

MONARCH DEVELOPMENT FOR SALE, GROUND LEASE OR BTS

214.378.1212

I-35W BETWEEN CROSS TIMBERS RD (FM 1171) & FM 407
FLOWER MOUND, TX

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LOCATION

**I-35 W BETWEEN CROSS TIMBERS RD
(FM 1171) & FM 407**

SIZE

± 100 ACRES

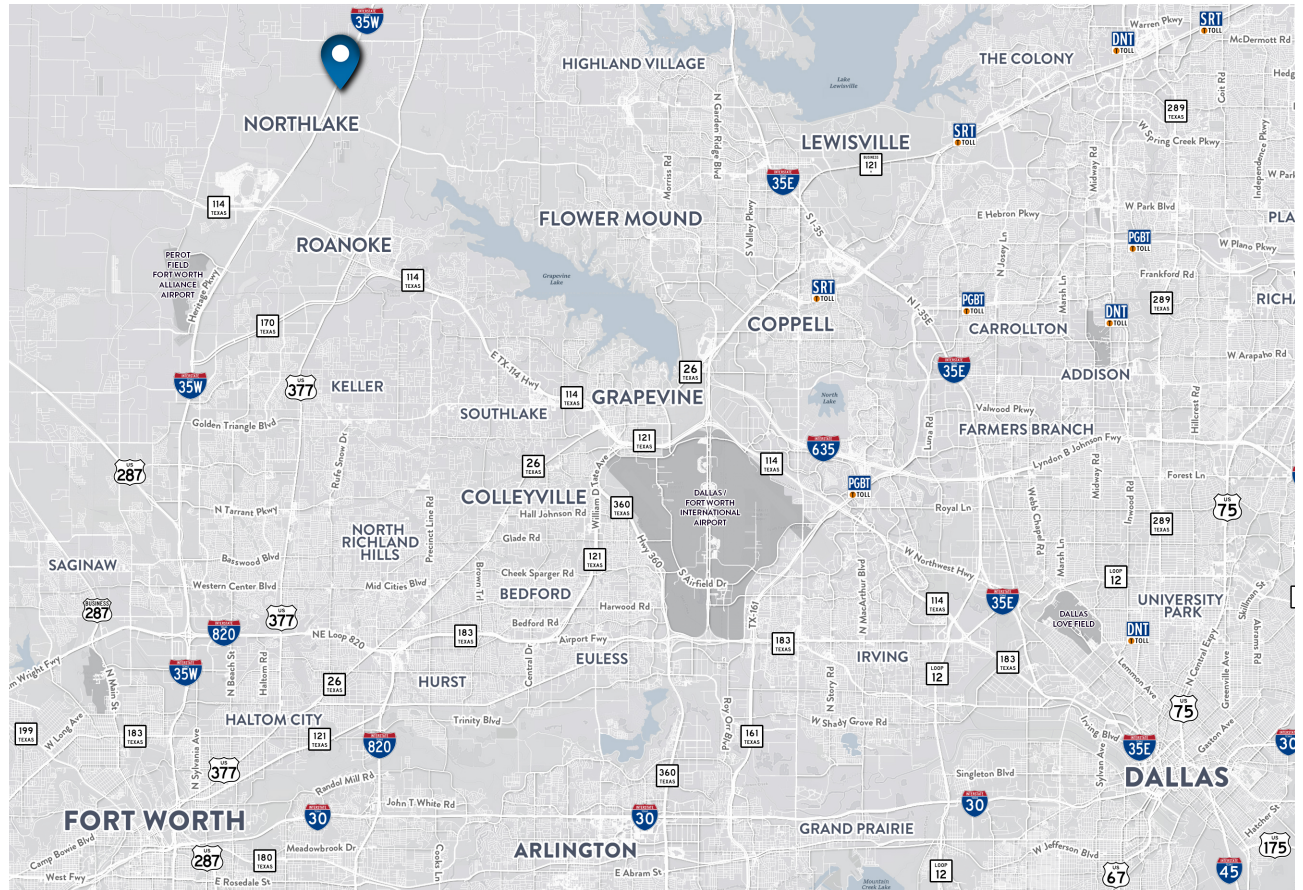
TRAFFIC COUNTS

I-35
67,145 VPD (2022) **CROSS TIMBERS RD**
15,058 VPD (2022)

FM 407
19,196 VPD (2022)

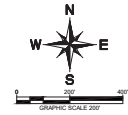
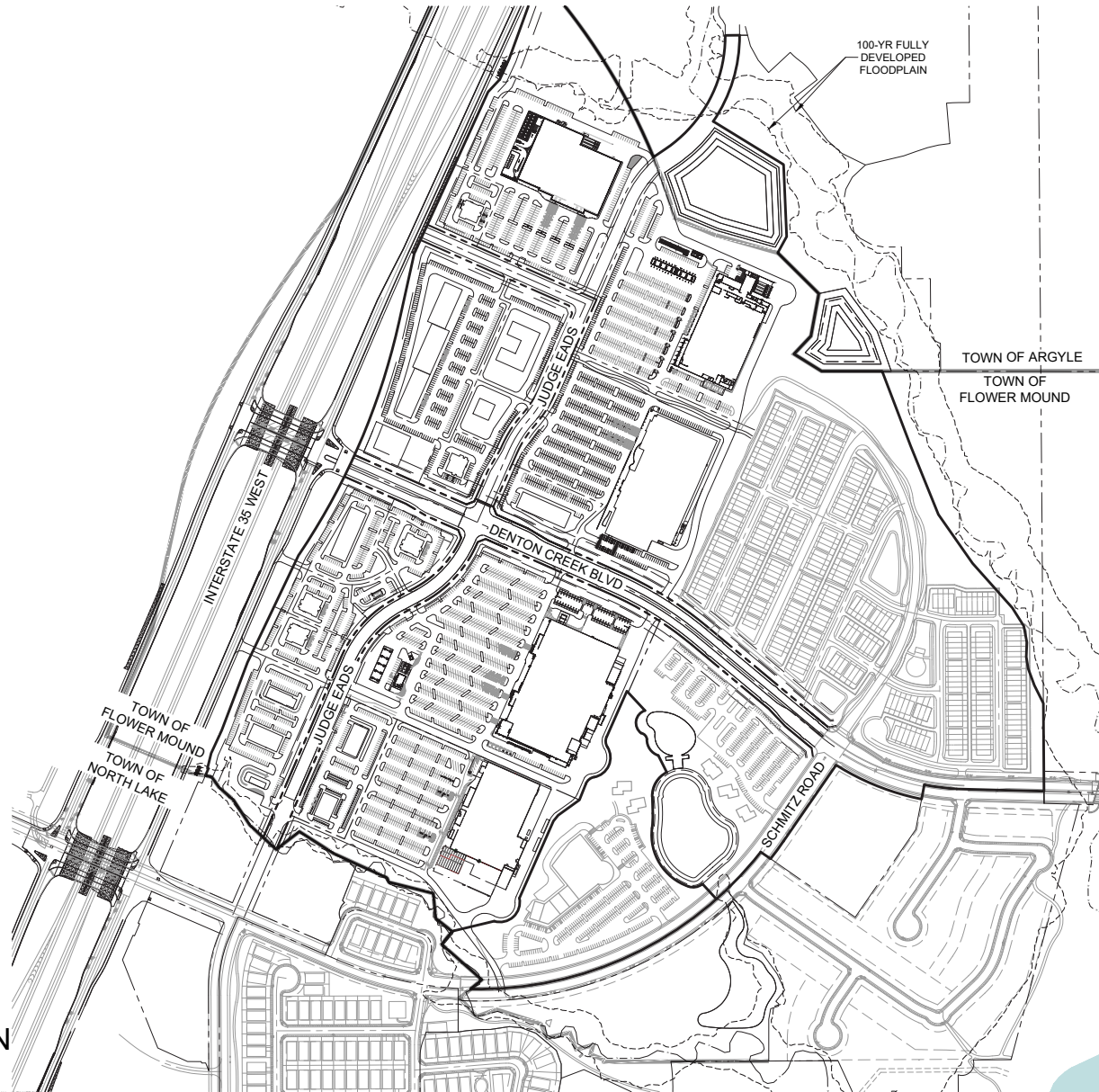
PROPERTY HIGHLIGHTS

- ★ **351 ACRES MASTER PLANNED DEVELOPMENT**
- ★ **REGIONAL INTERSECTIONS WITH 80,000 VPD**
- ★ **NEW I-35 W OVERPASS AT DENTON CREEK BLVD & SCHMITZ BLVD/CLEVELAND GIBBS RD**
- ★ **86 ACRES COMMERCIAL RETAIL, ANCHOR & PAD SITE OPPORTUNITIES**
- ★ **6.94 ACRES URBAN RESIDENTIAL/AGE RESTRICTIVE**
- ★ **SINGLE FAMILY & TOWNHOME LOTS AVAILABLE**
- ★ **ACROSS FROM HILLWOOD'S PECAN SQUARE & HARVEST DEVELOPMENT CONTAINING 7,200 SF LOTS**



2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,377	26,141	56,602
EST. DAYTIME POPULATION	110	2,172	11,642
EST. AVG. HH INCOME	\$203,018	\$200,002	\$191,712



NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AT THE SUBDIVISION SITE PLAN STAGE.

**MONARCH
OVERALL SITE PLAN**
FLOWER MOUND, TEXAS
OCTOBER 2025

DATE PLOTTED: 10/22/2025 1:48 PM
DRAWN BY: JCOHN
CHECKED BY: JCOHN
PROJECT: MONARCH-FLORISSA HOUSING DEVELOPMENT
SUBDIVISION: MONARCH-FLORISSA HOUSING DEVELOPMENT
SHEET: 01 OF 01

Kimley»Horn

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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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