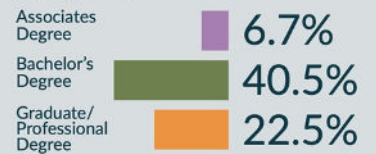


THE TOWN OF FLOWER MOUND'S 2022 POPULATION

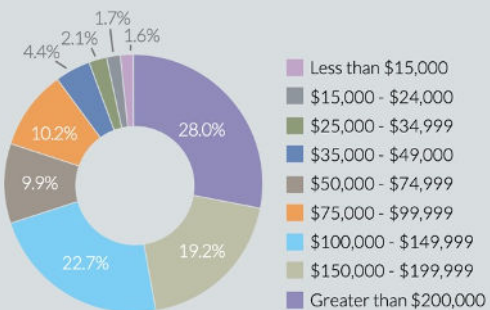
78,570

EDUCATIONAL ATTAINMENT

(Age 25 and over)



2021 HOUSEHOLDS BY INCOME



AVERAGE HOUSEHOLD INCOME \$173,200

**TOP EMPLOYERS IN
FLOWER MOUND****EMPLOYING 500+**

CTDI (Communication Test Design, Inc.)
Lewisville Independent School District
MI Windows & Doors
Texas Health Presbyterian Hospital
Flower Mound

EMPLOYING 300-499

Stryker Communications
Town of Flower Mound
Thirty-One Gifts

EMPLOYING 100-299

BOHM Technologies
Best Buy Distribution & Service Center
CustomLink
FUNimation Entertainment
HD Supply
Ivie & Associates
KeHE (formerly Nature's Best)
Mannatech
Owens & Minor, Inc.
Premier Manufacturing
Premier Nationwide Lending
RuffleButts
Whitlock

**TOP EMPLOYMENT
INDUSTRIES**

Professional and
Management Services
63.8%

Sales and
Administrative
Support
20.2%

Services
7.1%

Transportation
and Production
6.3%

Construction/
Installation
2.6%

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Information About Brokerage Services

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

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Legacy Commercial Realty, LLC	0588681		(972)292-1220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joe Martinez	455942	martinez@LCRTexas.com	(214)535-1876
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tito Martinez	788375	Tito@LCRTexas.com	(972)533-3621
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date