



Warehouse with Mezzanine Office



Retail Storefronts along the Promenade



Ask Agent

PSF / NNN

All information furnished regarding property for sale, rent, exchange, or financing is from sources deemed reliable. No representation is made as to the accuracy thereof.

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RIVERWALK FLOWER MOUND - PROMENADE FLEX SPACE

Now Pre-Leasing

PROPERTY TYPE	UNIT A SF	UNIT B SF	CLEAR HEIGHT
Flex / Industrial	2,250 - 3,240	2,155 - 3,120	22'

PROPERTY OVERVIEW

Capstone Commercial is pleased to introduce Riverwalk Flower Mound - premium Promenade Flex Space coming to the heart of Flower Mound's Riverwalk Mixed-Use District. This is not your typical flex product - units feature upscale finishes, a 26-foot parapet facade, and mezzanine office above open warehouse, all at 30% + below surrounding retail rents.

If you have tenants in the Flower Mound, Lewisville, Highland Village, or Denton County market looking for flex, industrial, retail/showroom, or man-cave space - this is a deal worth presenting.

POTENTIAL USES

- **Man-Cave / Collector Garage**
Premium flex space for car enthusiasts, collectors, and hobbyists
- **Office / Warehouse Flex**
Mezzanine office with open warehouse below — ideal for small businesses
- **Retail / Showroom Storefront**
Street-facing retail along the pedestrian promenade
- **Creative Studio / Workshop**
Open-plan workspace for artists, makers, and craftsmen

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RIVERWALK FLOWER MOUND

Highlights & Specifications

PROPERTY HIGHLIGHTS

- New construction flex/industrial space
- Retail storefronts along pedestrian promenade
- 22' Clear Height
- Service bay doors on the rear of each unit
- Adjacent to future Cultural Arts & Performing Center
- Build-to-Suit options available
- Unit widths easily adjusted to suit tenant needs
- Located in the heart of Flower Mound, TX
- Ready for delivery in 2027
- Excellent visibility from Long Prairie Rd.

PROPERTY SPECS

SUBMARKET	Flower Mound
YEAR BUILT	New Construction
UNIT A SF	2,250 - 3,240 SF
UNIT B SF	2,155 - 3,120 SF
TOTAL BLDG AREA	46,000 - 50,000 SF
LAND ACRES	2.135 Acres
CLEAR HEIGHT	22'

INTERIOR (TYPICAL BUILDOUT)

PROPERTY SPECIFICATIONS

Property Type:	Flex / Industrial
Unit A SF:	2,250 - 3,240 SF
Unit B SF:	2,155 - 3,120 SF
Land Acres:	2.135 Acres
Clear Height:	22'

INTERIOR (TYPICAL BUILDOUT)



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RIVERWALK FLOWER MOUND

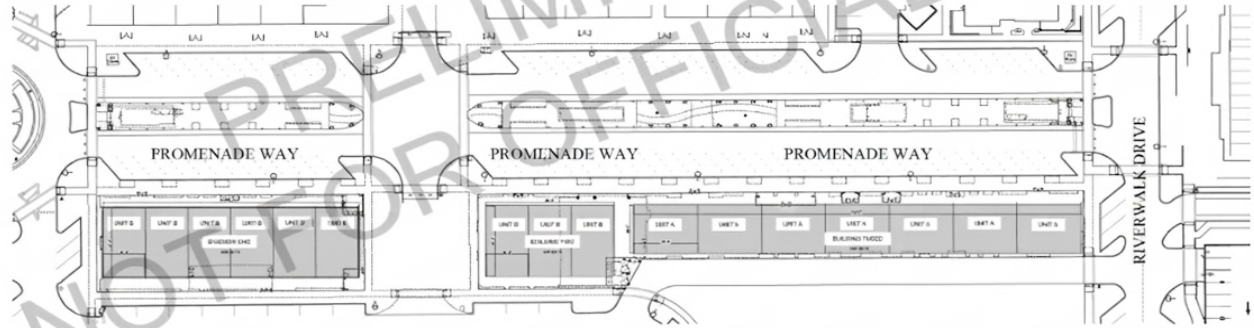
Site Plan

Preliminary - Not for Official Use

BUILDING FOOTPRINTS

Preliminary Building Footprints – widths of units can be easily adjusted as part of pre-purchase/Build-to-Suit

FLOWER MOUND RIVERWALK PROMENADE WAREHOUSE SPACE	
AREA CALCULATIONS	
LOT AREA	5.646 ACRES
TOTAL SQUARE FEET	26,843 S.F.
TOTAL PERMISSIBLE COVERAGE	11,424 S.F.
TOTAL REFLECTIVE COVERAGE	26,317 S.F.
PERCENTAGE OF PERMISSIBLE COVERAGE	23%
TOTAL BUILDING AREA	59,223
BUILDING PER S.F.T	24'-0"



ARCHITECTURAL SITE PLAN
11/11/2021

<p>CONTRACTOR: CAPSTONE COMMERCIAL REAL ESTATE GROUP PROJECT: FLOWER MOUND RIVERWALK PROMENADE WAREHOUSE SPACE DATE: 11/11/2021</p>	<p>FLOWER MOUND RIVERWALK PROMENADE WAREHOUSE SPACE</p> <p>FLOWER MOUND, TEXAS HOUSTON, TEXAS</p>	 <p>HISTOGRAM</p>	<p>3803 WITTENBERG PLACE, SUITE 200 FLOWER MOUND, TX 77228 PHONE: 214 380 5513</p>	<p>DATE: 11/11/21</p>	<p>SD-1 LANDMARK SITE PLAN</p>
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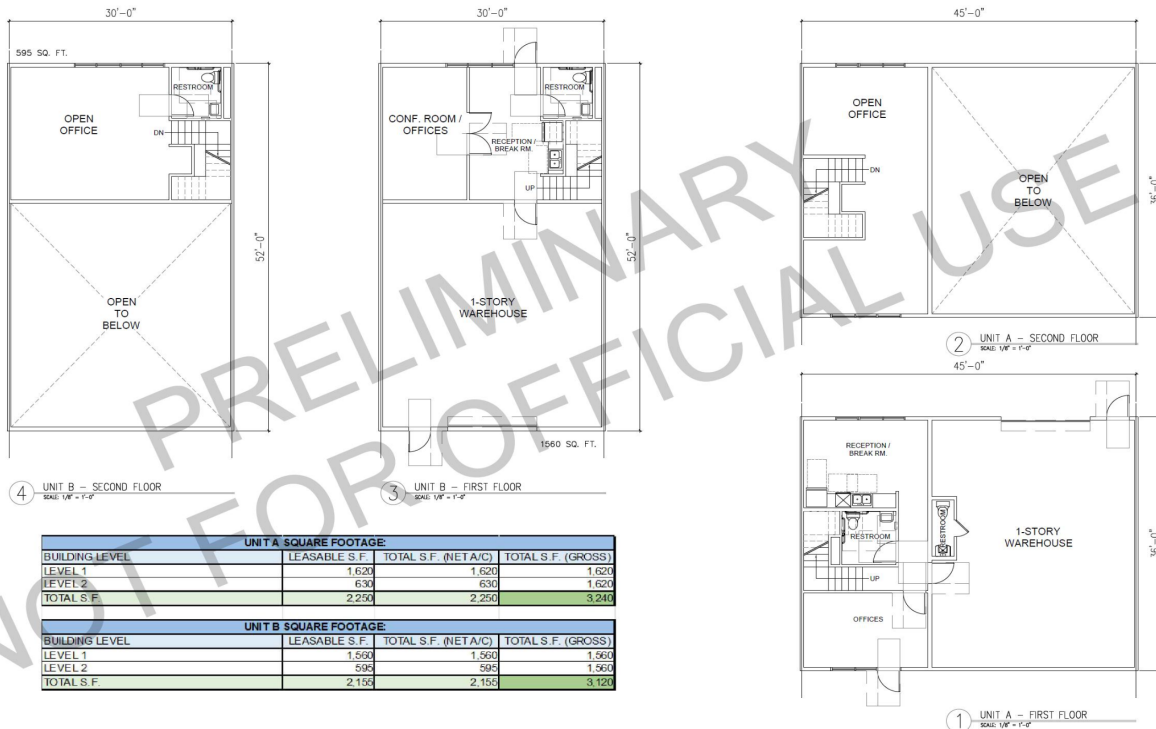


RIVERWALK FLOWER MOUND
Typical Unit Layouts

Preliminary - Not for Official Use

FLOOR PLANS

Unit A: 2,250 - 3,240 SF | Unit B: 2,155 - 3,120 SF



UNIT A SQUARE FOOTAGE			
BUILDING LEVEL	LEASABLE S.F.	TOTAL S.F. (NET A/C)	TOTAL S.F. (GROSS)
LEVEL 1	1,620	1,620	1,620
LEVEL 2	630	630	1,620
TOTAL S.F.	2,250	2,250	3,240

UNIT B SQUARE FOOTAGE			
BUILDING LEVEL	LEASABLE S.F.	TOTAL S.F. (NET A/C)	TOTAL S.F. (GROSS)
LEVEL 1	1,560	1,560	1,560
LEVEL 2	595	595	1,560
TOTAL S.F.	2,155	2,155	3,120

CAPSTONE COMMERCIAL REAL ESTATE GROUP 1801 WITTINGTON PLACE, SUITE 120 FARMERS BRANCH, TX 75234 PHONE: 214-396-5573 WWW.CAPSTONECREG.COM	FLOWER MOUND RIVERWALK PROMENADE WAREHOUSE SPACE FLOWER MOUND, TEXAS DENTON COUNTY	 1801 WITTINGTON PLACE, SUITE 120 FARMERS BRANCH, TX 75234 PHONE: 214-396-5573	DATE: 07/20/24	SD-3-1 UNIT FLOOR PLANS
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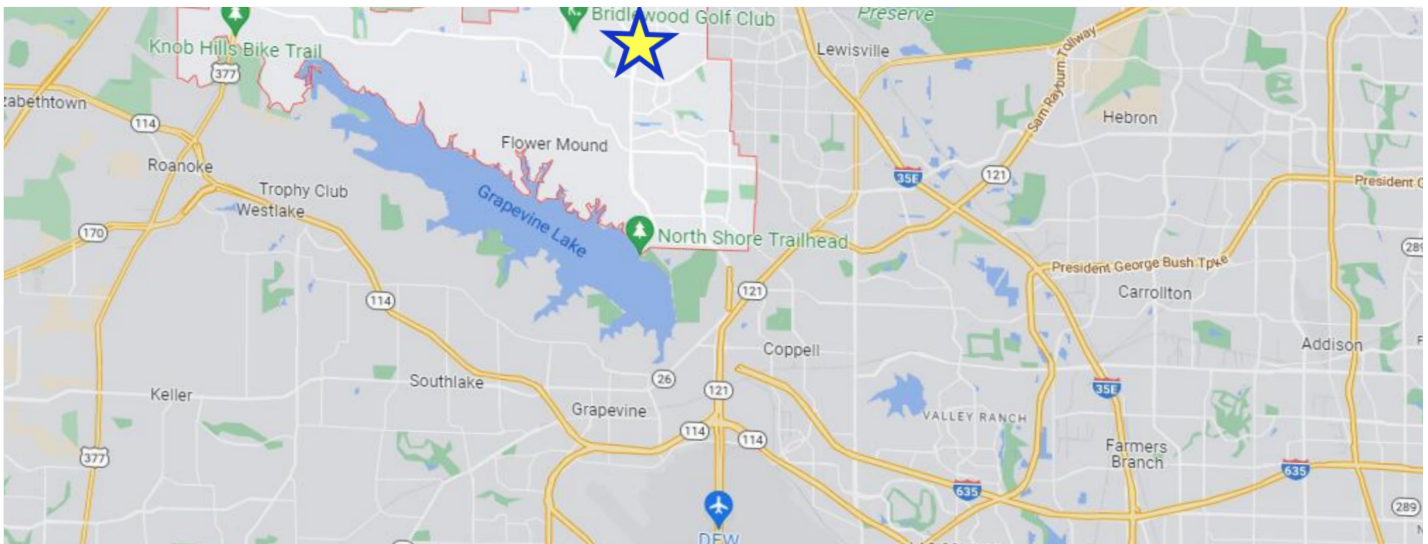
RIVERWALK FLOWER MOUND

Location

AERIAL VIEW



REGIONAL MAP



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