

# Highlands Ranch

## Property Highlights

- + This 160,631 SF power center located in Flower Mound, Texas is anchored by Lowe's, Best Buy and PetSmart. Positioned at the southeast corner of FM 2499 and FM 407, this center is in the heart of the national retail synergy in Flower Mound. It services Flower Mound, Highland Village and the immediate area. It also draws from as far north as Corinth and Denton. With superior access and visibility to both FM 2499 and FM 407, this shopping center is one of the most successful and vibrant in the trade area.

## Gross Leasable Area

- + 160,631 SF

## Available Space

- + Suite 100D - 7,250 SF - 2nd Gen Dental / Available for Subdivision
- + Suite 700D - 2,906 SF - 2nd Gen Retail
- + Suite 800D - 3,000 SF - 2nd Gen Retail

## Contact Us

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Flower Mound, TX 75028  
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## Highlands Ranch

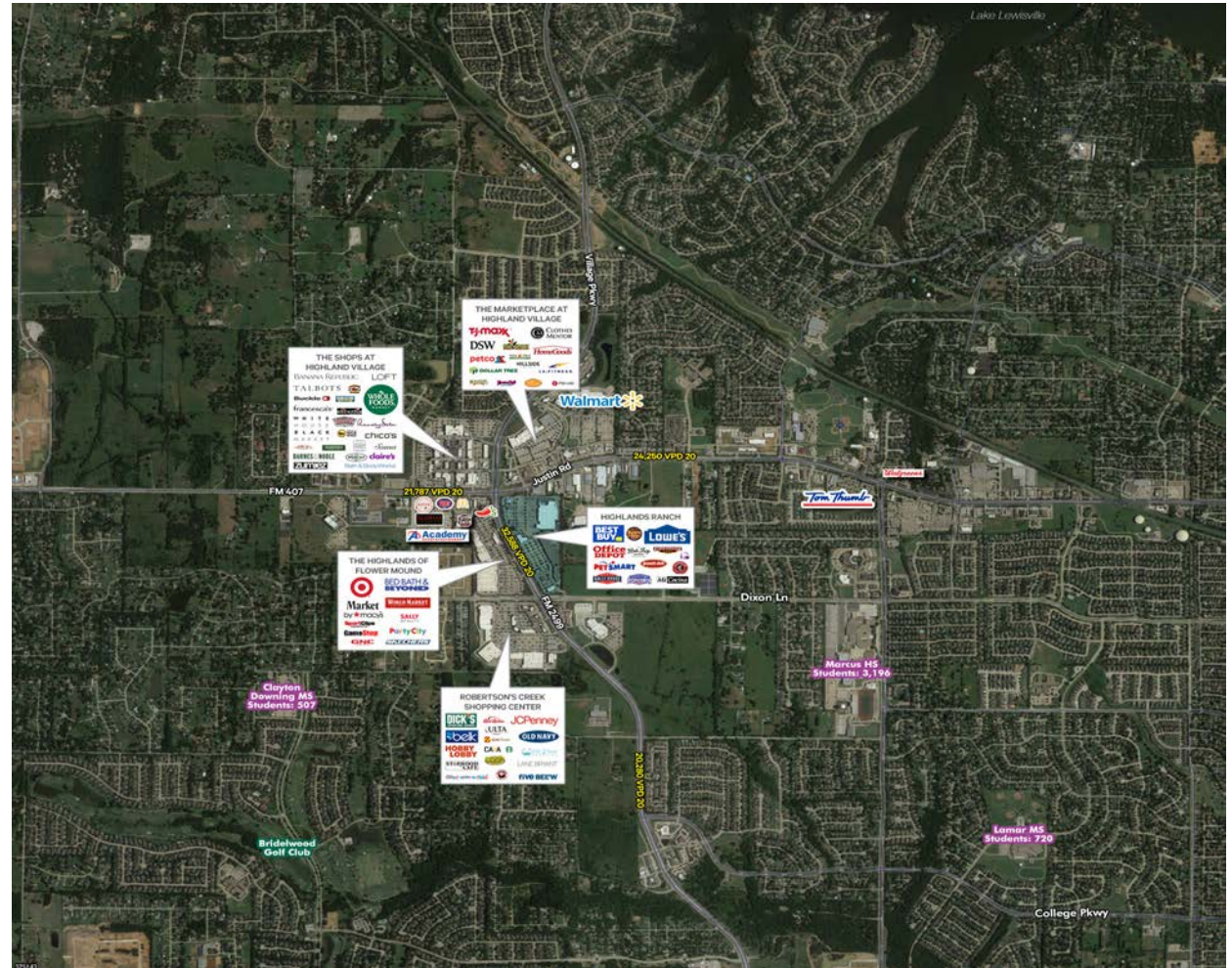
6000-6100 Long Prairie Rd | Flower Mound, TX 75028

For Lease

2021 Demographics	1-Mile	3-Miles	5-Miles
Total Population	8,716	77,181	180,175
Daytime Population	12,733	77,334	170,076
Average HH Income	\$175,903	\$163,104	\$144,826
Median Age	40.7	39.7	38.3

Traffic Counts	
Justin Rd (FM 407)	24,250 vpd
Long Prairie Rd (FM 2499)	32,588 vpd

Source: CoStar 2020





6000-6100 Long Prairie Rd | Flower Mound, TX 75028





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6000-6100 Long Prairie Rd | Flower Mound, TX 75028

For Lease

SUITE	6000 LPR TENANT	SF
100B	Ebby Halliday	9,537
200B	Bach to Rock Music School	2,513

SUITE	6050 LPR TENANT	SF
100D	AVAILABLE	7,250
200D	Palmer Care Chiropractic	2,000
300D	Milan Laser	1,600
400D	Christi Danielle Salon	2,354
700D	AVAILABLE	2,906
800D	AVAILABLE	3,000
900D	Vaughn's Pizzeria	2,500

SUITE	6060 LPR TENANT	SF
100C	Aqua Tots	5,700
200C	PetSmart	27,084
300C	OfficeMax	20,306
400C	Rally House	10,615
500C	Best Buy	30,406

SUITE	6100 LPR TENANT	SF
100A	Chipotle	2,188
150A	Firehouse Subs	2,003
200A	The Flour Shop	3,114
300A	Burgers & Brats	1,327
400A	Ramen Krume	1,721
500A	Mattress Firm	4,006
600A	Red Mountain Weight Loss	3,590
800A	Art House	1,900

SUITE	6020 LPR TENANT	SF
100G	Jason's Deli	3,240
200G	AAA Texas	3,300

SUITE	6230 LPR TENANT	SF
100F	Vitamin Shoppe	3,500
200F	Lone Star Popcorn	1,565
300F	DripBar	1,400



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# 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.*

## 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

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Buyer/Tenant/Seller/Landlord Initials

Date