



FOR SALE
10,862 SF – Office Building
3419 Cross Timbers Road
Flower Mound, TX



Property Highlights | SEE BROKER FOR PRICING

METRO AREA: Dallas-Fort Worth

LOCATION: Located at Cross Timbers Road (FM 1171), a major arterial road through Flower Mound. Less than 1 mile from the FM 1171 and FM 2499 intersection. Close to the exclusive Bridlewood neighborhood, Flower Mound High School, and nearby retail and restaurant offerings.

BUILDING: 10,862 RSF - Recently updated common areas and modern finishes throughout. Well-maintained building. Below market rental rates – upside for future owner.

ZONING: Office

YEAR BUILT: 2008

INVESTMENT TYPE: Investment Opportunity - 100% Leased

FOR INFORMATION:

Phyllis Garcia | Diana Pergande

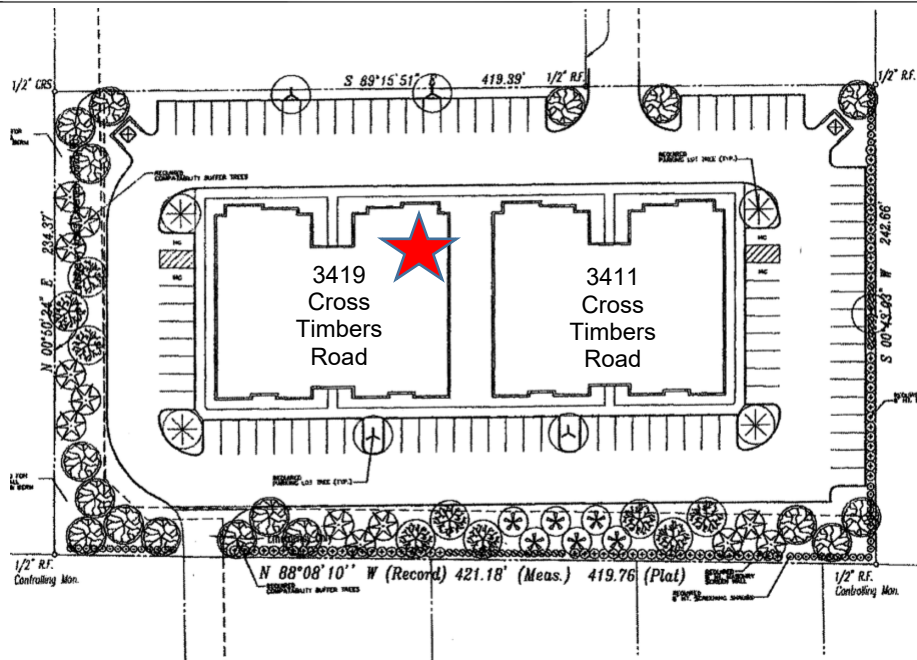
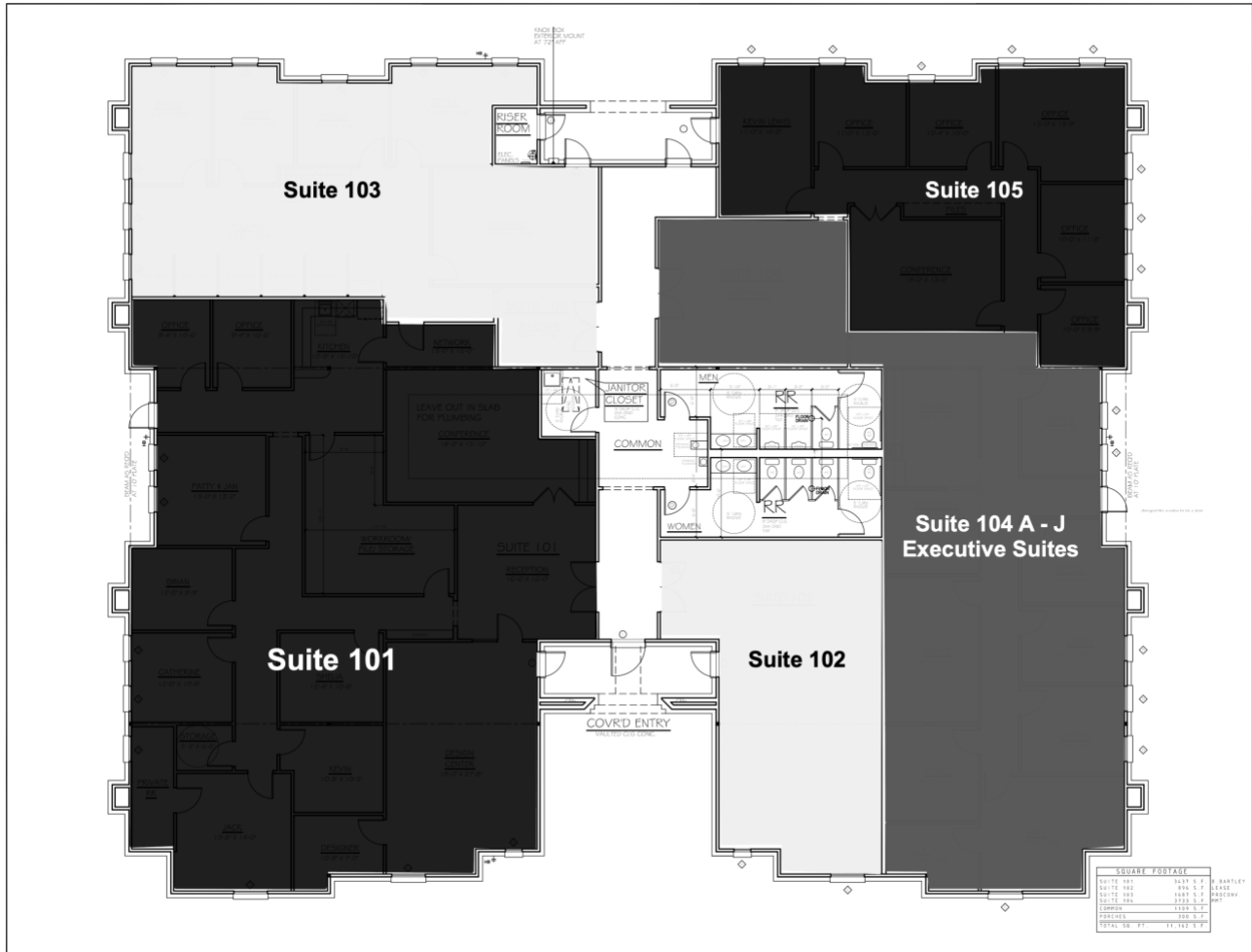
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FLOOR PLAN 10,862 SF – Office Building 3419 Cross Timbers Road Flower Mound, TX





PHOTOS

10,862 SF – Office Building

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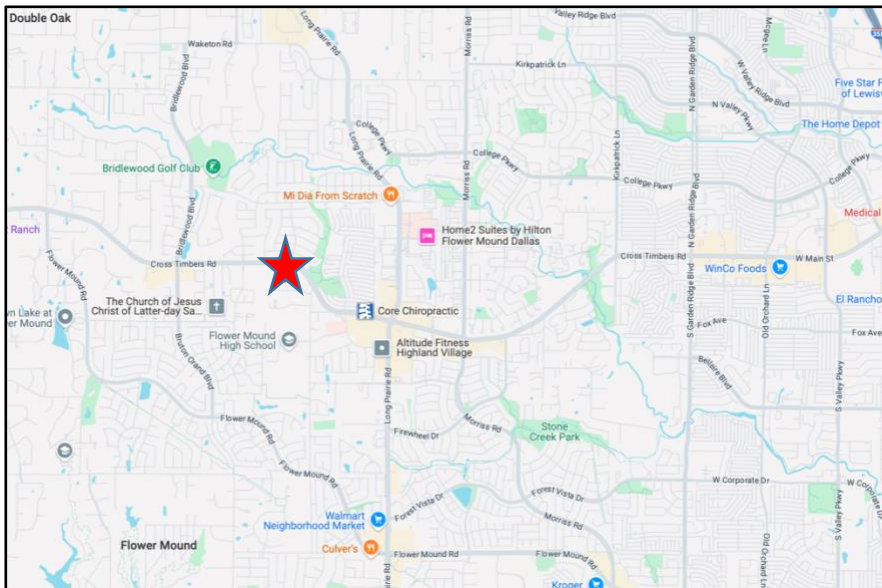
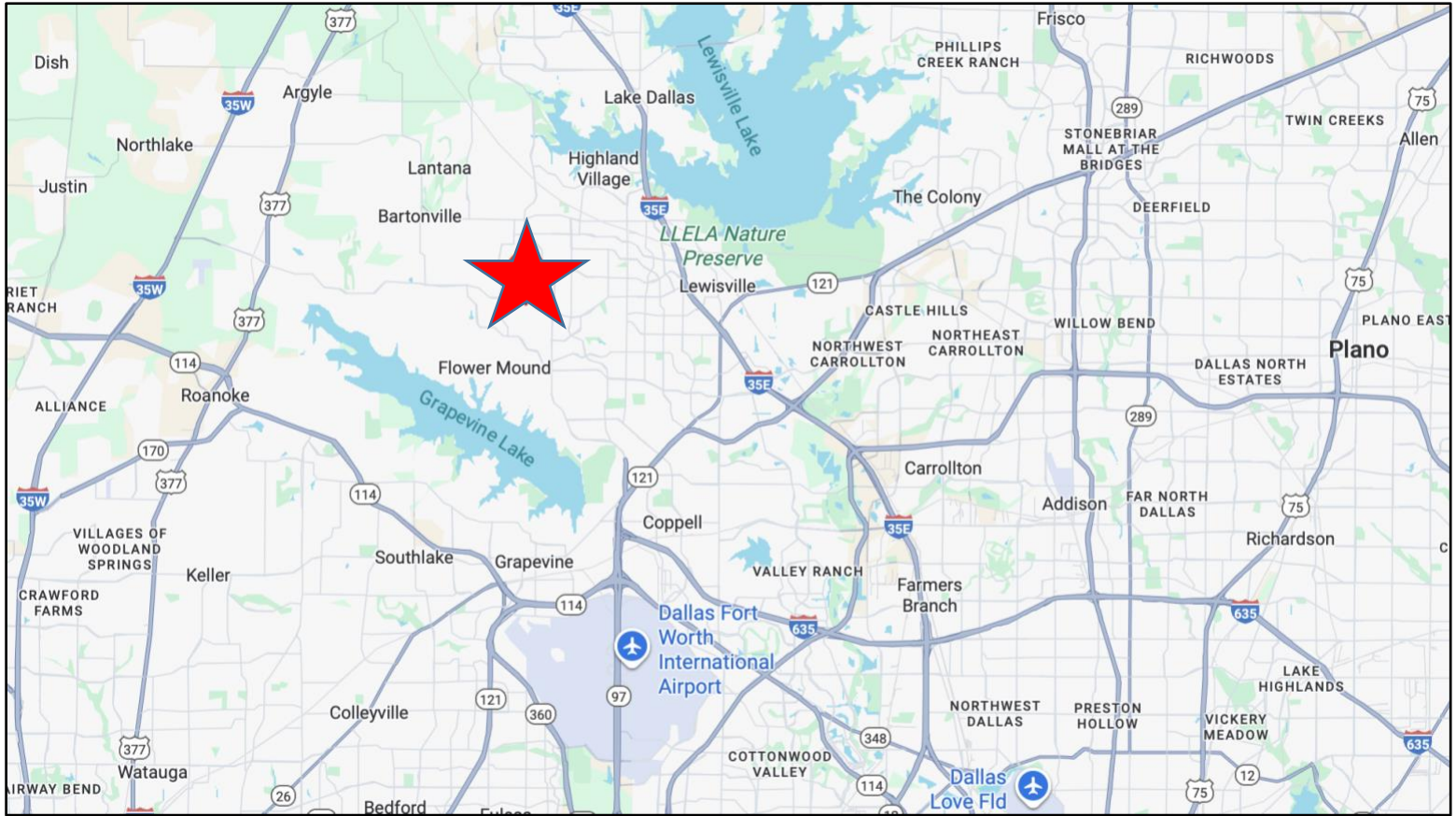




MAPS

10,862 SF – Office Building

3419 Cross Timbers Road
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DEMOGRAPHICS*

10,862 SF – Office Building

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Population

	1 mile	3 miles	5 miles
2020 Population	10,222	75,530	169,535
2024 Population	10,883	79,944	181,569
2029 Population Projection	13,021	95,653	216,944
Annual Growth 2020-2024	1.6%	1.5%	1.8%
Annual Growth 2024-2029	3.9%	3.9%	3.9%
Median Age	43.7	43.4	41.5
Bachelor's Degree or Higher	62%	56%	48%
U.S. Armed Forces	0	2	91

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$191,504	\$166,322	\$144,922
Median Household Income	\$167,541	\$141,896	\$118,023
< \$25,000	109	1,080	3,767
\$25,000 - 50,000	262	2,301	7,046
\$50,000 - 75,000	198	2,941	8,356
\$75,000 - 100,000	199	2,546	7,089
\$100,000 - 125,000	337	2,786	7,402
\$125,000 - 150,000	462	2,829	6,022
\$150,000 - 200,000	543	4,617	9,278
\$200,000+	1,405	8,032	14,229

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Glenwick Blvd	Heather Glen Dr S	3,072	2025	0.17 mi
Old Settlers Rd	Pecan PkDr N	1,923	2025	0.21 mi
Lauren Way	Glenwick Blvd W	252	2025	0.44 mi
Cross Timbers Rd	Regency PkCt W	17,598	2025	0.45 mi
Windsor Dr	Avon Ct SE	263	2025	0.47 mi
Cross Timbers Rd	Dover Dr E	27,349	2025	0.51 mi
Old Settlers Road	Wareham Ln SE	4,595	2025	0.60 mi
Downing St	Essex Ct W	380	2025	0.61 mi
Cross Timbers Rd	Dover Dr W	25,941	2025	0.62 mi
FM 1171	Long Prairie Rd SE	31,625	2024	0.70 mi

*Demographic Data sourced from 2025 CoStar