

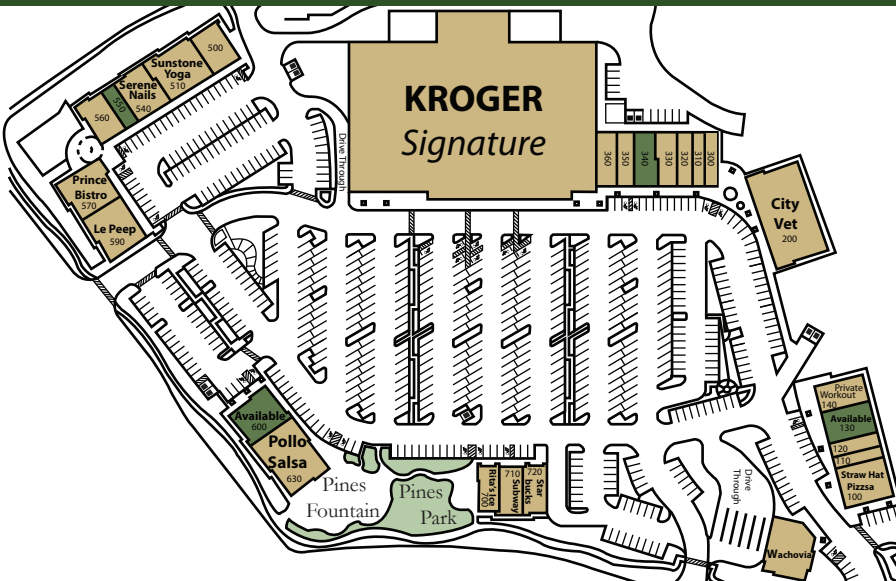


Available For Lease

The Pines of Flower Mound

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SWC FM 3040 at Gerault  
Flower Mound, Texas 75028



The Pines of  
Flower Mound

Ryan Stewart  
214.215.0277  
Ryan@Rosebriar.com

MacKenzie Brittingham  
214.902.2287 Ext 309  
MLB@Rosebriar.com

Rosebriar Properties Inc.  
P.O. Box 541208  
Dallas, Texas  
214.902.2287 | 214.902.9003 (fax)  
www.Rosebriar.com

Rental Rates		Available Space	
◆ \$20-25.00 psf		◆ 1,969sf ~ 2,107sf ~ 1,001sf ~ 3,645sf	
Triple NNN		Finish Out Allowance	
◆ Est. \$6.50 psf		◆ Negotiable	
Traffic Counts			
◆ Morriss (N)	14,104 CPD	FM 3040 (E)	17,502 CPD
◆ Gerault (S)	20,676 CPD	FM 3040 (W)	10,812 CPD
Demographics			
	1Mile	3Mile	5Mile
◆ Population	13,051	88,679	191,477
◆ Median Age	30	31	31
◆ Median HH Income	\$104,571	\$87,147	\$81,272

The Pines of Flower Mound opened in late 2006 and is anchored by a Kroger Signature Store. It has a family-oriented tenant mix consisting of over 25 retail/restaurant/personal service tenants including Starbucks, Subway, City Vet, Agave Azul, Lazy Dogz, Staw Hat Pizza, Le Peep's Grill, and Sunstone Yoga. Featured at the shopping center is the "Pines Fountain", a lit, dancing water fountain and major family attraction at the center.



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Tenant Roster

Suite	Tenant	Suite	Tenant
100	Straw Hat Pizza	510	Sunstone Yoga
110	Kolache and Donut	540	Orthopedia
120	Edward D. Jones		Physical Therapy
130	Available ~1,969sf	550	Available ~1,001sf
140	Private Workout	560	Freddie Pool's
200	City Vet		Martial Arts
300	Azure Salon	570	Lazy Dogz
310	Data Doctors	590	Le Peep's Grill
320	PostNet	620	Available ~3,645
330	Serene Nails	630	Agave Azul
340	Available ~2,107sf	700	Rita's Ice
350	Play 'N Trade	710	Subway
360	Hair Diddle Diddle	720	Starbucks
500	Dazzle Dental		

The Pines Fountain



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