



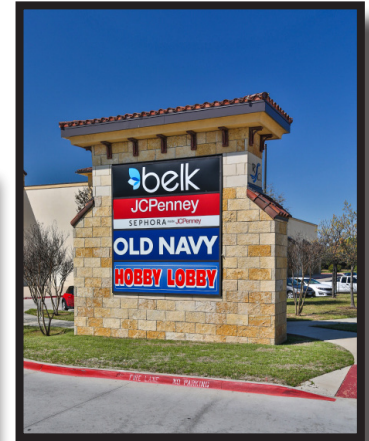
# Dunhill Partners

**Leasing Contact:**

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## Robertson's Creek

**SWC FM 2499 & Dixon Road, Flower Mound, TX**

**ADDRESS:**

5801 Long Prairie Road  
Flower Mound, TX 75028

**AVAILABILITY:**

5701-2 - 5,030 SF

**NNN:**

\$5.49 PSF

**TRAFFIC COUNTS:**

FM 2499 @ 1171: 72,296 VPD

FM 2499 @ 407: 54,636 VPD

Dixon Lane: 43,182 VPD

**TRAFFIC GENERATORS:**



**DEMOGRAPHICS**

Population  
Avg HH Income  
Total Households

**2-mile**

36,191  
\$268,364  
12,009

**5-mile**

168,708  
\$146,686  
57,130

**10-mile**

490,428  
\$132,128  
175,594

# Robertson's Creek Site Plan



SUITE	TENANT	SF
5731	Reef Robin (Ground Lease)	5,030
5701-2	Peaks Floor Co.	15,000
5701-1	Old Navy	8,577
100	Five Below	10,219
120	Uta	7,800
140	Kirkland's	7,256
160	Lane Bryant	6,600
180	Shape Fitness for Women	4,000
5801-2	Beik (Ground Lease)	7,883
300	Kidstrong	4,834
320	Once Upon a Child	6,000
360	America's Best Contacts & Glasses	55,207
380	The Little Gym/Snapology	45,000
5801-4	Hobby Lobby	10,896
5801-5	Dick's Sporting Goods	5,213
600	Roger's Premiere Salon Suites	1,903
680	Milano Nails	3,000
690	ZalLa Pizza	2,973
740	Plaid Fox	1,698
750	Massage Heights	1,368
790	Big Dry Bar	1,200
810	Mainstream Boutique	1,563
830	The Lash Lounge	1,600
835	Pure Barre	1,988
840	Mel's Barber Shop	3,000
850	TruFit Foods	2,000
860	Mod Society Facial + Maskbar	4,000
870	Harold Dean Smokehouse	4,000
5861-1	Panda Express	2,500
5861-2	Sleep Experts - available within 90 days	2,400
100	Subway	2,500
120	BFT Fitness	2,500
130	Palm Beach Tan	2,400
5751	JC Penney (Separately Owned)	
Separately owned parcel or ground lease		



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