



# For Sale

## Location

2499 adjacent to Presbyterian Hospital and the Riverwalk  
Flower Mound, TX75028

## Pad Sites for :

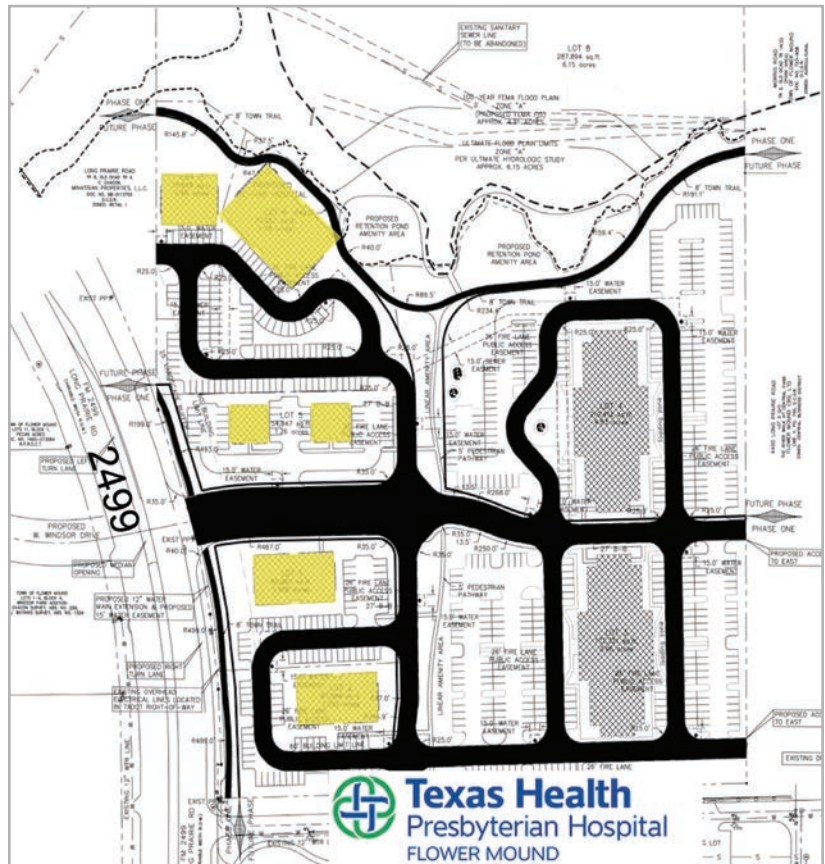
- Restaurants with Outside Dining
- Medical Rehabilitation Hospital
- Medical
- Professional Office Buildings
- General Retail

## Price

\$22.50 psf

## Features

- 22 Acre Medical Park located directly adjacent to Presbyterian Hospital in Flower Mound, TX.
- Pad sites will be platted and zoned
- 5 Acre Park on site with Connecting Trails and Multiple Ponds and Water Features
- The proposed development will have two current points of access; one off of FM 2499 and a second point, as cross access, from the Presbyterian Hospital property to the south.
- The FM 2499 entrance will be aligned at the Town's proposed West Windsor road location and will represent the fourth leg of that intersection.
- The West Windsor entrance will be at a median opening on FM 2499 that has a traffic signal and a right and left-turn lane. The signal and the turn lanes will be constructed as part of the Town's project.
- A third future cross access point is stubbed out to the east with this development.



## Contact

Todd Weaver  
3505 Yucca Drive, Suite 100  
Flower Mound, Texas 75028

todd@weavercommercial.com  
469-635-2833 Office  
469-635-2849 Fax

**WEAVER**  
COMMERCIAL REAL ESTATE