



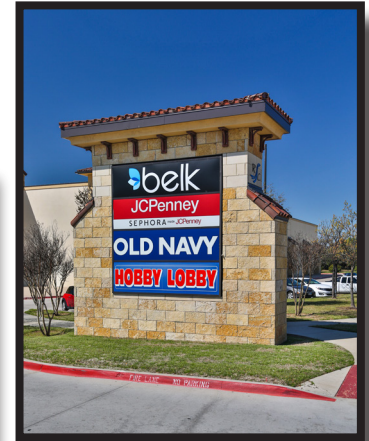
Dunhill Partners

Leasing Contact:

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Robertson's Creek

SWC FM 2499 & Dixon Road, Flower Mound, TX

ADDRESS:

5801 Long Prairie Road
Flower Mound, TX 75028

AVAILABILITY:

Suite 740 - 3,000 SF

NNN:

\$5.47 PSF

TRAFFIC COUNTS:

FM 2499 @ 1171: 72,296 VPD

FM 2499 @ 407: 54,636 VPD

Dixon Lane: 43,182 VPD

TRAFFIC GENERATORS:



DEMOGRAPHICS

2021 Population

2021 Avg HH Income

2021 Total Households

2-mile

36,191

\$268,364

12,009

5-mile

168,708

\$146,686

57,130

10-mile

490,428

\$132,128

175,594

Robertson's Creek Site Plan



SUITE	TENANT	SF
5731	Red Robin (Ground Lease)	5,030
5701-2	Peaks Floor Co.	15,000
100	Old Navy	8,577
120	Five Below	10,219
140	Ulta	7,800
160	Kirkland's	7,256
180	Lane Bryant	6,600
5801-2	Shape Fitness for Women	4,000
300	Beik (Ground Lease)	4,000
320	Kidstrong	7,883
360	Once Upon a Child	4,834
380	America's Best Contacts & Glasses	6,000
5801-4	The Little Gym/Snapology	55,207
5801-5	Hobby Lobby	45,000
600	Dick's Sporting Goods	10,896
680	Roger's Premiere Salon Suites	5,213
690	Milano Nails	1,903
740	ZaLat Pizza	3,000
750	AVAILABLE	2,973
790	Massage Heights	1,698
810	Bio Dry Bar	1,368
830	Mainstream Boutique	1,200
835	The Lash Lounge	1,563
840	Pure Barre	1,352
850	Mel's Barber Shop	1,600
860	TruFIT Foods	1,988
870	Coming Soon - BBQ restaurant	3,000
5861-1	Mod Society Facial + Maskbar	2,000
5861-2	Panda Express	4,000
100	Sleep Experts	4,000
120	Deal Pending	4,000
130	Deal Pending	4,000
130	Palm Beach Tan	2,400
5751	JC Penney (Separately Owned)	2,400
	Separately Owned parcel	



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