

LAND FOR SALE

.77 ACRES on Waketon Road
Flower Mound, Texas



- LOCATION:** Located on Waketon Road, just off FM 2499 (Long Prairie Road), the major arterial road through Flower Mound. This parcel is just south of Win Kids, where thousands of children attend Sports, Dance, & Music classes, making it an ideal location for children's related medical offices or daycares. In close proximity to the retail shopping centers at FM2499 and FM407.
- ZONING:** PD-89 with Retail District-2 (R-2) Uses
- LAND SIZE:** +/-0.77 acres (33,541 SF)
- SALES PRICE:** \$10.50/SF (\$352,183)
- EXISTING IMPROVEMENTS:** Regional detention area already exists; utilities closeby; common access driveway.

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Waketon Drive near FM 2499
.770 acres



