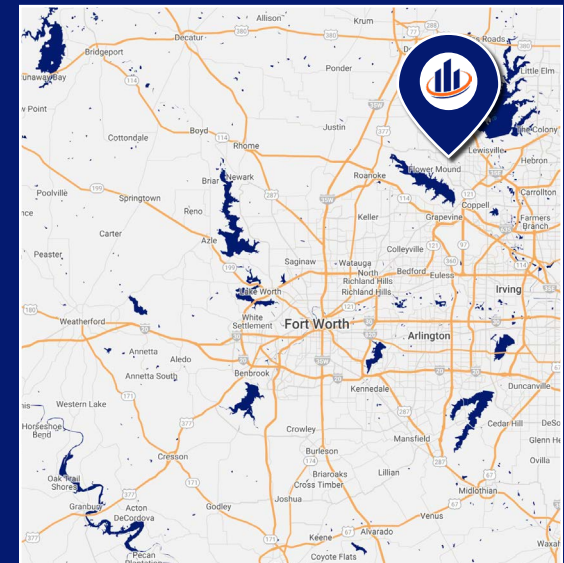




TURNKEY MEDICAL OFFICE IN PRIME FLOWER MOUND

2321 Olympia Dr
Flower Mound, TX 75028

AVAILABLE:
4,974 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, 4,974 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
- » Within walking distance of the post office, Primrose School, and the Riverwalk community
- » 20 minutes from Downtown Fort Worth

TURNKEY MEDICAL OFFICE IN PRIME FLOWER MOUND

2321 Olympia Dr | Flower Mound, TX 75028



TURNKEY MEDICAL OFFICE IN PRIME FLOWER MOUND

2321 Olympia Dr | Flower Mound, TX 75028



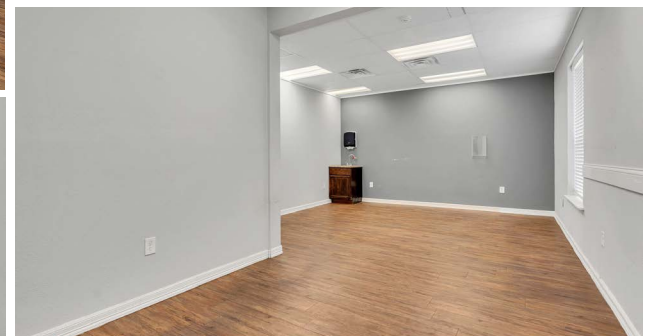
Suite 215
1,800 SF



Suite 100
3,174 SF

TURNKEY MEDICAL OFFICE IN PRIME FLOWER MOUND

2321 Olympia Dr | Flower Mound, TX 75028



MATT MATTHEWS, MBA, CCIM | Managing Director, SVN Trinity Advisors | 972.765.0886 | matt.matthews@svn.com
TODD GATHRIGHT | Advisor, SVN Trinity Advisors | 817.991.9478 | todd.gathright@svn.com

TURNKEY MEDICAL OFFICE IN PRIME FLOWER MOUND

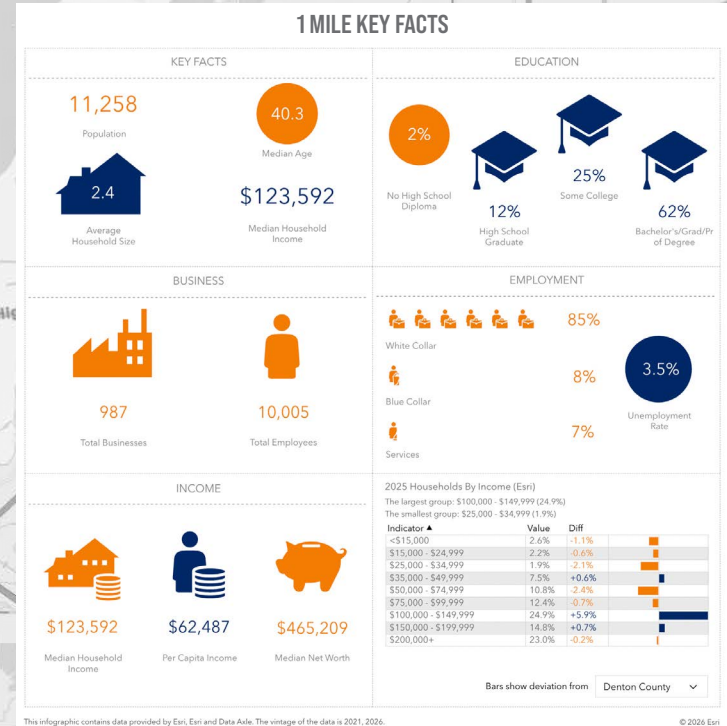
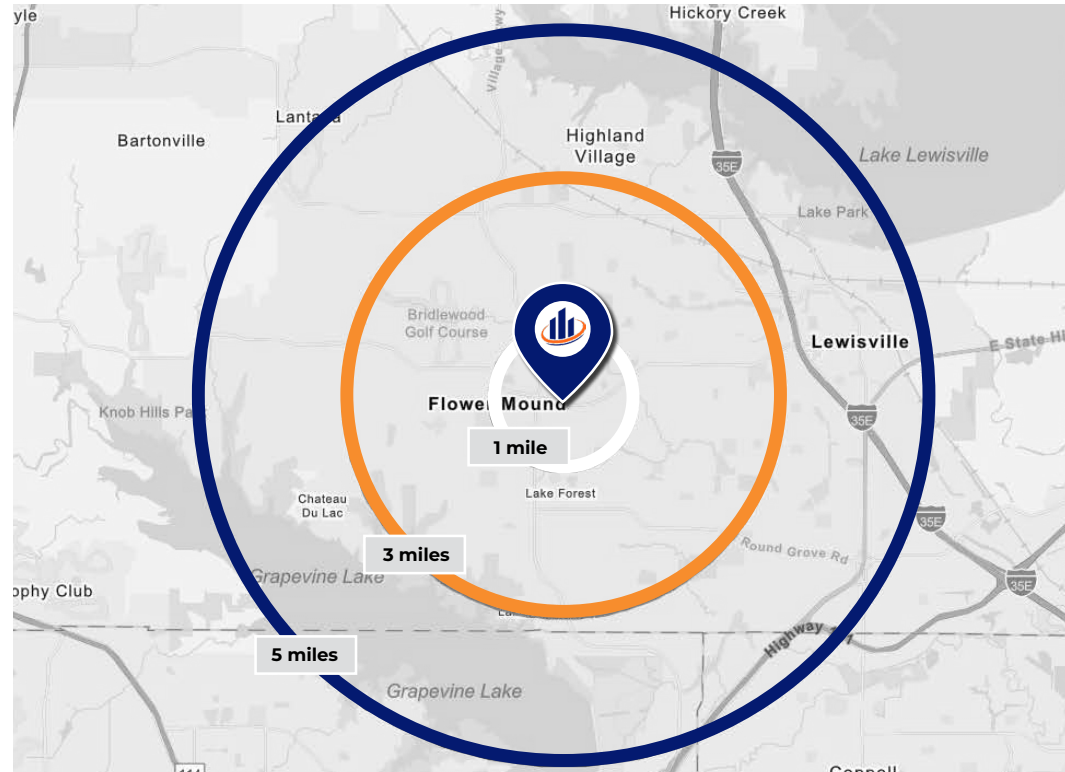
2321 Olympia Dr | Flower Mound, TX 75028



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.

TURNKEY MEDICAL OFFICE IN PRIME FLOWER MOUND

2321 Olympia Dr | Flower Mound, TX 75028



2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	11,258	102,904	197,323	11,510	104,023	202,376
Households	4,590	36,924	73,888	4,837	38,342	77,744
Families	3,134	28,169	52,155	3,234	28,914	54,147
Average Household Size	2.44	2.78	2.66	2.36	2.71	2.60
Owner Occupied Housing Units	2,928	27,564	46,286	3,131	29,088	49,138
Renter Occupied Housing Units	1,662	9,360	27,602	1,706	9,254	28,606
Median Age	40.3	39.9	38.2	40.8	40.4	38.9
Median Household Income	\$123,592	\$137,834	\$116,078	\$131,901	\$153,147	\$128,287
Average Household Income	\$155,104	\$176,112	\$157,614	\$166,541	\$189,291	\$168,981

MATT MATTHEWS, MBA, CCIM | Managing Director, SVN Trinity Advisors | 972.765.0886 | matt.matthews@svn.com

TODD GATHRIGHT | Advisor, SVN Trinity Advisors | 817.991.9478 | todd.gathright@svn.com



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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/ 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