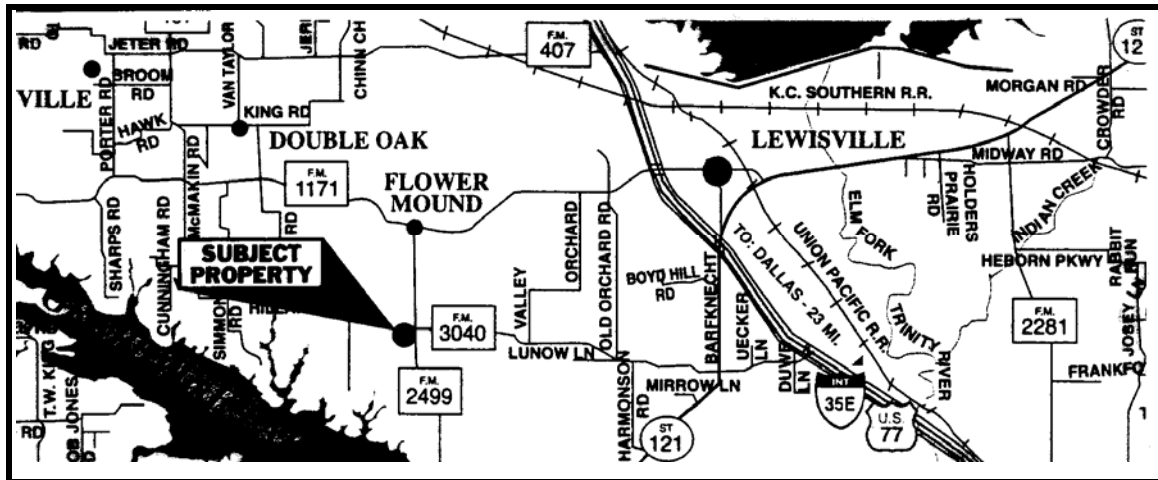


Restaurant/Fast Food Site - Flower Mound, TX



► 61,000+ Cars/Day Intersection ◀

Location: Southwest quadrant of Long Prairie Rd. (FM 2499) and Flower Mound Rd. (FM 3040). Other users at this intersection include: **McDonald's; Wendy's; Taco Bell; Chili's; Chic-fil-A; Culver's; Sonic; Panda Express and Starbuck's!**

LAST DEVELOPABLE PAD AT THIS INTERSECTION!!!

Size: 1.17 acres.

Zoning: Retail "2"

Approvals: Location had been approved for a 6,300 SF restaurant.

Improvements: Site is partially improved with a cross-access, concrete, drive serving Chase Bank on the hard corner of the intersection.

Price: \$750,000 - \$14.75/SF

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