



INVESTOR OPPORTUNITY – 100% LEASED
10,862 SF Office Building For Sale
Construction 2025
3411 Cross Timbers Road, Flower Mound, TX



Property Highlights | SEE BROKER FOR PRICING

METRO AREA: Dallas-Fort Worth

LOCATION: Located off Cross Timbers Road (FM 1171), a major east-west arterial road through Flower Mound, this well-positioned office building offers premier accessibility with proximity to retail, education and residential zones - situated near the reputable Bridlewood neighborhood and Flower Mound High School. The property is less than one mile from the highly trafficked FM 1171 and FM 2499 (Long Prairie Road) intersection, providing convenient access to two of Flower Mound's principal corridors.

BUILDING: 10,862 RSF – New construction completed in Q4 2025 with new tenants moved in and operating.

ZONING: Office

YEAR BUILT: 2025

INVESTMENT TYPE: Investment Opportunity - 100% Leased

FOR INFORMATION:

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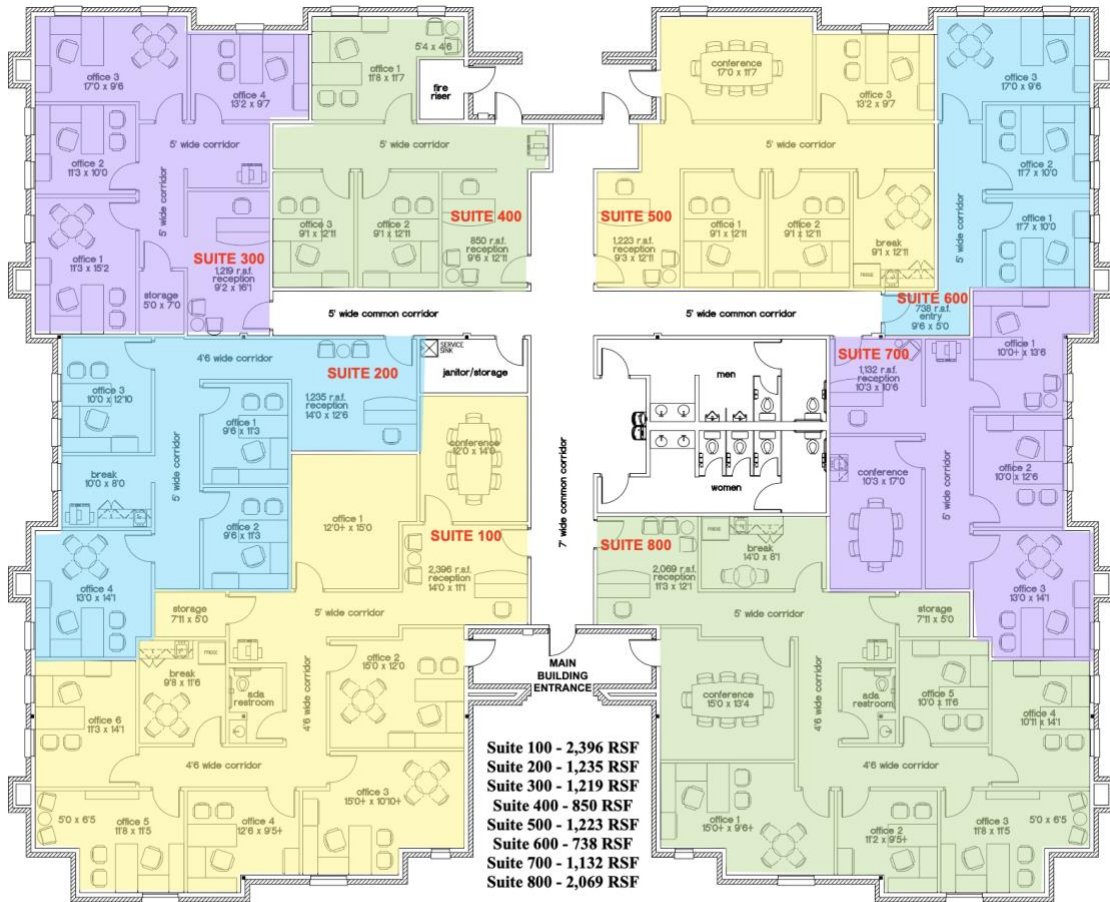
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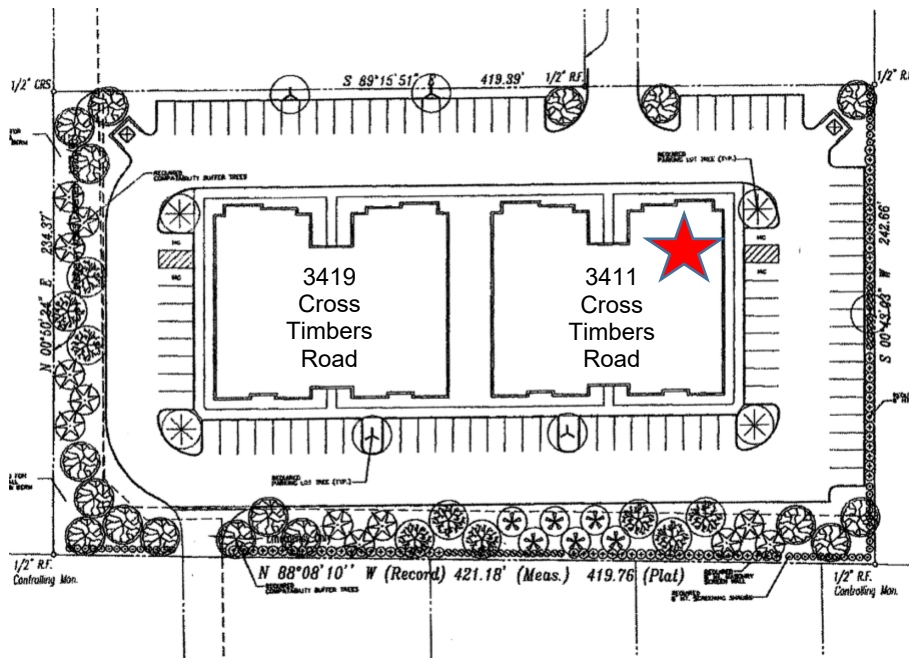
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FLOOR PLAN 10,862 SF – Office Building 3411 Cross Timbers Road Flower Mound, TX



SUITE FLOOR PLAN
 3411 CROSS TIMBERS RD., FLOWER MOUND, TX

SCALE
 0 1 5 10 20

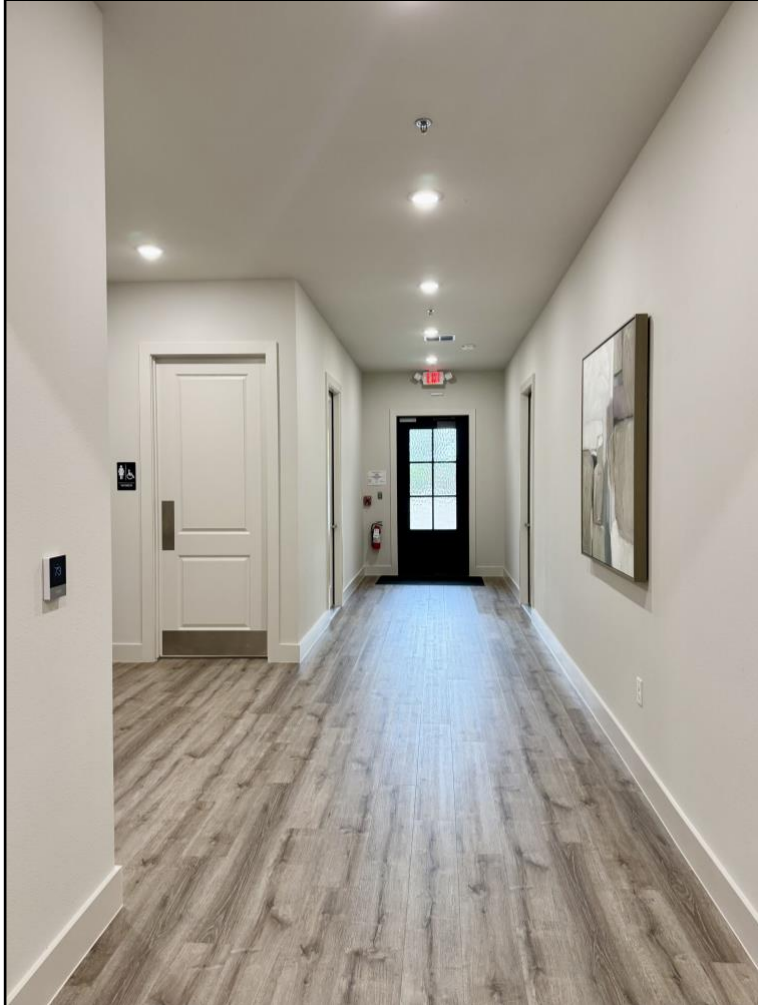




PHOTOS

10,862 SF – Office Building

3411 Cross Timbers Road
Flower Mound, TX

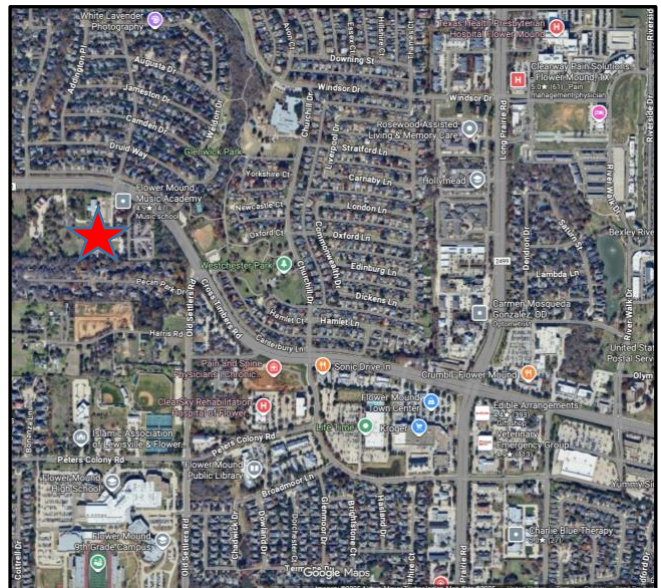
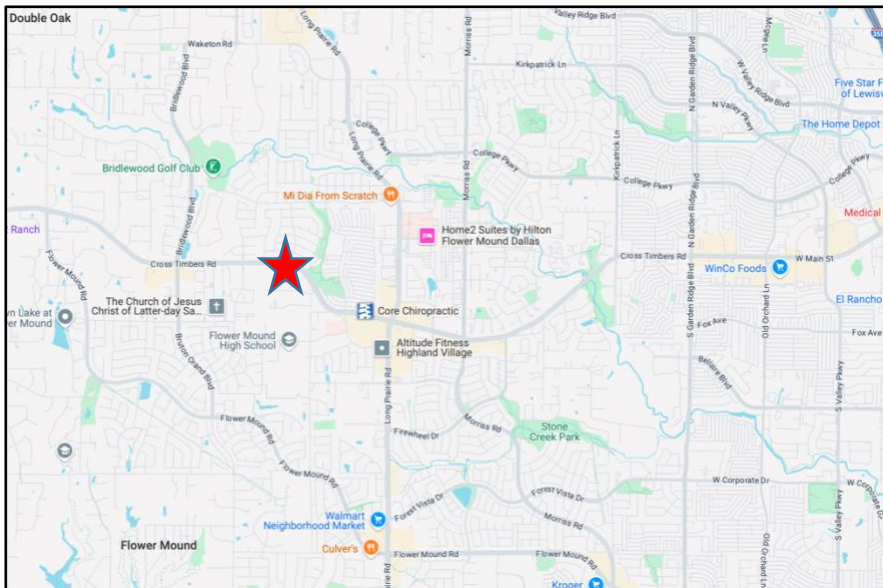
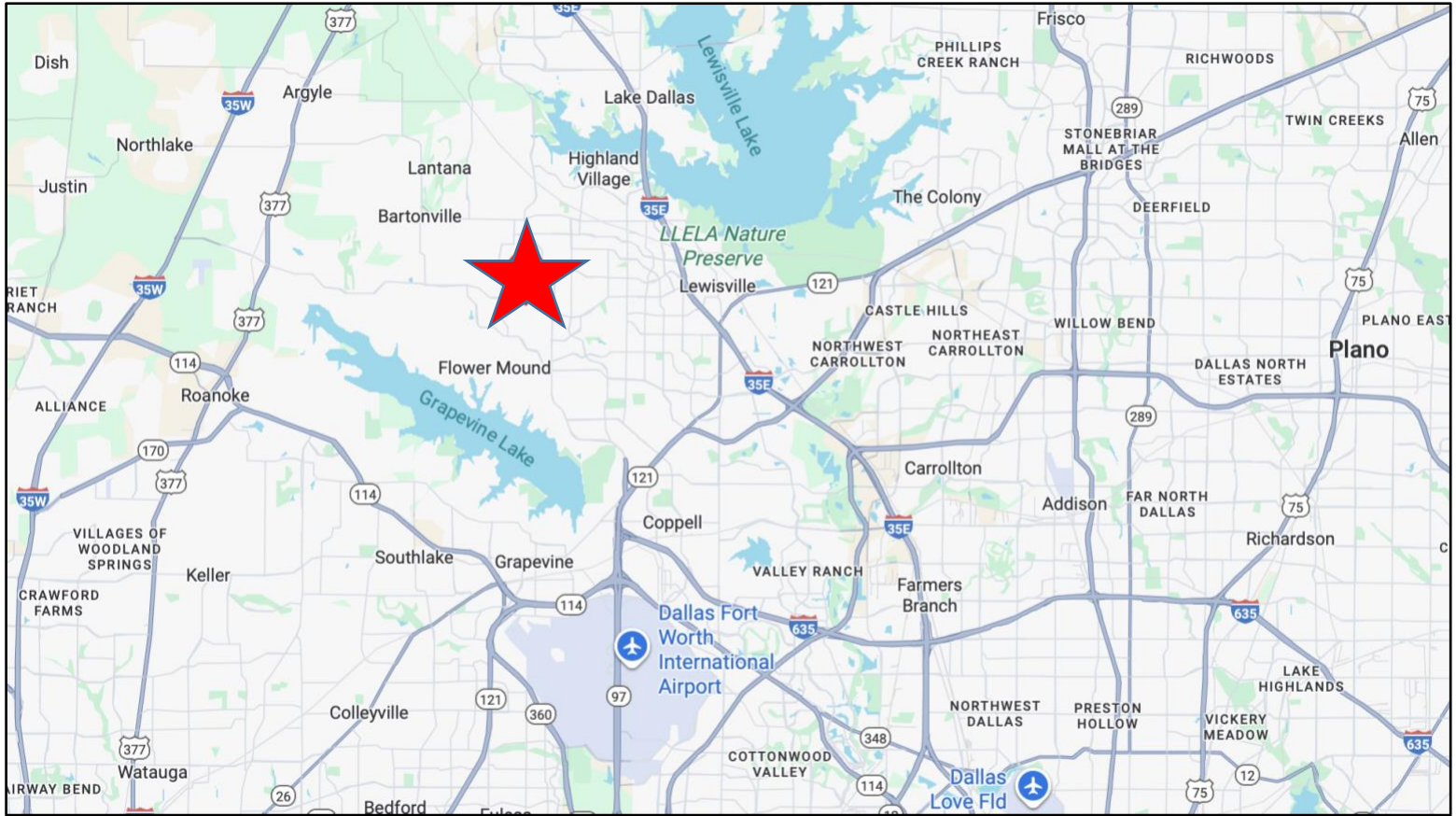




MAPS

10,862 SF – Office Building

3411 Cross Timbers Road
Flower Mound, TX





DEMOGRAPHICS*

10,862 SF – Office Building

3411 Cross Timbers Road

Flower Mound, TX

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