

745 Cross Timbers Road
Flower Mound, TX 75028
DFW MSA

RETAIL SPACE FOR LEASE

For information, please visit:
www.pinetree.com/cross-timbers-court

Cross Timbers Court

Tom Thumb

Pharmacy 

745

FEATURES

- Located in Flower Mound, TX, Cross Timbers Court is a 81,169-square-foot shopping center anchored by Tom Thumb.
- Flower Mound has received national recognition in recent years for its high quality of life, low crime rate, excellent school systems, affluent demographics and strong population/job growth. The city has a strategic location 28 miles northwest of downtown Dallas and is 3 miles north of Dallas-Fort Worth International Airport.
- The Property's location in this highly coveted area of DFW provides the shopping center access to unrivaled demographics.

Tom Thumb®



View more storefront and aerial photos at:
www.pinetree.com/cross-timbers-court

Leasing Contact
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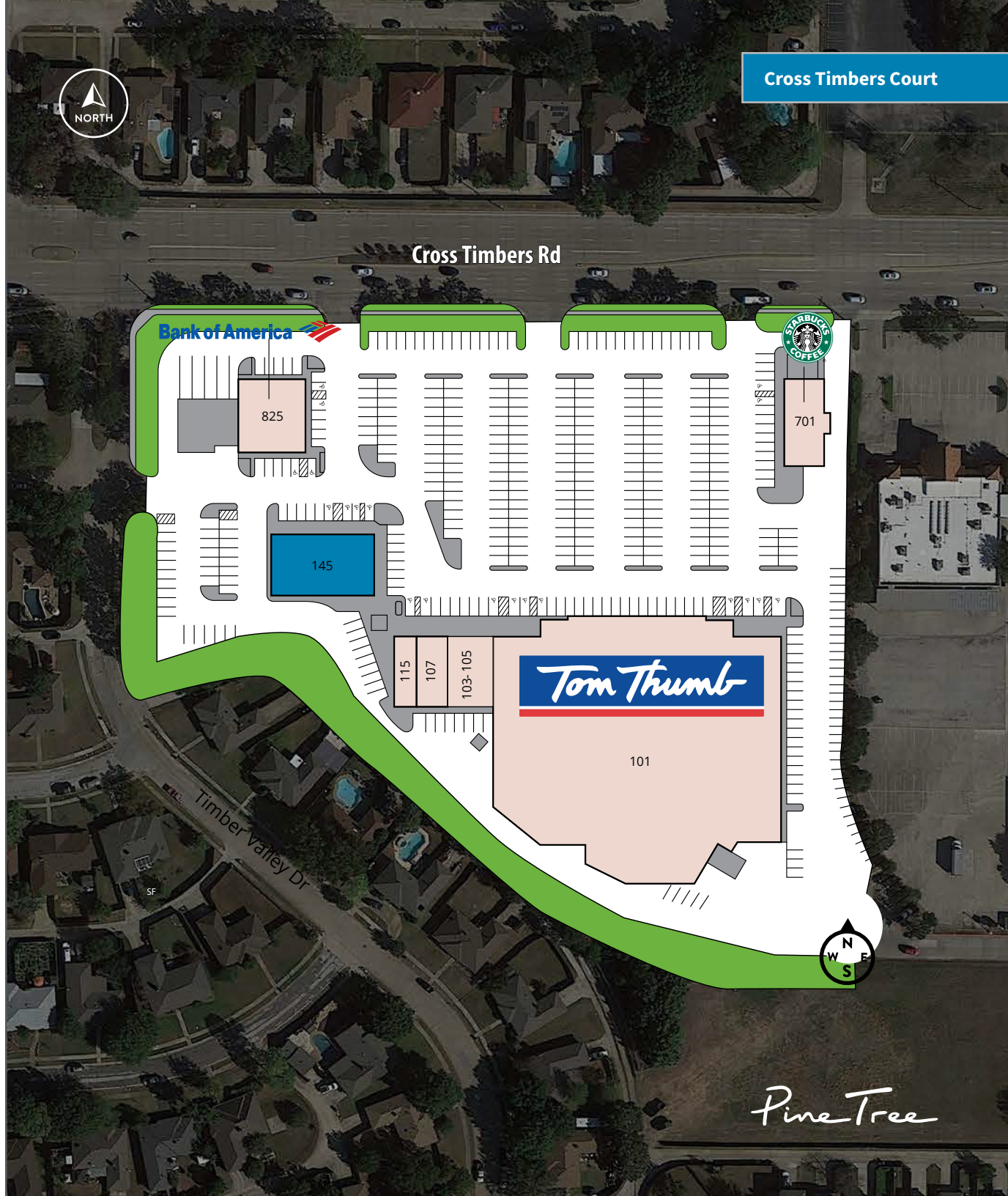
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Pine Tree

Tenant Roster

UNIT	TENANT	SF
825	Bank of America	3,803
145	Available	6,000
115	California Pro Nails	1,260
107	Warrior Martial Arts	2,590
103/105	Tenney Dental	2,800
101	Tom Thumb	62,132
701	Starbucks	2,584



Data & Demographics

Data provided by Credintell - Trailing 12-Month Analysis

Total Population	Total Households	Avg Household Income	Total Visits
110.2K	38.6K	\$106K	1.3M

Ethnicity	
Asian	5.38%
Black/African-American	6.39%
Hispanic/Latino	21.51%
White/Caucasian	64.16%
Other	2.55%

Trade Area | Closest 70% of Visits

Aggregation of closest census blockgroups comprising 70% of the shopping center's visitation. Blockgroups based on where mobile devices visiting the location were most often observed overnight.

