



LAND FOR SALE

+/- 2.5927 Acres
NEC Morriss Rd and Eaton, Flower Mound, TX

LOCATION:

Prime development land fronting Morriss Road between FM 407 and FM 1171/Cross Timbers Road.

Within walking distance to The Riverwalk at Central Park and Marcus High School.

Lot 2R1, Block A, Smith Addition.

SIZE:

- +/- 2.5927 Acres

PROPOSED USES:

- Retail or Office

PRICE:

- \$1,250,000

ZONING:

- PD-11 with Retail 2 (R2) zoning



FOR INFORMATION:

Phyllis Garcia

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SURVEY

+/- 2.5927 Acres

NEC Morriss Rd and Eaton Flower Mound, TX

GENERAL NOTES:

- Survey was based on the State Plane Coordinate System, Texas North Central Zone (NAD 83) with a datum of 1983.00.
- Survey was based on a 1/4" = 100' plan.
- The survey was conducted on or after the 15th day of April, 2022.
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PROPERTY DATA:

LOT 2R1 BLOCK 2 2,352 SQ. FT.
 LOT 2R2 BLOCK 2 35,000 SQ. FT.

STATE OF TEXAS
 COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

WITNESS my hand and the seal of my office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

REPLAT
 A RECORD PLAT OF
 LOT 2R1 AND 2R2, BLOCK A
 SMITH ADDITION

AN ADDITION TO THE TOWN OF FLOWER MOUND,
 DENTON COUNTY, TEXAS
 BEING A REPLAT OF LOT 2, BLOCK A, SMITH ADDITION
 RECORDED IN CABINET 'S', PAGE 87, OF THE PLAT
 RECORDS OF DENTON COUNTY, TEXAS.
 PREPARED MARCH 23, 2022

Vicinity Map

Reference Project: RP21-0004

LEGEND

- Agriculture
- Central Business District
- Office
- Retail 1
- Retail 2
- Single Family Density Medium
- Subject Property

Map Location

2001 TIMBER CREEK

FLOWER MOUND, TEXAS

VO1

RECORD PLAT



BRIDGE REALTY
of
TEXAS
COMMERCIAL REAL ESTATE

MAPS
+/- 2.5927 Acres
NEC Morriss Rd and Eaton
Flower Mound, TX

