



4921 & 4951 LONG PRAIRIE ROAD, FLOWER MOUND TX 75028

Wellness starts **here**



Jones Lang LaSalle Americas, Inc.



ABOUT THE PROPERTIES

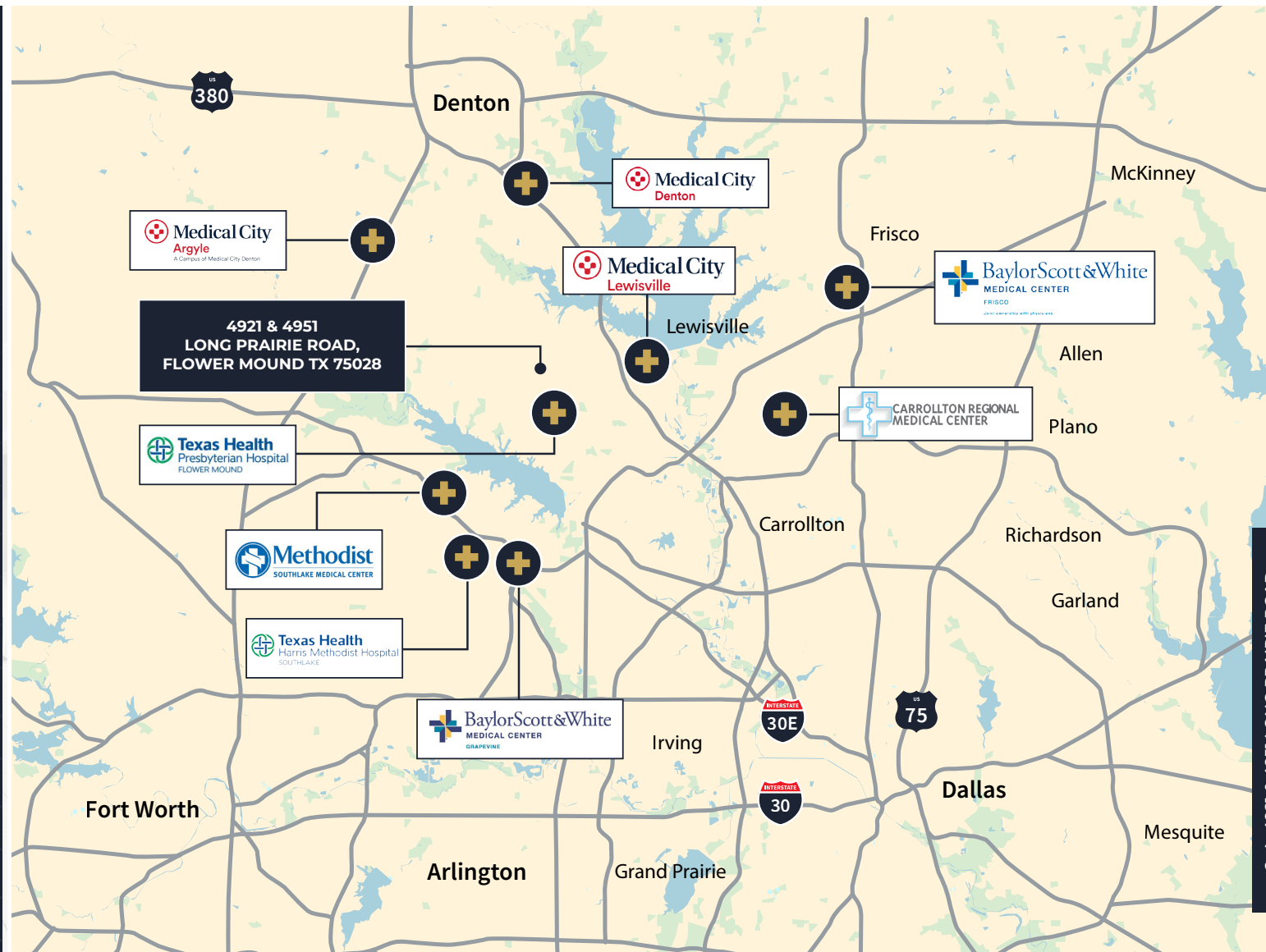
The Medical Village at Flower Mound is strategically located along Long Prairie Road, which provides easy access to major hospitals and other healthcare providers. This campus is home to established medical tenants such as Wellmed, North Star Imaging, and U.S. Dermatology, among others.

SPECIALTIES NEEDED

- Cardiovascular
- Endocrinology
- Ophthalmology
- Podiatry
- Infusion Therapy

SPECIALTIES ON-SITE

- Dermatology
- Ophthalmology
- Physical Therapy
- Primary Care
- Radiology



4921 LONG PRAIRIE ROAD



YEAR BUILT
2012



BUILDING SIZE
17,900 SF



VACANCY
3,305 RSF



STORIES
1



PARKING
5.0/1,000

4951 LONG PRAIRIE ROAD



YEAR BUILT
2011



BUILDING SIZE
17,010 SF



VACANCY
4,891 RSF



STORIES
1



PARKING
5.1/1,000



DIVERSE MEDICAL SPECIALTIES

Tenant mix spans family medicine, radiology, physical therapy, ophthalmology, dermatology, and primary care

MODERN MEDICAL SPACE

2nd gen medical buildouts available, reducing upfront costs and shortening start up time for new clinics

PROXIMITY TO HOSPITALS AND MAJOR HEALTHCARE PROVIDERS

2 minutes to Texas Health Presbyterian Hospital Flower Mound and 10 minutes to Medical City Lewisville

HIGH VISIBILITY AND EASY ACCESS

Situated along Long Prairie Road (20,280 VPD), a main thoroughfare in Flower Mound, offering superior visibility, signage opportunities, and convenient access for patients and staff.

DESIRABILITY OF LONG PRAIRIE ROAD:

Long Prairie Road is a major north-south arterial in Flower Mound with a high concentration of healthcare providers.

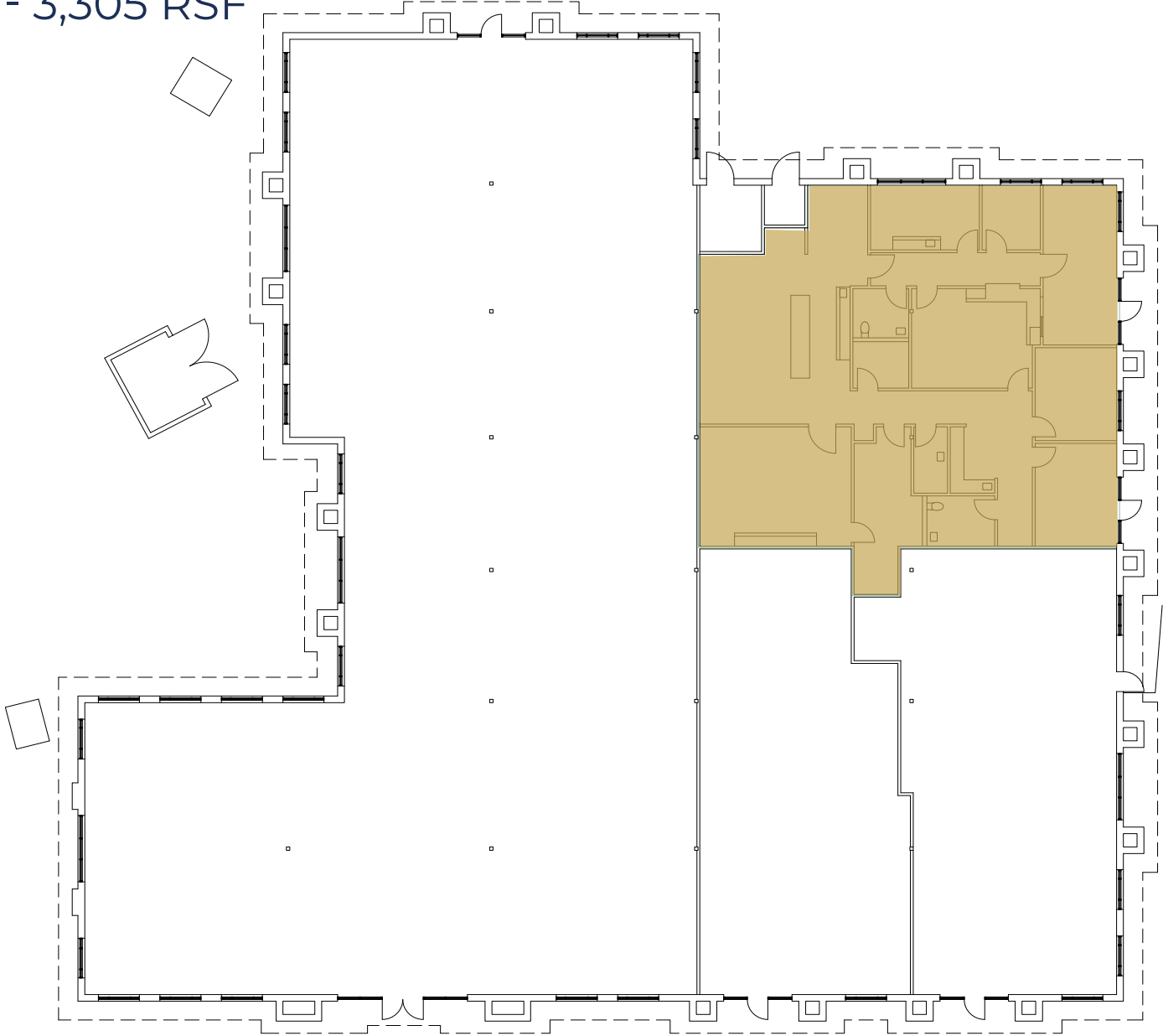
INSTITUTIONAL OWNERSHIP

Enjoy professionally managed property by owners that specialize in medical office properties across the country



4921

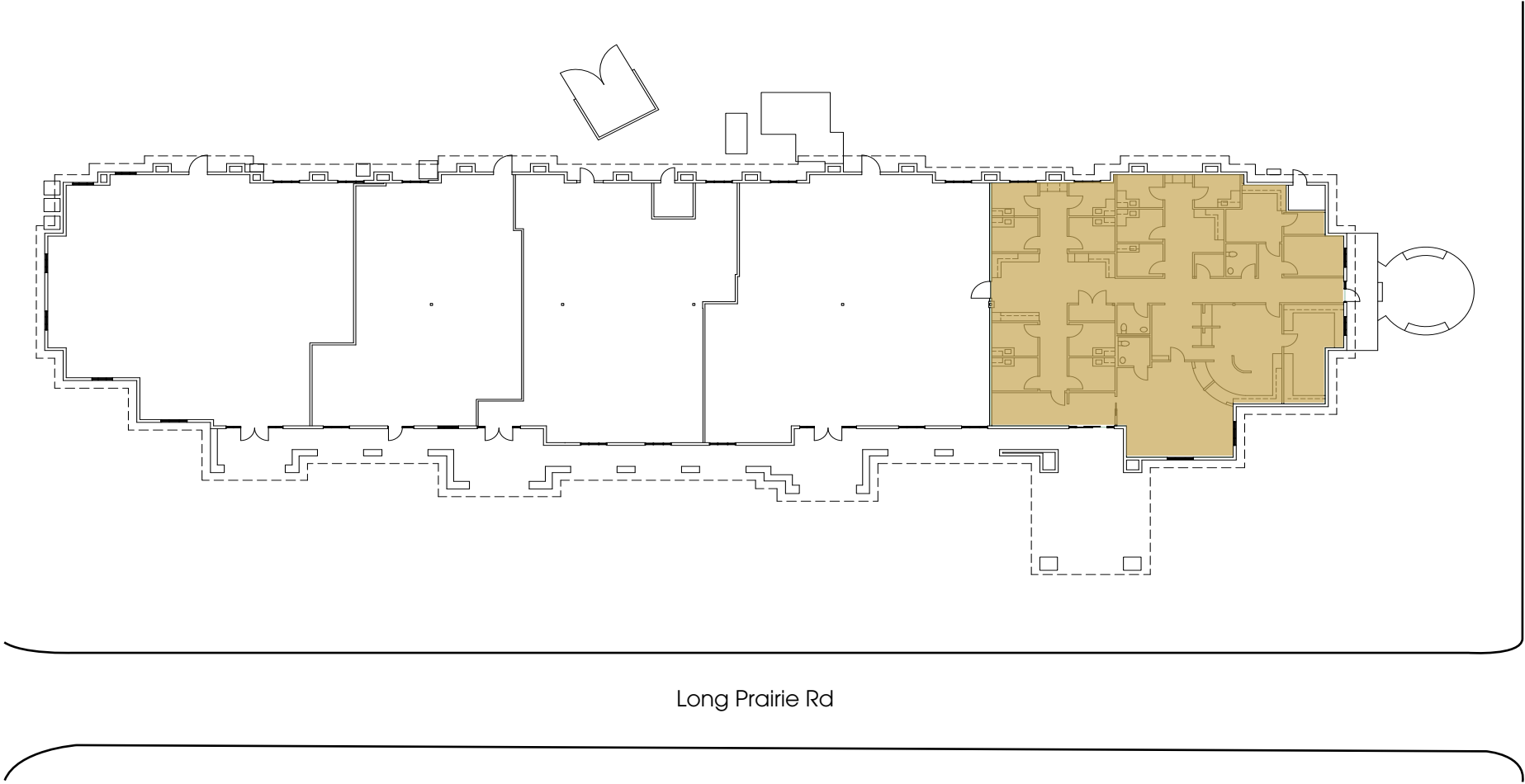
SUITE 115 - 3,305 RSF



Long Prairie Rd

4951

SUITE 100 - 4,891 RSF



4921
LONG PRAIRIE



4951
LONG PRAIRIE





DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	10,702	91,918	180,193
HOUSEHOLDS	4,083	33,074	64,709
AVERAGE HH INCOME	\$195,576	\$185,987	\$173,102



2 MINUTES

Texas Health Presbyterian
Hospital Flower Mound



23 MINUTES

Methodist Southlake Medical Center



14 MINUTES

Medical City Lewisville



25 MINUTES

Baylor Scott & White
Medical Center - Grapevine



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-19-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Higbie	730363	Chris.higbie@jll.com	+1 214 396 5422
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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