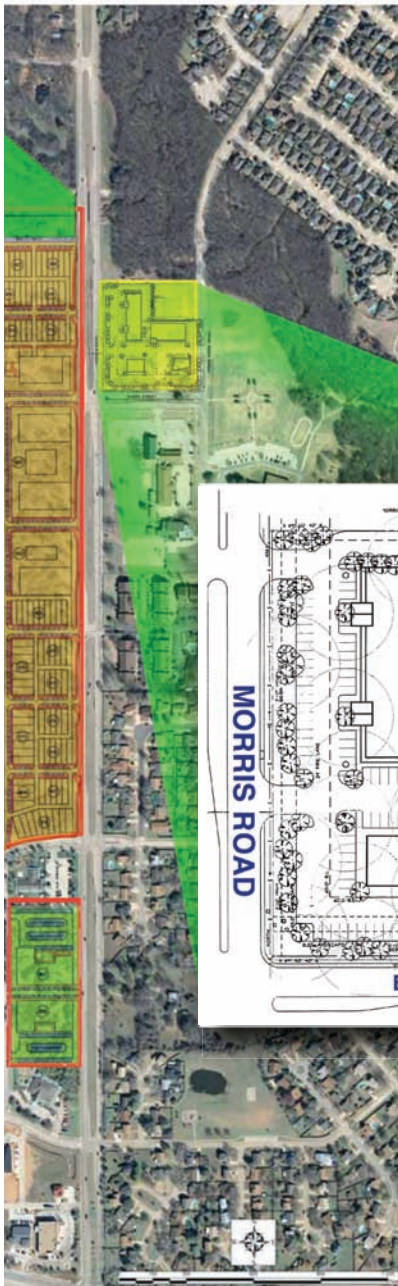




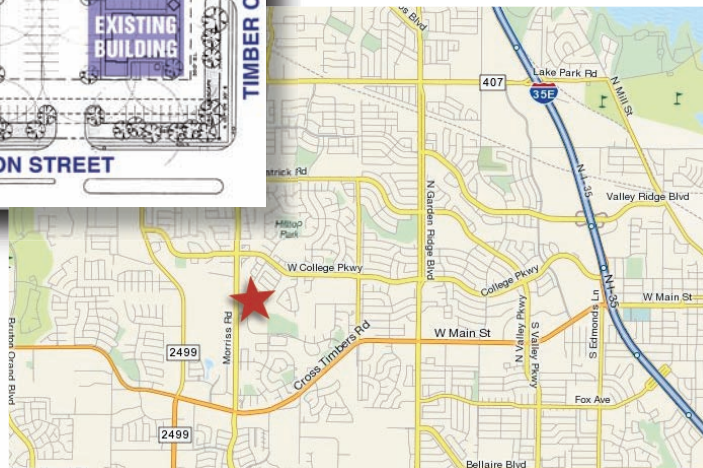
Office / Retail Sites For Sale

Timber Creek Centre located at the North East corner of Morriss Rd and Eaton Rd within walking distance of the River Walk Development.



TIMBER CREEK CENTRE

- Platted Subdivision with 3 building sites
- Prime location across from the new River Walk Development
- Excellent access from Morris, Eaton, Timbercreek and College Roads
- Dense residential demographics mean a great location for family oriented medical or retail uses.
- +/- 3.0 acres
- Public utilities to the site
- Franchise utilities to the site



Timber Creek Centre

NEC of Morriss Rd and Eaton Rd, FM



for more information contact:

Todd Weaver
Yucca
Flower Mound, TX 75028

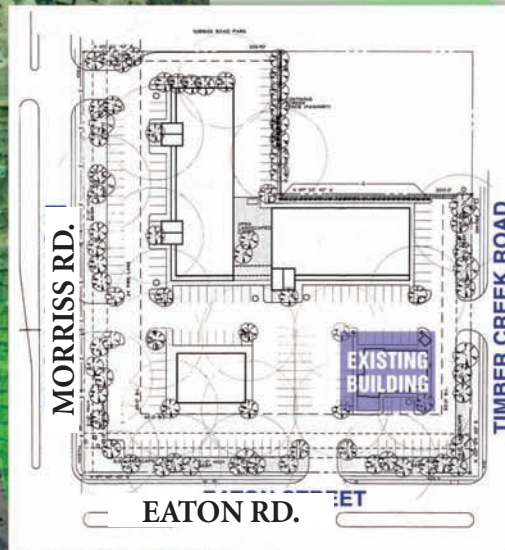
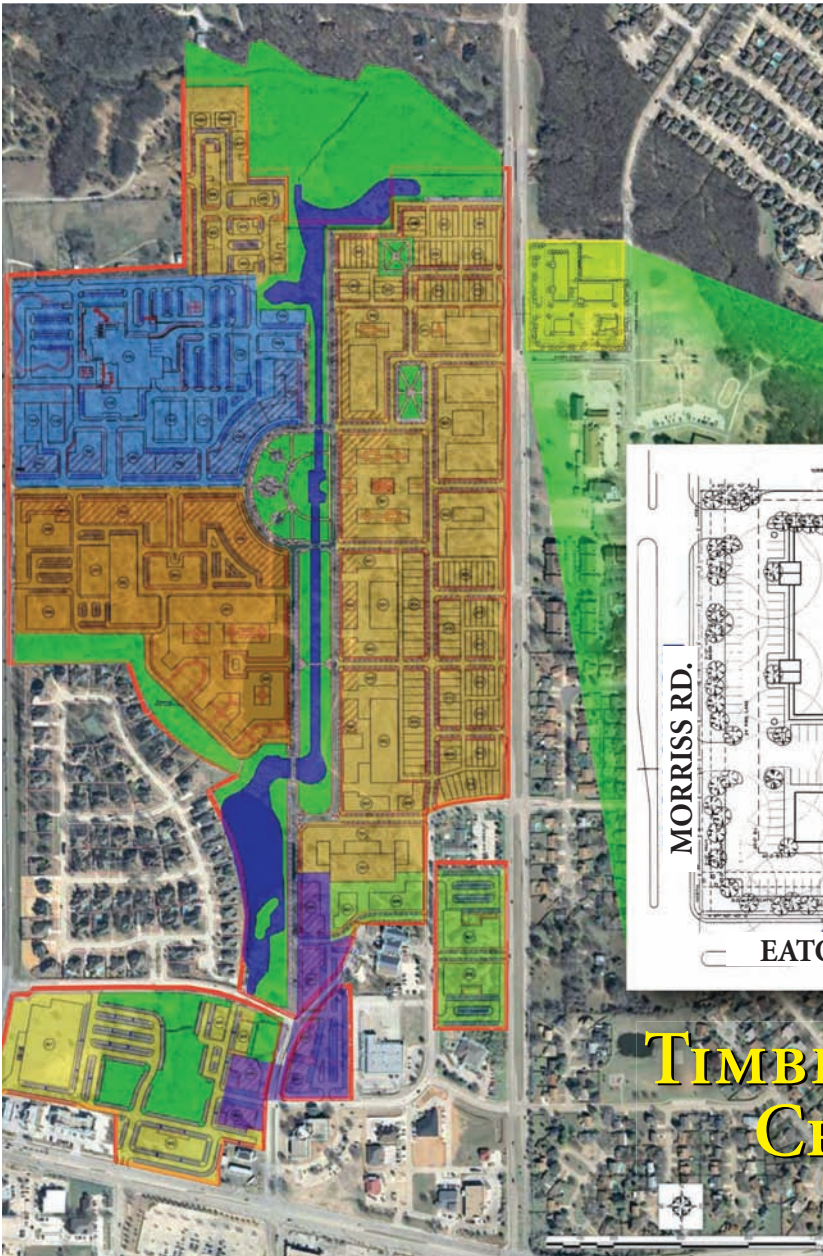
todd@weavercommercial.com
469-635-2833 Office
469-635-2849 Fax



Timber Creek Centre / River Walk Development



TIMBER CREEK CENTRE is strategically located in the center of economic growth and expansion in the Flower Mound/ North Texas area.



TIMBER CREEK CENTRE

Timber Creek Centre
NEC of Morriss Rd and Eaton Rd, FM



for more information contact:

Todd Weaver
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River Walk Development



The River Walk at Central Park will be a focal point for Flower Mound. Its design will allow and encourage people to work and live in close proximity and provide a pedestrian oriented environment that is accented by a linear river walk park that traverses the entire development and will provide linkages to the existing Timber Trails Park and to other parts of the community through the Town's trail system, encouraging walking, jogging and biking.

A variety of commercial, office, retail, civic, institutional and residential uses within pedestrian oriented, vertical and horizontal mixed use environments. These uses may be combined within a single district, site, or building in the mixed use area. Components of a mixed use development include specialized street standards, open space, parks and plazas and enhances architectural standards. Mixed use developments are intended to accommodate physical development patterns characteristic of those found in traditional American downtown areas while taking into consideration contemporary building and development requirements.



- **Residential –townhouse, condominium, lofts over retail and office, assisted living, senior living, multifamily**
- **Commercial –hospital, medical office, retail, and dining**
- **Street front shops and restaurants with office and residences located on all upper floors**

Timber Creek Centre
NEC of Morriss Rd and Eaton Rd, FM



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 2901 Corporate Circle
 Flower Mound, TX 75028

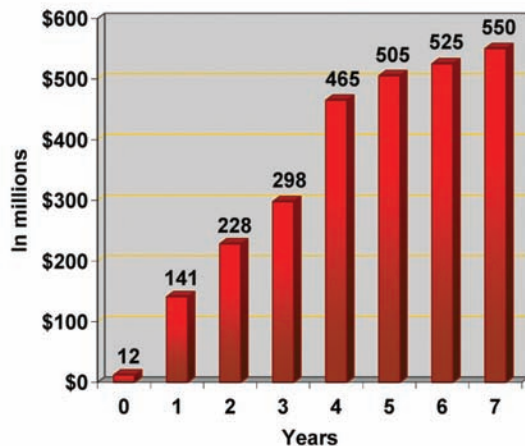
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Projected Economic Benefit

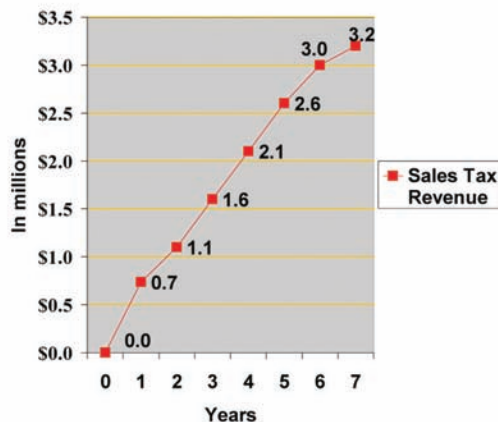
Projected economic forecast data as provided by the River Walk Development group

Property Value

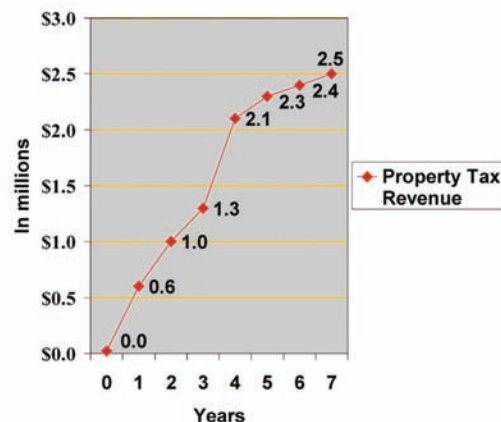


- Significant secondary and tertiary economic benefits in the way of job creation and new businesses

Sales Tax Revenue



Property Tax Revenue



Timber Creek Centre
NEC of Morriss Rd and Eaton Rd, FM



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