

1970
PARKER SQUARE RD
FLOWER MOUND, TX



MIXED-USE OFFICE/RETAIL OPPORTUNITY

HIGH-VISIBILITY SPACE IN THE HEART OF PARKER SQUARE



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PROPERTY SUMMARY

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970 Parker Square is an **818 SF second-generation wellness retail space** located in the heart of Parker Square in Flower Mound, TX — a vibrant, pedestrian-oriented mixed-use destination known for its eclectic blend of boutique retail, dining, wellness, and service-oriented tenants. Positioned along Cross Timbers Road with **convenient access to FM-2499 and I-35W**, the suite offers an efficient, move-in ready layout previously occupied by StretchMed, making it well suited for wellness, medical, beauty, or boutique service users seeking a presence within one of Flower Mound's most established lifestyle centers. Surrounded by strong daytime traffic, affluent demographics, and a highly walkable environment, the space presents a rare opportunity for tenants looking to join the dynamic Parker Square community.

\$27/SF
LEASE RATE

818 SF
BUILDING SIZE

RETAIL
PROPERTY TYPE

PROPERTY HIGHLIGHTS

- » Move-in ready wellness space
- » Efficient 818 SF layout
- » Ideal for wellness, beauty, or boutique medical users
- » Located in the heart of Parker Square



PARKER SQUARE

TENANT MIX



NCTC

EDGE TEAM
S.A.N.E. Consult
Baylor Scott & White HEALTH



Total Med SOLUTIONS
GABRIELA'S & SOFIA'S THE MEX RESTAURANT
STRETCHMED
Enzo's NY Pizza
HENRY INVESTMENT GROUP

blue learning
NELSON LAW GROUP, P.C. ATTORNEYS
LocalPRO REALTY
ARCY Healthcare
prototype.IT

education
KINTZ GROUP
Guardian Financial MANAGEMENT
PISTIL ARCHITECTURE

BRIDGE REALTY TEXAS
Dear & Beloved BRIDAL BOUTIQUE
ScheduleAnyone
CERULEAN Blue COFFEE HOUSE

ROCKPOINTE CHURCH

Grutogi Bistro
HIVE BAKERY
CERULEAN Blue COFFEE HOUSE

MSU
MIDWESTERN STATE UNIVERSITY

LAMB OF GOD LUTHERAN CHURCH & PRESCHOOL

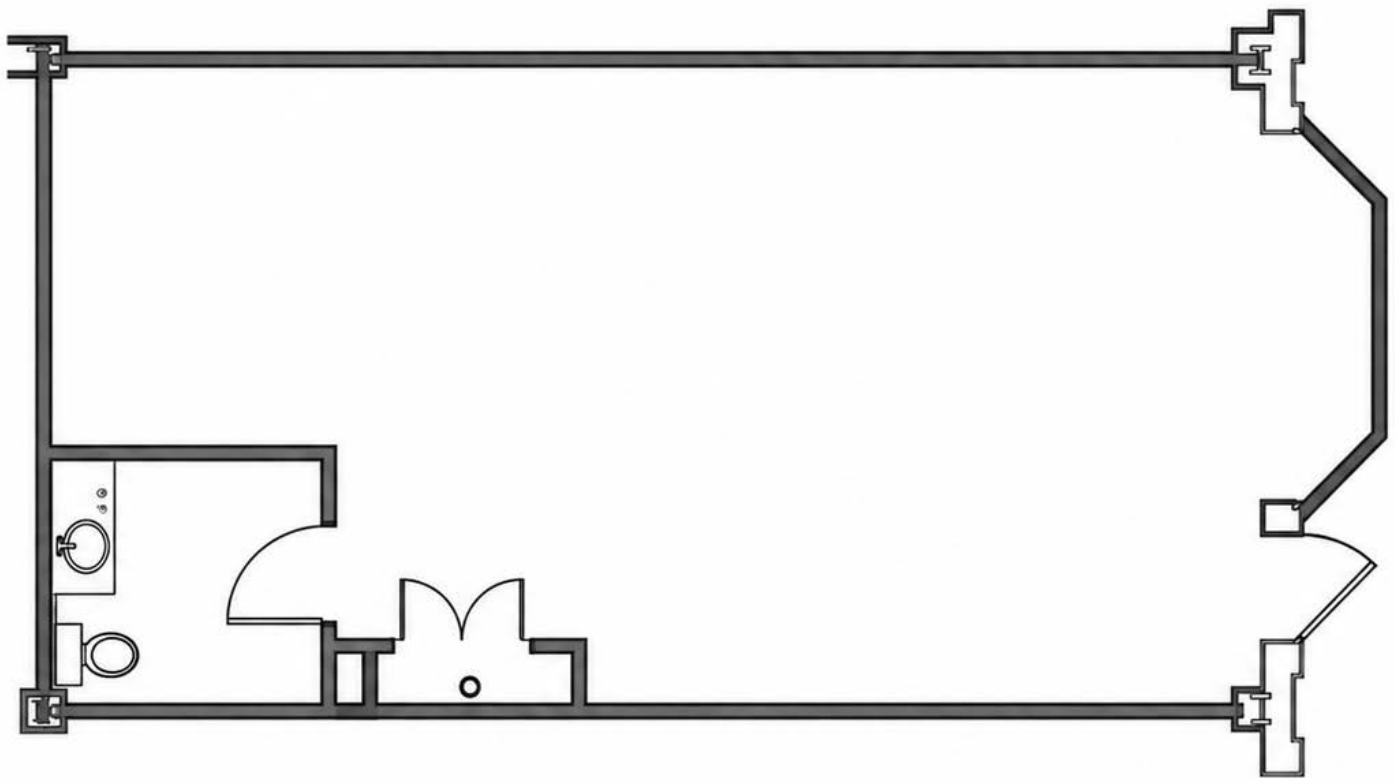
CROSS TIMBERS RD



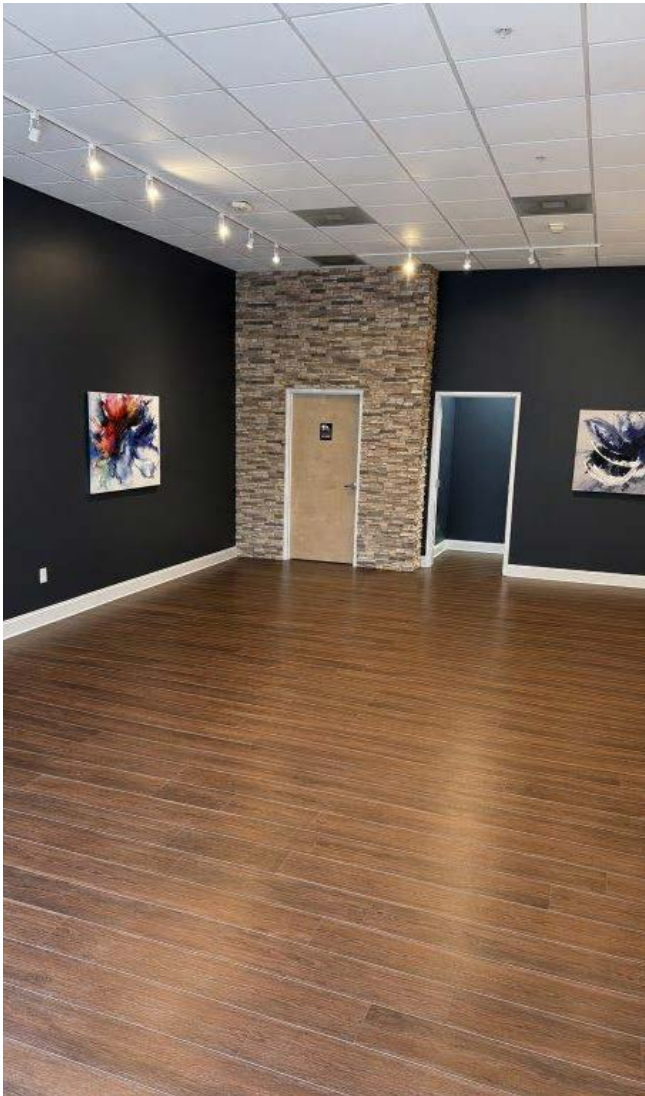
02

FLOOR PLAN & PHOTOS

FLOOR PLAN



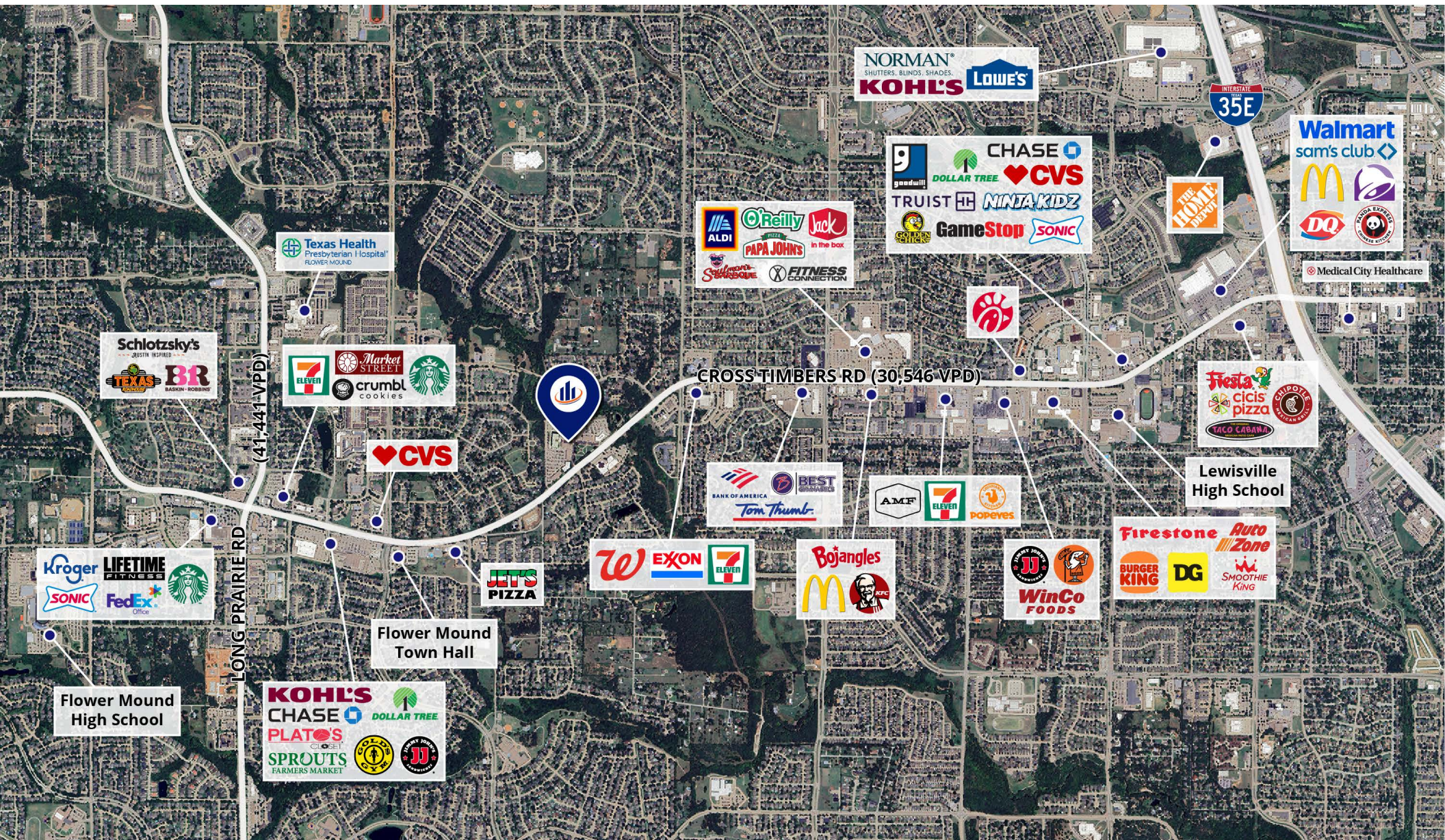
PROPERTY PHOTOS



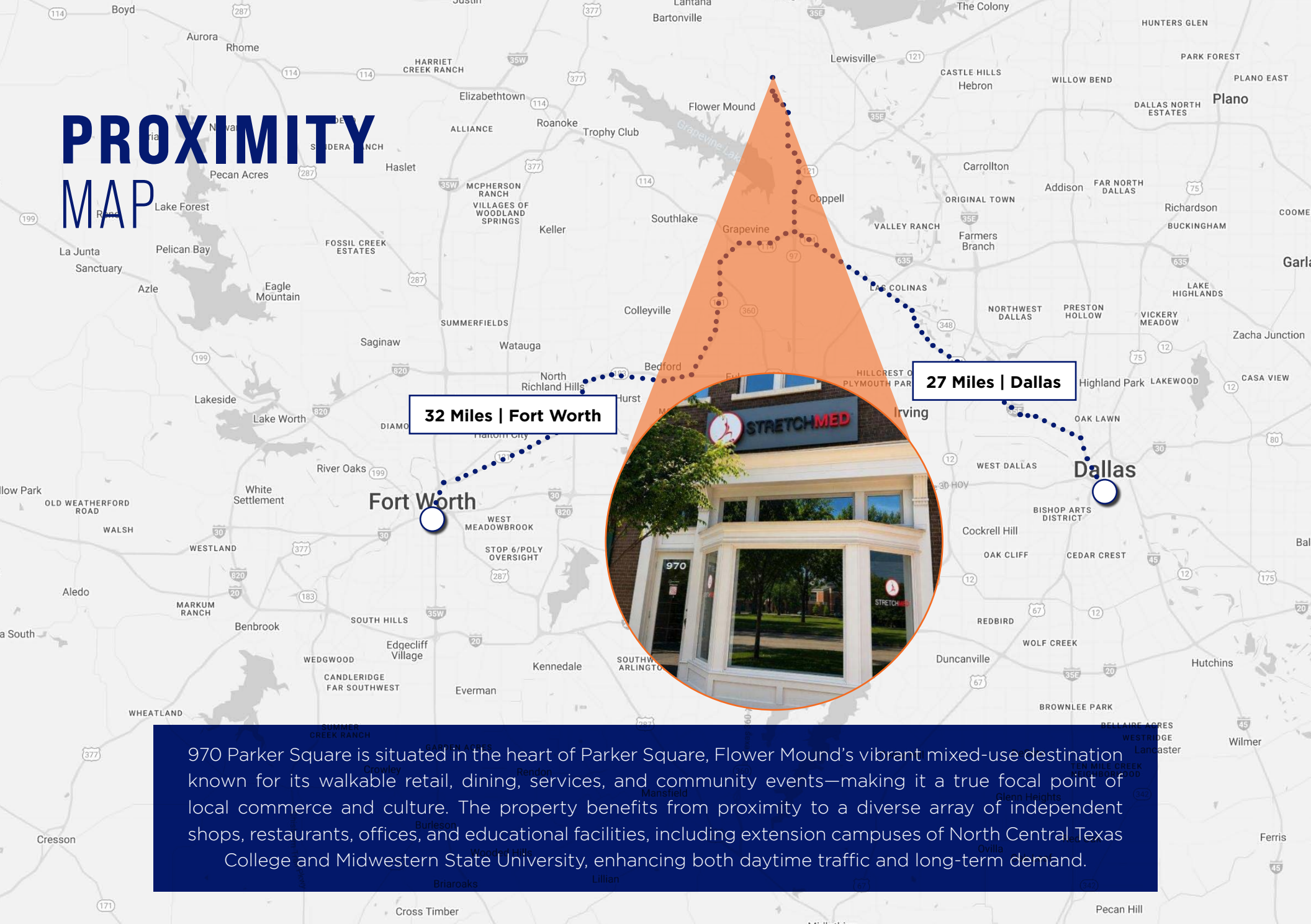


03

LOCATION OVERVIEW



PROXIMITY MAP



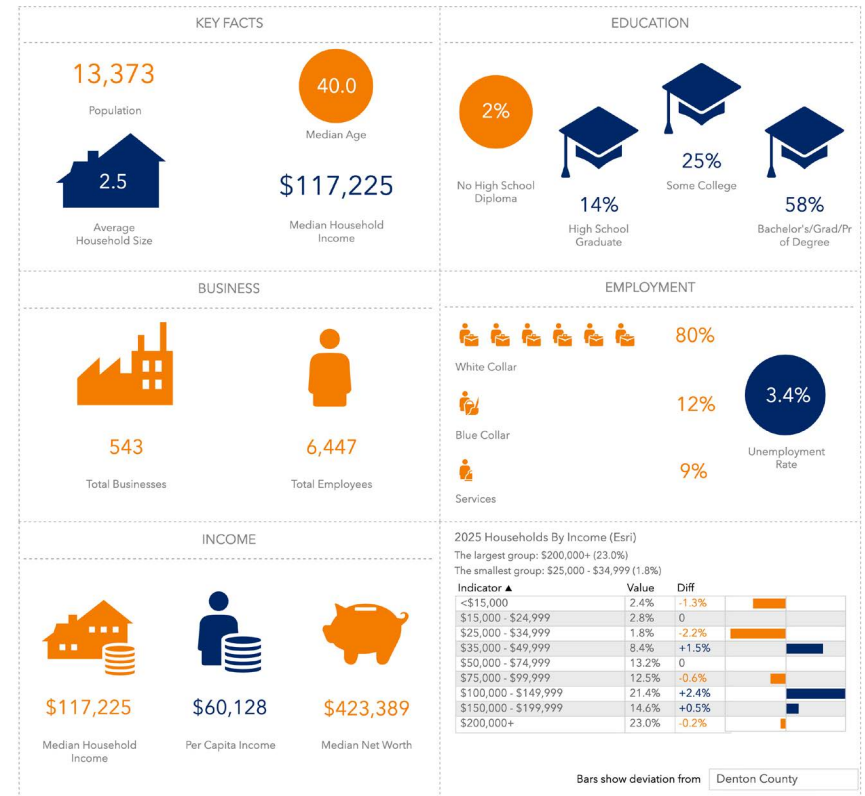
970 Parker Square is situated in the heart of Parker Square, Flower Mound's vibrant mixed-use destination known for its walkable retail, dining, services, and community events—making it a true focal point of local commerce and culture. The property benefits from proximity to a diverse array of independent shops, restaurants, offices, and educational facilities, including extension campuses of North Central Texas College and Midwestern State University, enhancing both daytime traffic and long-term demand.



DEMOGRAPHIC DATA

2025 Summary	1 MILE	3 MILE	5 MILE
Population	13,373	115,619	202,960
Households	5,377	41,163	76,696
Families	3,627	31,217	53,409
Average HH Size	2.48	2.78	2.64
Owner Occupied Housing Units	3,470	30,066	46,566
Renter Occupied Housing Units	1,907	11,397	30,130
Median Age	40.0	39.1	38.0
Median HH Income	\$117,225	\$125,759	\$114,077
Average HH Income	\$149,651	\$161,054	\$155,190
2030 Summary	1 MILE	3 MILE	5 MILE
Population	13,418	117,627	207,901
Households	5,552	43,299	80,546
Families	3,677	32,178	55,340
Average HH Size	2.41	2.71	2.57
Owner Occupied Housing Units	3,638	31,750	49,462
Renter Occupied Housing Units	1,914	11,550	31,083
Median Age	40.0	39.8	38.8
Median HH Income	\$129,554	\$139,730	\$126,097
Average HH Income	\$163,047	\$173,533	\$166,449

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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FLOWER MOUND TEXAS

Flower Mound, Texas, is a premier suburban community within the Dallas–Fort Worth (DFW) Metroplex, strategically positioned approximately 30 miles northwest of downtown Dallas and 25 miles northeast of downtown Fort Worth. The town offers exceptional regional connectivity via FM 2499 (Long Prairie Road), FM 1171 (Cross Timbers Road), SH-121, and SH-114, providing direct access to major employment centers, retail hubs, and Dallas/Fort Worth International Airport, which is located less than 15 miles away. This central location enhances Flower Mound’s appeal for businesses and commercial real estate investors seeking accessibility and visibility within North Texas.

Flower Mound has experienced consistent population and household growth, driven by the broader expansion of the DFW metroplex—one of the fastest-growing and most economically resilient regions in the United States. The community is known for its affluent demographics, highly educated workforce, and strong median household incomes, all of which support sustained demand for retail, office, and mixed-use developments. As new residents and businesses continue to migrate to the area, Flower Mound benefits from rising consumer spending and long-term real estate stability.

The Town of Flower Mound has maintained a proactive, business-friendly development approach, emphasizing thoughtful planning, infrastructure investment, and high design standards. This commitment has fostered vibrant commercial districts such as Parker Square and reinforced Flower Mound’s reputation as a high-quality, growth-oriented suburban market. Its strategic location within the DFW metroplex, combined with strong fundamentals and long-term growth prospects, positions Flower Mound as an attractive destination for commercial real estate investment.



UNIVERSITY OF
NORTH TEXAS
7,300 EMPLOYEES



CHARLES SCHWAB
CORPORATION
6,500 EMPLOYEES

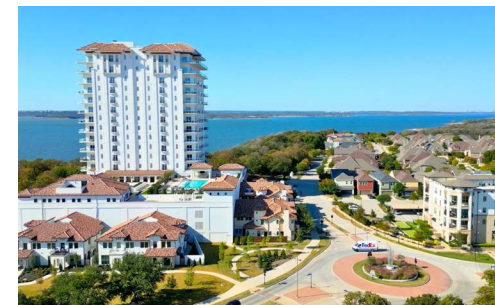


NEBRASKA FURNITURE
MART
4,800 EMPLOYEES



DENTON INDEPENDENT
SCHOOL DISTRICT
4,500 EMPLOYEES

DENTON COUNTY TOP EMPLOYERS



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All SVN offices are independently owned and operated.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date