

FOR LEASE OR
SLAE

PRAIRIE COMMONS

3360 Long Prairie | Flower Mound, TX 75022



VISION
COMMERCIAL REAL ESTATE



OFFICE

Isaac Blandford | Roger Smeltzer

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VISIONCOMMERCIAL.COM

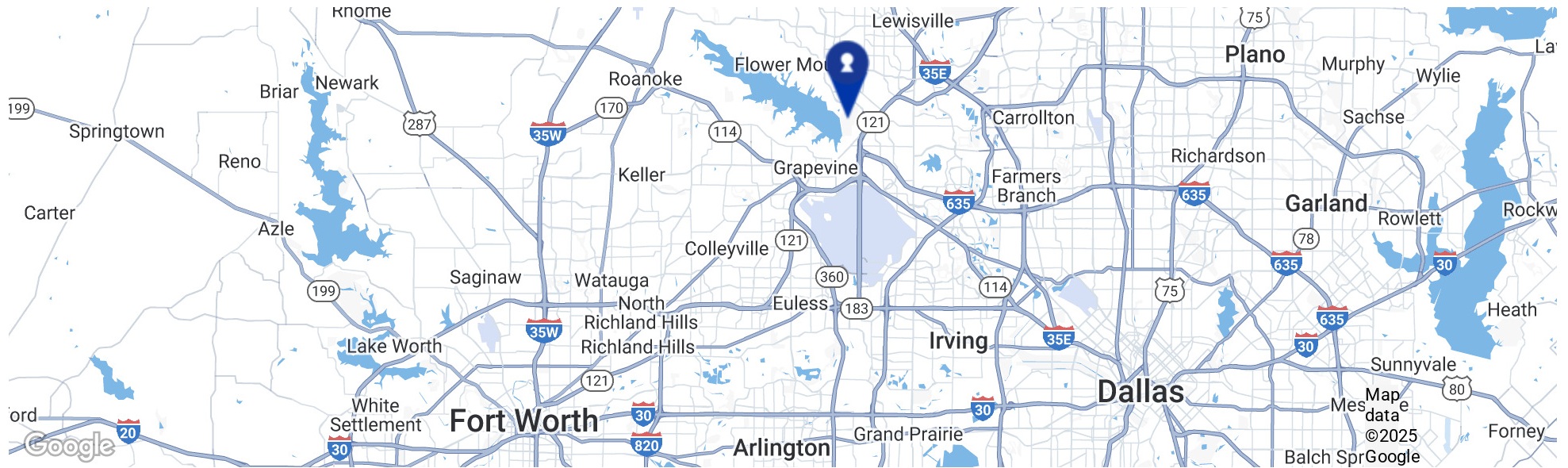
INFO@VISIONCOMMERCIAL.COM

PRICE | \$20 PSF + \$8.40 NNN | \$3,995,000

PROPERTY AREA | 11,266 or 14,785 SF

TCN
WORLDWIDE
REAL ESTATE SERVICES

For Sale & Lease – 3360 Long Prairie Road, Flower Mound, TX 75022



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Flower Mound, TX! This impressive 14,785 SF building, strategically located in the thriving Flower Mound area, offers a prime commercial space for office building investors. With its meticulously crafted design and modern amenities, including parking, this property is poised to meet the needs of discerning businesses. Its prominent visibility and accessibility make it an ideal choice for companies seeking a professional and convenient location. Don't miss the chance to secure a valuable asset in this vibrant business community. Embrace the potential of this remarkable property in Flower Mound.

PROPERTY HIGHLIGHTS

- Prime location with excellent visibility along Long Prairie Road
- Modern office building with quality finishes throughout
- Strong tenant mix including established professional service firms
- Ample parking and easy access to major Flower Mound amenities

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OFFERING SUMMARY

Sale Price:	\$3,995,000
Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	11,266 SF
Building Size:	14,785 SF

SPACES	LEASE RATE	SPACE SIZE
3360 Long Prairie Rd	\$20.00 SF/yr	11,266 SF

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	11,266 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3360 Long Prairie Rd	Available	11,266 SF	NNN	\$20.00 SF/yr	-

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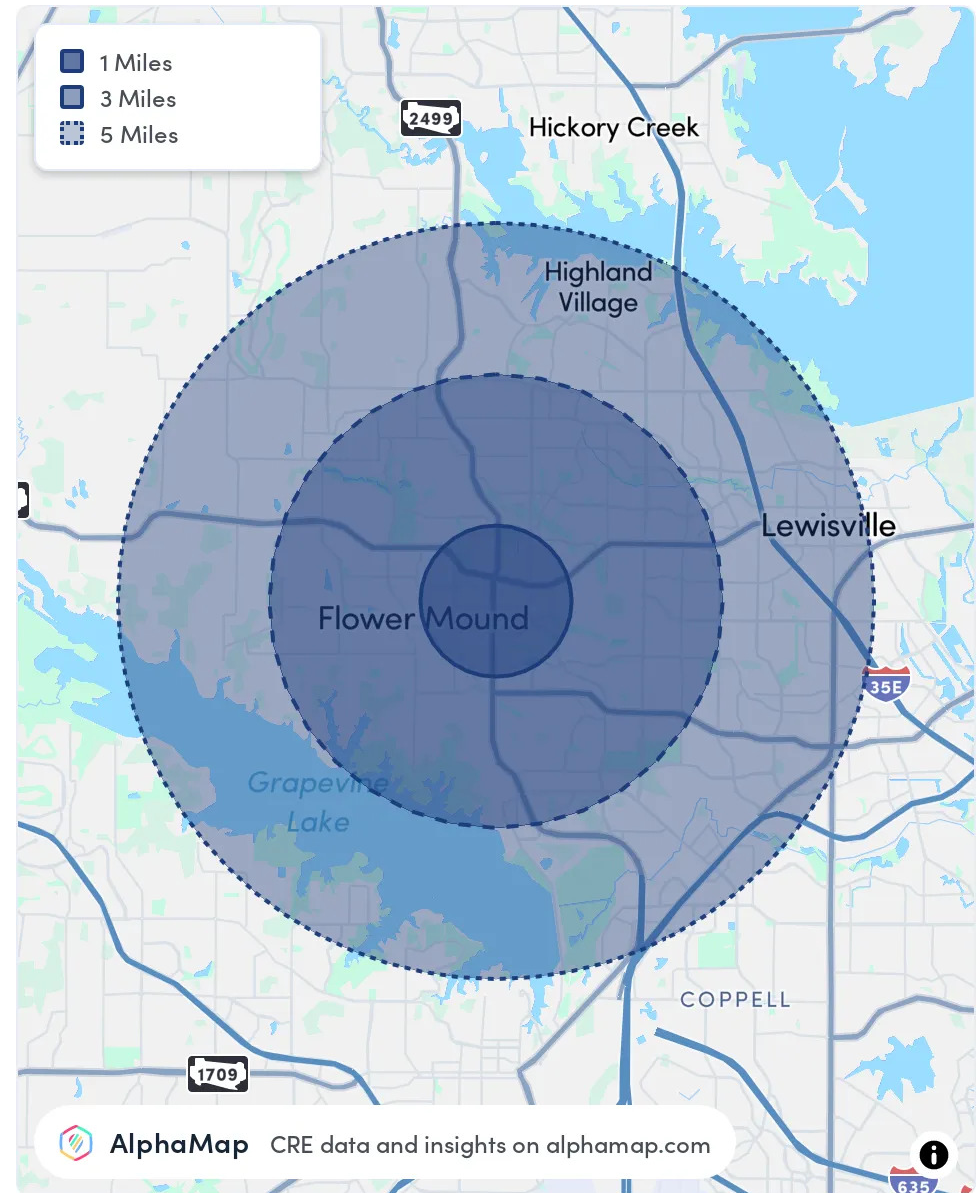
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,263	99,610	210,372
Average Age	40	39	39
Average Age (Male)	39	39	38
Average Age (Female)	41	40	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,305	34,652	76,884
Persons per HH	2.7	2.9	2.7
Average HH Income	\$173,135	\$180,105	\$155,019
Average House Value	\$534,491	\$537,703	\$476,375
Per Capita Income	\$64,124	\$62,105	\$57,414

Map and demographics data derived from AlphaMap

VEHICLES PER DAY

49,258 VPD at Long Prairie Rd & Cross Timbers Rd



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Information About Brokerage Services

2-10-2025



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

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 on 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 on 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 on 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.

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