



## TURNKEY MEDICAL OFFICE IN PRIME FLOWER MOUND

2321 Olympia Dr  
Flower Mound, TX 75028

AVAILABLE:  
**5,147 SF**

PRICING  
**\$1,390,000**

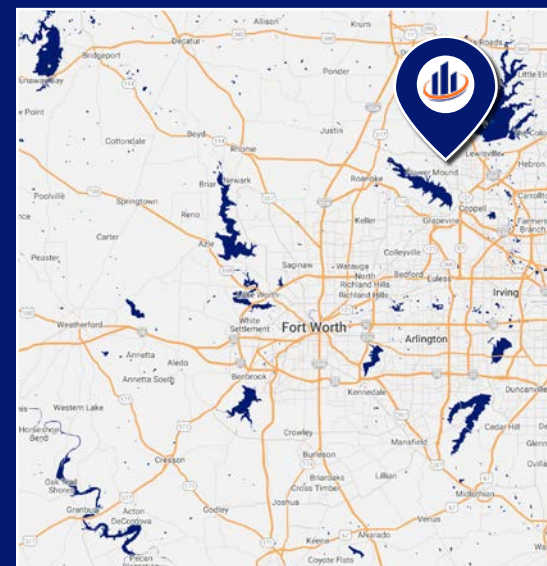
Situated in the heart of Flower Mound, 2321 Olympia Dr offers a rare opportunity to acquire a fully built-out, 5,147 SF medical office on a 0.52-acre lot. Built in 2006, this turnkey facility is ideal for healthcare professionals seeking immediate occupancy with minimal upfront investment. Located just minutes from a major retail hub, the property benefits from strong visibility, convenient access, and excellent surrounding amenities. This freestanding building presents an exceptional investment or owner-user opportunity in one of Flower Mound's most desirable commercial corridors.

### FEATURES

**Acres:** 0.52  
**Year Built:** 2006  
**Current Use:** Medical Office

### HIGHLIGHTS

- » Located in a High-Income, Growing Suburban Market
- » 20 minutes from Downtown Fort Worth



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Located just 25 minutes from DFW International Airport and 35 minutes from Downtown Dallas, this property sits in a thriving medical and retail corridor of Flower Mound. Positioned near the intersection of FM 2499 and FM 1171, and just moments from the bustling River Walk at Central Park, the site benefits from strong visibility, easy accessibility, and proximity to upscale residential neighborhoods.

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|                               | 2024 Summary |           |           | 2029 Summary |           |           |
|-------------------------------|--------------|-----------|-----------|--------------|-----------|-----------|
|                               | 1 Mile       | 3 Miles   | 5 Miles   | 1 Mile       | 3 Miles   | 5 Miles   |
| Population                    | 11,358       | 102,637   | 196,067   | 11,153       | 100,819   | 197,202   |
| Households                    | 4,515        | 36,005    | 71,851    | 4,560        | 36,124    | 73,809    |
| Families                      | 3,092        | 27,511    | 50,734    | 3,044        | 27,205    | 51,101    |
| Average Household Size        | 2.50         | 2.84      | 2.72      | 2.43         | 2.78      | 2.66      |
| Owner Occupied Housing Units  | 2,878        | 27,188    | 45,525    | 2,930        | 27,531    | 46,205    |
| Renter Occupied Housing Units | 1,637        | 8,817     | 26,326    | 1,630        | 8,594     | 27,604    |
| Median Age                    | 40.0         | 40.1      | 38.1      | 40.5         | 40.7      | 38.9      |
| Median Household Income       | \$116,823    | \$131,260 | \$112,302 | \$127,287    | \$150,472 | \$123,980 |
| Average Household Income      | \$150,281    | \$169,969 | \$152,153 | \$167,715    | \$189,493 | \$168,981 |



## 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:
  - 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.

|                                                                       |             |                            |              |
|-----------------------------------------------------------------------|-------------|----------------------------|--------------|
| DFW Trinity Advisors, LLC                                             | 9004520     | sfithian@visionsrealty.com | 817-288-5525 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email                      | Phone        |
| Stephen H. Fithian                                                    | 407418      | sfithian@visionsrealty.com | 817-288-5524 |
| Designated Broker of Firm                                             | License No. | Email                      | Phone        |
| Stephen H. Fithian                                                    | 407418      | sfithian@visionsrealty.com | 407418       |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email                      | Phone        |
| Matt Matthews                                                         | 667871      | matt.matthews@svn.com      | 972-765-0886 |
| Sales Agent/Associate's Name                                          | License No. | Email                      | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date