

# MEDICAL VILLAGE AT FLOWER MOUND

4921 Long Prairie Rd  
Flower Mound, TX 75028

Outpatient Medical For Lease



Leasing Information:  
214.461.2371

<b>Nat Klein</b> 214.695.5786 nklein@lpc.com	<b>Douglas Maclay</b> 214.461.2371 dmaclay@lpc.com	<b>Elizabeth Madden</b> 214.461.2366 emadden@lpc.com
--	--	--

## Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)

# MEDICAL VILLAGE AT FLOWER MOUND

# Outpatient Medical For Lease

4921 Long Prairie Rd | Flower Mound, TX 75028



## Property Overview

Medical Village at Flower Mound is a single story outpatient medical building totaling 17,900 SF in Flower Mound, TX. Located near THR – Flower Mound Hospital, this building features easy patient and physician ingress/egress via Long Prairie Road (20,280 VPD). The available space is second generation offering a tenant finish allowance available.

## Property Highlights

- Superior location-great location directly off Long Prairie Rd (20,280 VPD)
- Building signage available
- Ample Parking
- Close retail amenities
- Easy patient access
- Tenant finish allowance available

## Availabilities

Suite 115

3,696 SF

**Nat Klein**

214.695.5786  
nklein@lpc.com

**Douglas Maclay**

214.461.2371  
dmaclay@lpc.com

**Elizabeth Madden**

214.461.2366  
emadden@lpc.com

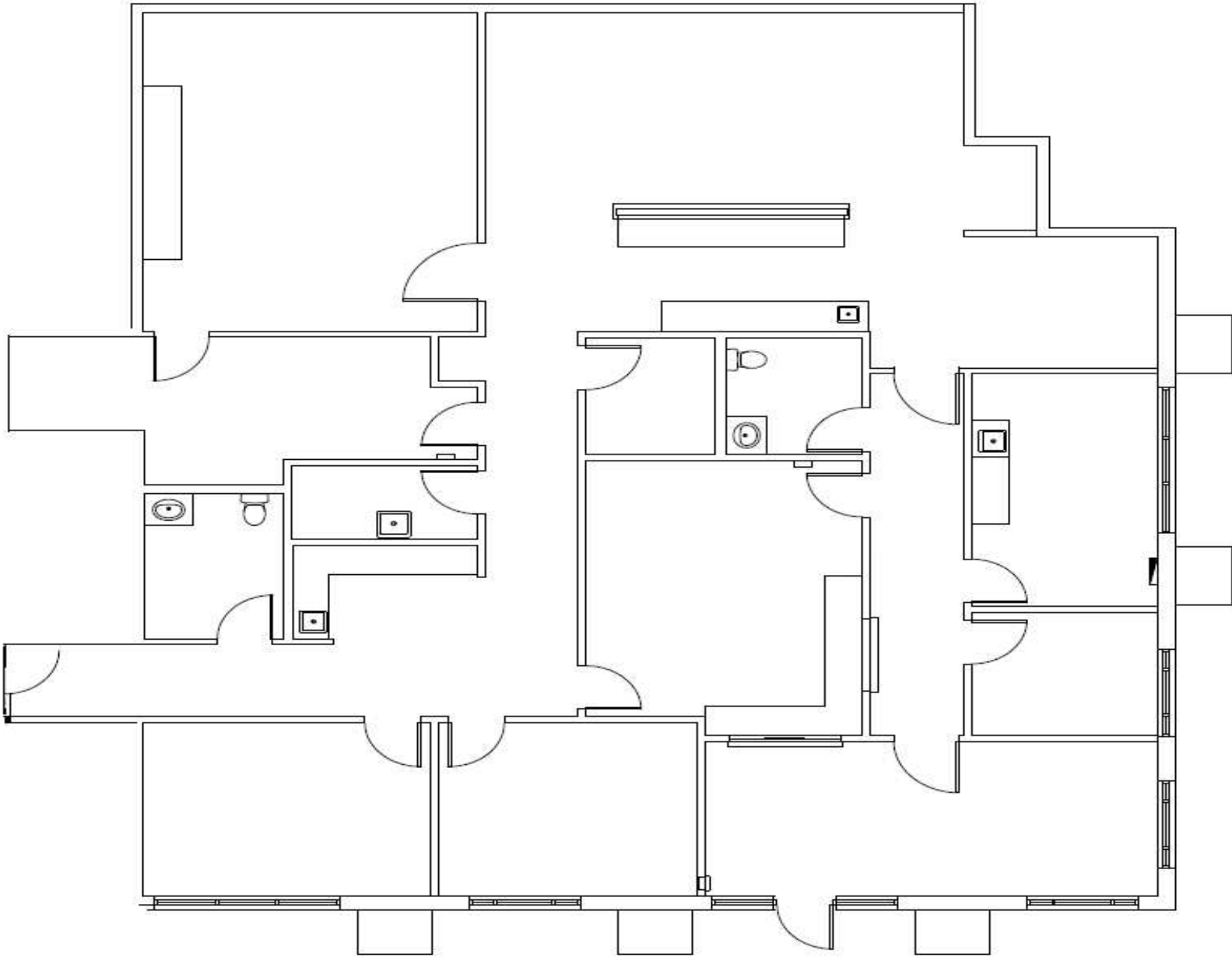
**Lincoln**

# MEDICAL VILLAGE AT FLOWER MOUND

4921 Long Prairie Rd | Flower Mound, TX 75028

Suite 115

3,696 SF



**Suite**

Suite 115

**Size**

3,696 SF

**Nat Klein**

214.695.5786  
nklein@lpc.com

**Douglas Maclay**

214.461.2371  
dmaclay@lpc.com

**Elizabeth Madden**

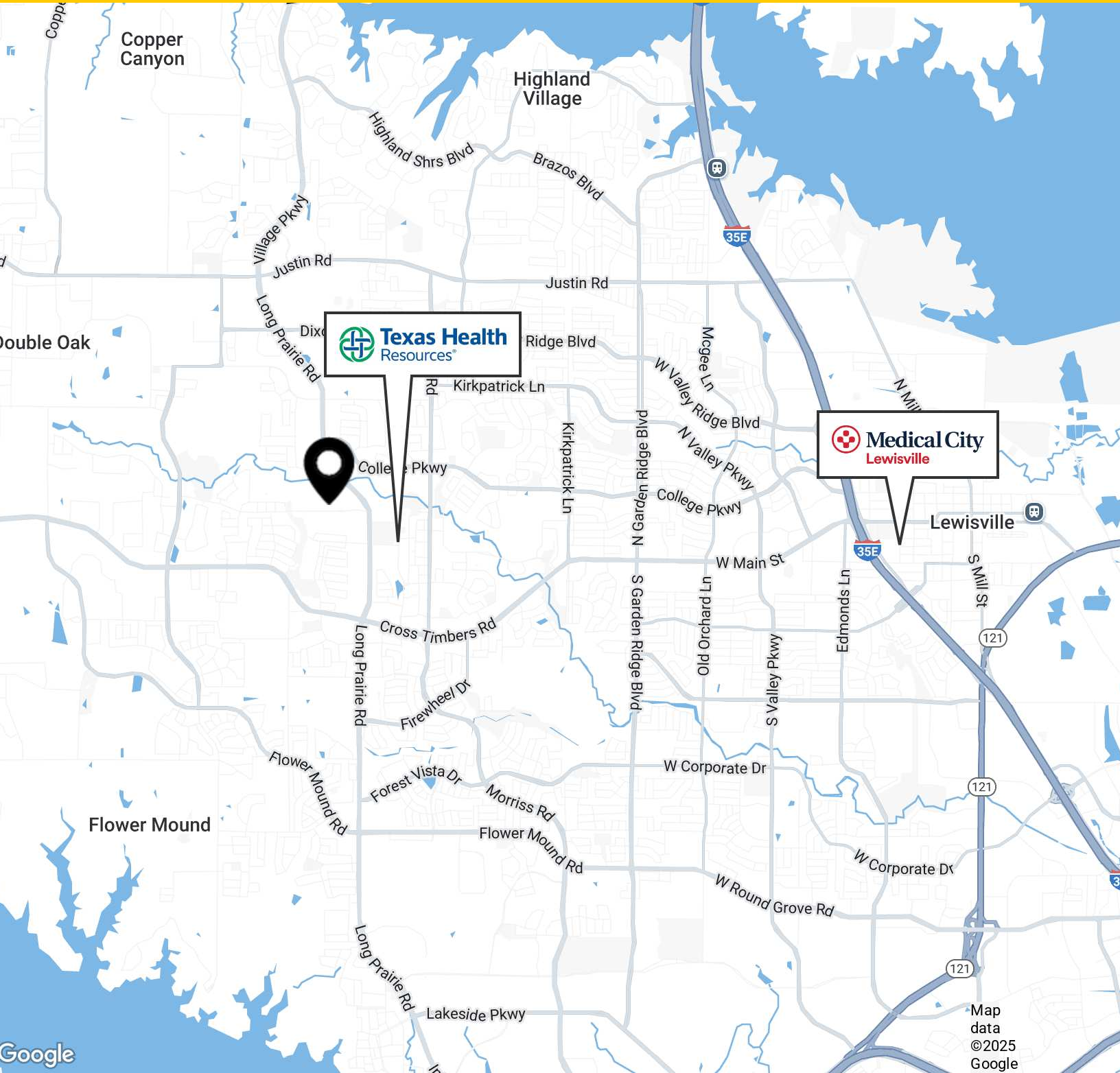
214.461.2366  
emadden@lpc.com

**Lincoln**

# MEDICAL VILLAGE AT FLOWER MOUND

## Nearby Amenities

4921 Long Prairie Rd | Flower Mound, TX 75028



**Nat Klein**

214.695.5786  
nklein@lpc.com

**Douglas Maclay**

214.461.2371  
dmaclay@lpc.com

**Elizabeth Madden**

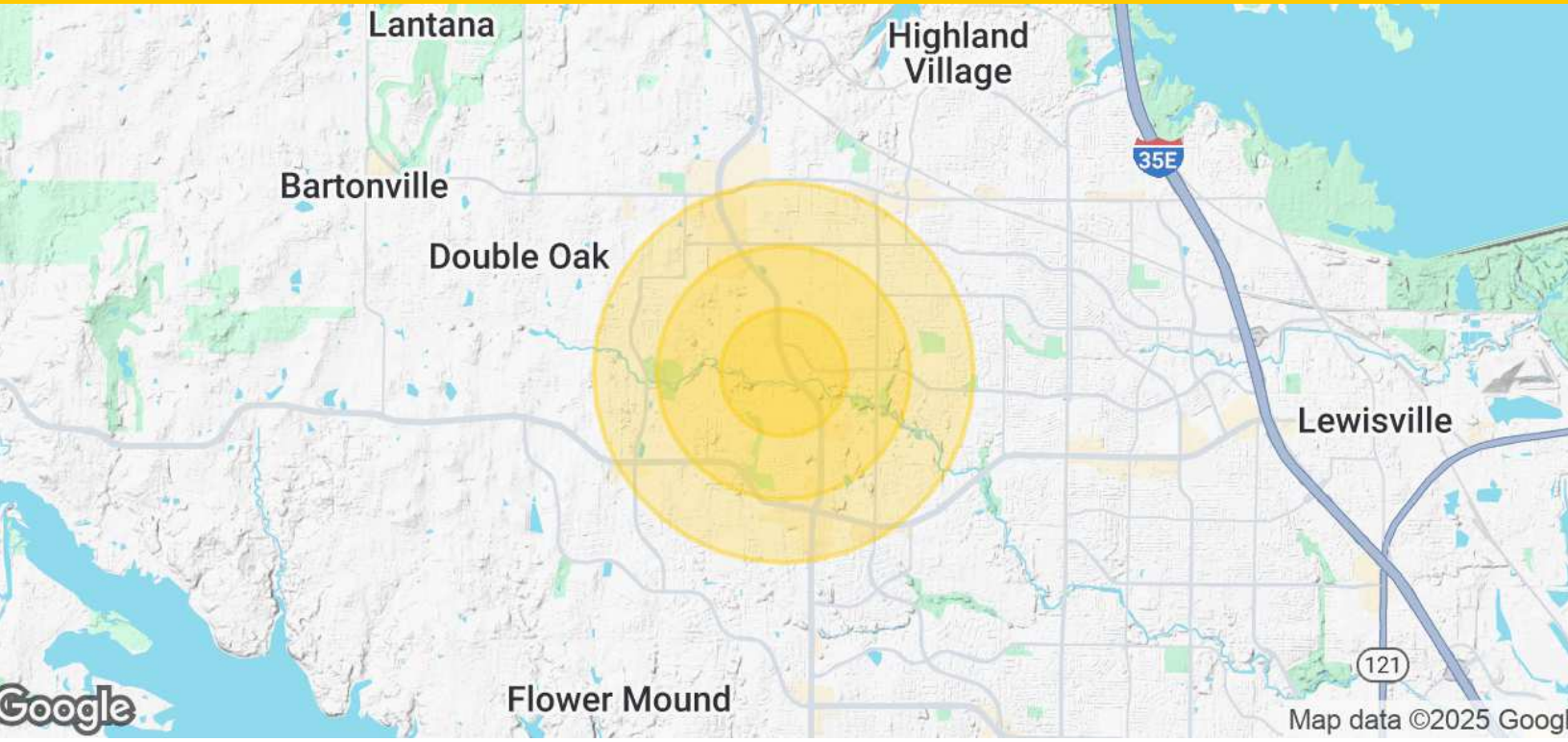
214.461.2366  
emadden@lpc.com

# Lincoln

# MEDICAL VILLAGE AT FLOWER MOUND

# Demographics Map & Report

4921 Long Prairie Rd | Flower Mound, TX 75028



<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Population	2,640	9,449	21,809
Average Age	40.6	41.4	40.2
Average Age (Male)	38.1	39.5	38.8
Average Age (Female)	42.0	42.9	41.4
<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	950	3,647	8,109
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$138,507	\$132,543	\$138,824
Average House Value	\$339,540	\$361,680	\$368,637

2020 American Community Survey (ACS)

**Nat Klein**    **Douglas Maclay**    **Elizabeth Madden**  
214.695.5786    214.461.2371    214.461.2366  
nklein@lpc.com    dmaclay@lpc.com    emadden@lpc.com

# Lincoln



# MEDICAL VILLAGE AT FLOWER MOUND

Healthpeak® | DOC  
LISTED  
NYSE

4921 Long Prairie Rd  
Flower Mound, TX 75028

Leasing Information:  
214.461.2371

**Nat Klein**  
214.695.5786  
nklein@lpc.com

**Douglas Maclay**  
214.461.2371  
dmaclay@lpc.com

**Elizabeth Madden**  
214.461.2366  
emadden@lpc.com

## Lincoln

Lincoln Property Company  
8140 Walnut Hill Lane Suite 700  
Dallas, TX 75231

[www.lpc.com](http://www.lpc.com)