

MEDICAL OFFICE SPACE AVAILABLE

CENTER PLACE I

3101 CHURCHILL DR. FLOWER MOUND, TX 75022



FOR LEASE

44K SF TOTAL
924 - 16,006
SUITES AVAILABLE



PROPERTY HIGHLIGHTS



Close proximity to THR
Flower Mound & Medical City
Lewisville hospitals



New Ownership



Located in dense retail trade
area (Market Street, Kroger &
Lifetime Fitness)



5/1000 Parking



Prominent location off
Cross Timbers (1171) & Long
Prairie (2499)



Full top floor
availability 16,000 SF



BUILDING IMPROVEMENTS



1,400 SF and 2,700 SF spec suites
coming soon



Recently signed leases with large OB GYN
and pediatrics practices



Extensive Common Area remodel
completed at end of 2024.



New covered parking in 2025



Built out 1st floor medical office ready for
immediate occupancy



New ownership willing to fund
turn-key buildout



Brand new HVAC

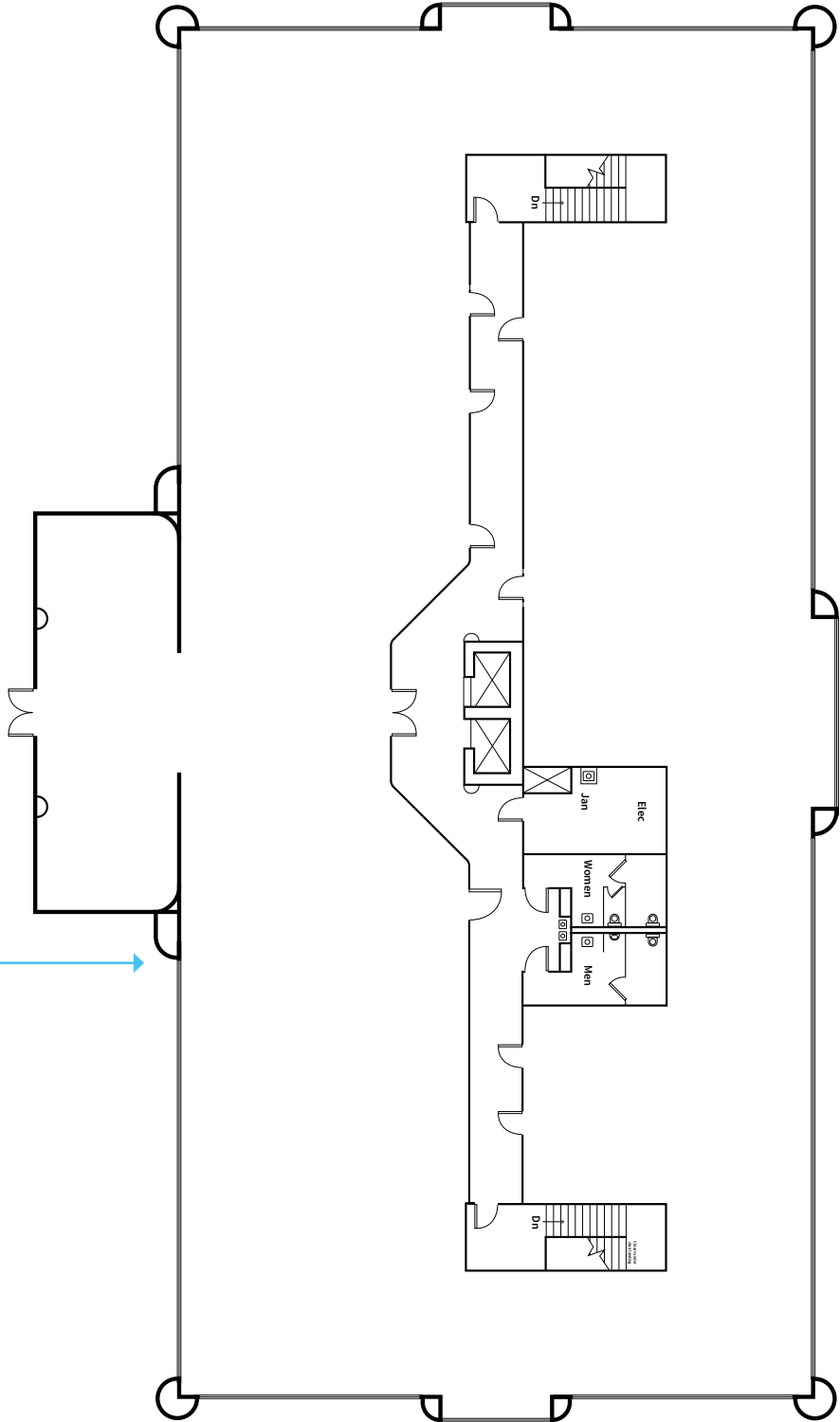


Building signage available for full floor user



FLOOR PLAN

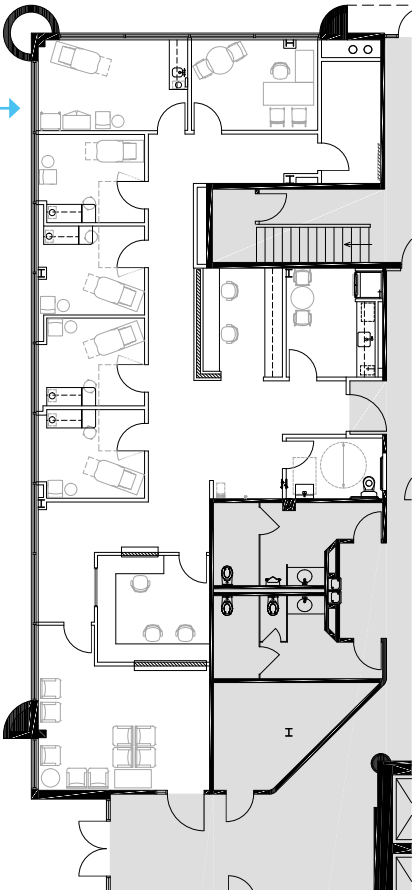
Suite 300
16,000 RSF Available



Suite 110-Spec Suite
2,789 RSF Available

Highlights:

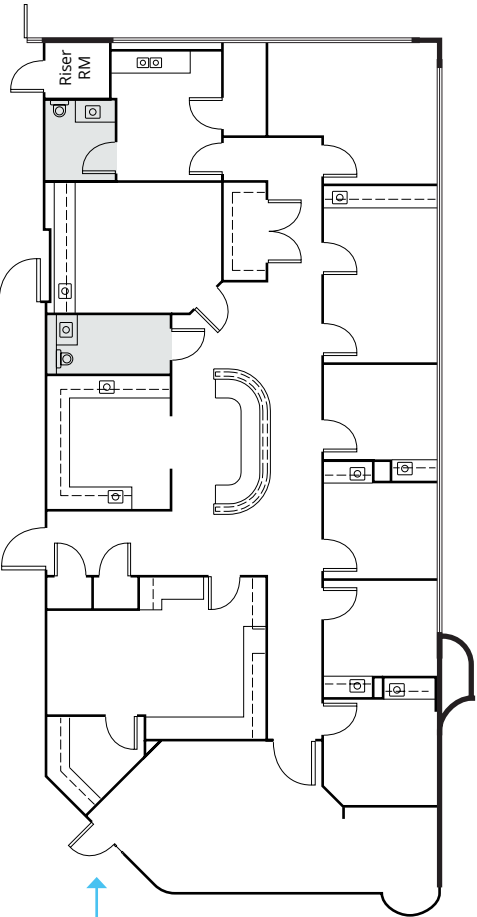
- 4 exams with sinks
- 1 private office
- 1 restroom
- 1 procedure suite
- 1 breakroom
- 1 private staff entry/exit



Suite 115
3,522 RSF Available

Highlights:

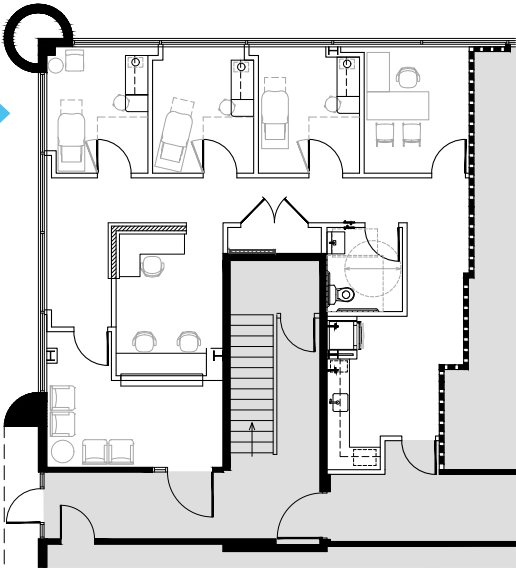
- 5 exams with sinks
- 2 private offices
- 2 restrooms
- 1 procedure suite
- 1 breakroom
- 1 private staff entry/exit



Suite 125-Spec Suite
1,424 RSF Available

Highlights:

- 1 private staff entry/exit





HEALTH CARE FACILITIES

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Total Population	13,214	87,641	183,952
Population Growth %	3.41 %	4.25%	4.57%
2022 Median Household Income	\$135,191	\$131,397	\$109,659
2022 Households with Income Over \$100K	3,281	19,911	36,412
2022 Have Commercial Insurance %	63.55%	63.24%	60.76%
2022 Have Medicaid Medical Policy (%)	3.86%	3.99%	4.67%
2022 Have Medicare Medical Policy (%)	19.33%	18.83%	18.71%
2022 Population <19	3,683	24,805	50,359
2022 Age 20-60>	7,135	47,502	100,987
2022 Population >60	2,396	15,334	32,607

	Drive Times
THR Flower Mound	4 minutes
Medical City Lewisville	13 minutes
Interstate I-35	13 minutes
Flower Mound	10 minutes
Lewisville	15 minutes
SH-121	15 minutes
Coppell	18 minutes
DFW Airport	15 minutes
Denton	28 minutes
Love Field Airport	38 minutes



For more information:

Austin Barrett

austin.barrett@jll.com

214.438.6420



CENTER PLACE I

3101 CHURCHILL DR. FLOWER MOUND, TX 7502

JLL disclaimer (Texas): Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.