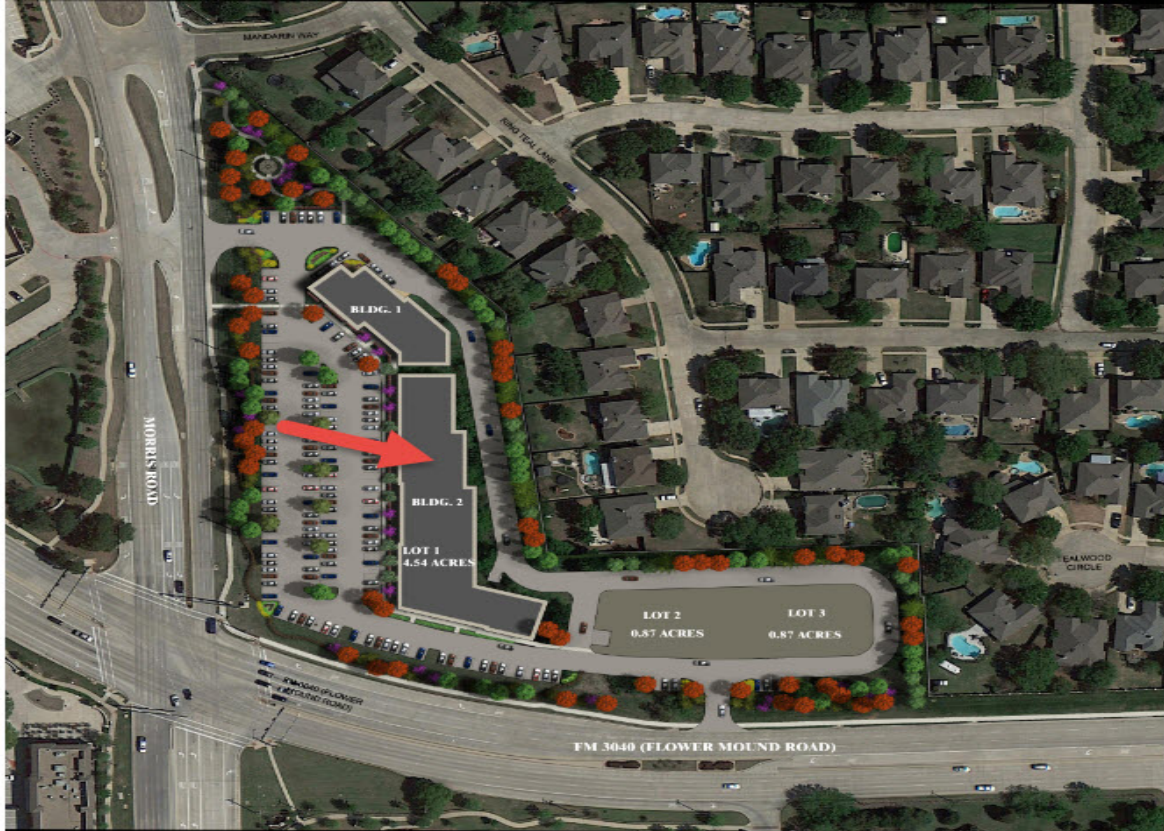


Victory Retail at FM 3040

NEC of FM 3040 & Morris | Flower Mound, TX 75028



- ♦ High Traffic Counts
- ♦ Solid Demographics
- ♦ High Visibility
- ♦ 10,000 SF Available

Great Location! Approximately 15,000 sf remaining in a 37,600 sf Retail Center at the NEC of FM 3040 and Morris Rd in Flower Mound.

Demographics / Traffic Counts

	1 mile	3 mile	5 mile
Population	9,670	85,446	192,086
AVG HH Income	\$111,614	\$99,682	\$100,302

Morris: 18,992 VPD
 Gerault: 17,669 VPD
 FM 3040: 28,302 VPD

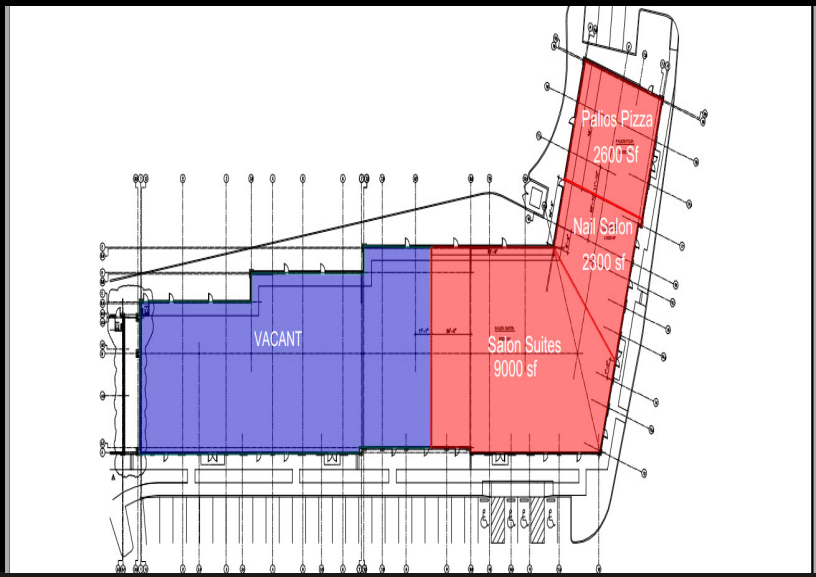
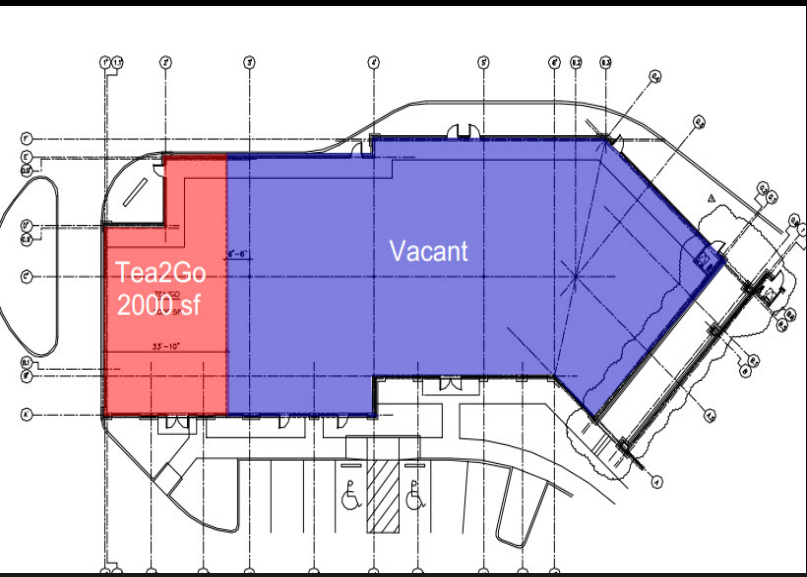
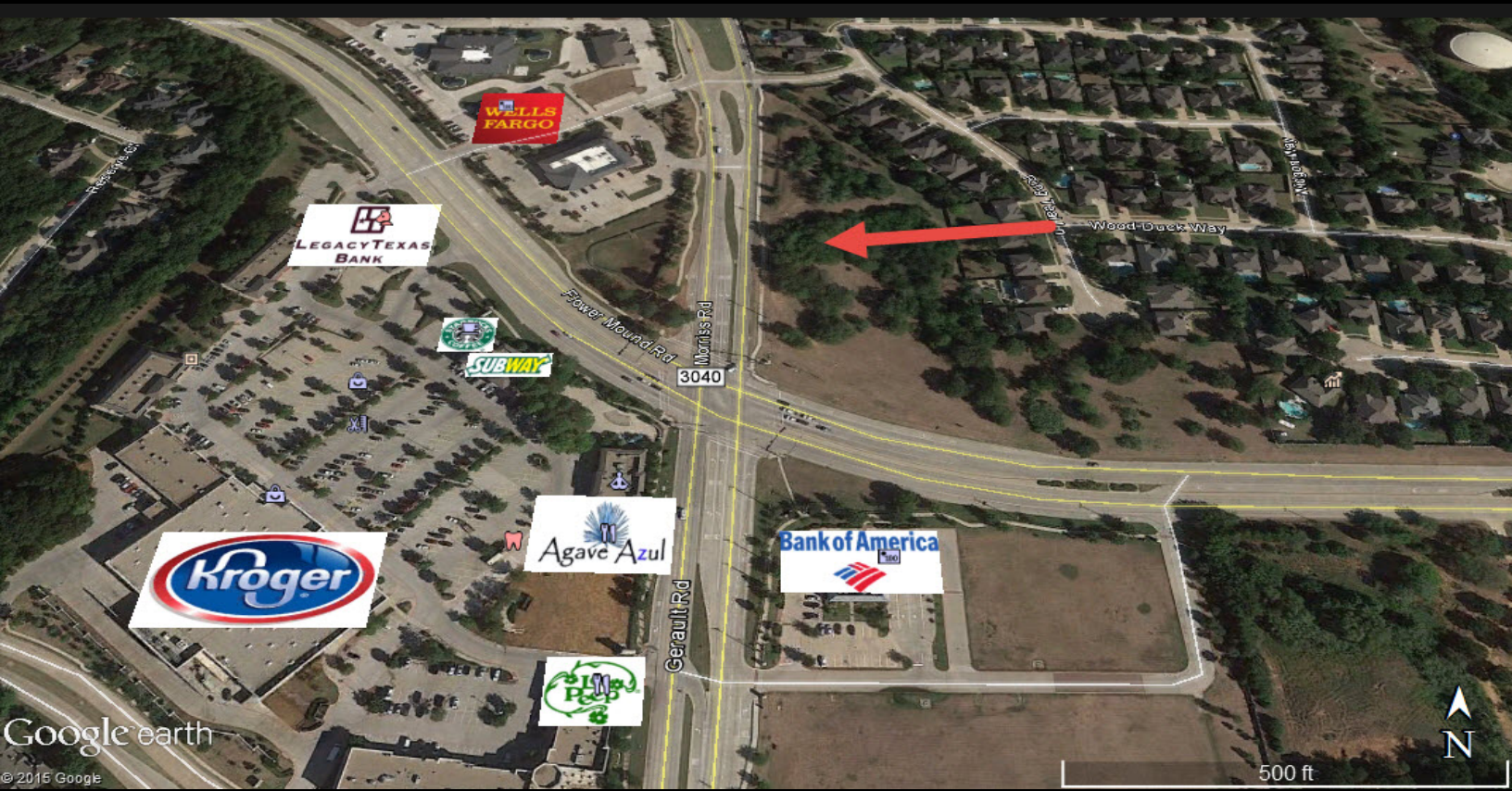
Base Rent: \$26-30
 NNN: \$6.50
 TI: \$25



Brandon Scott
 +8177034653
 brandon@victoryrealestategroup.com

Victory Retail at FM 3040

NEC of FM 3040 & Morris | Flower Mound, TX 75028



Brandon Scott
+8177034653
brandon@victoryrealestategroup.com