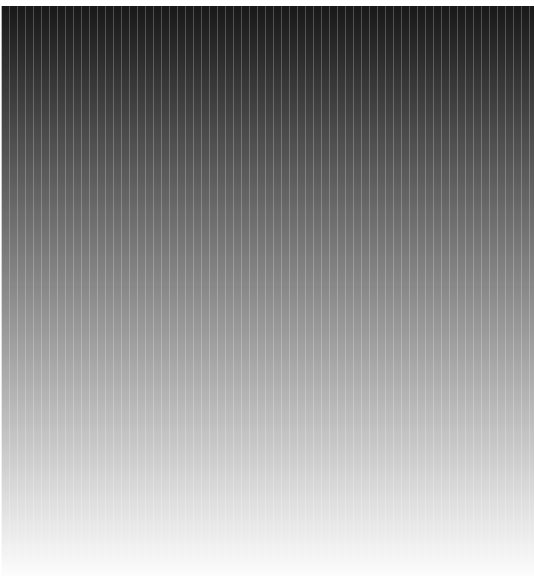


Morris Crossing

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



0.87 Acre Pad including all site work. Great location, high HH income and traffic counts. Located at the NEQ of Morris Rd and FM 3040.

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

Sq Ft: 37,897 (0.87 acres)

Price: \$20 psf

VICTORY|GROUP

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