



1601 ARROWHEAD

For lease:
SWC Cross Timbers &
Arrowhead Dr
Flower Mound, TX

VENTURE

NATALIA SINGER
NSINGER@VENTUREDFW.COM

LYNDA WOLF
LWOLF@VENTUREDFW.COM

Metrics

1601 Arrowhead Dr
Flower Mound, TX 75028

Location

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Flower Mound, TX 75028

Size

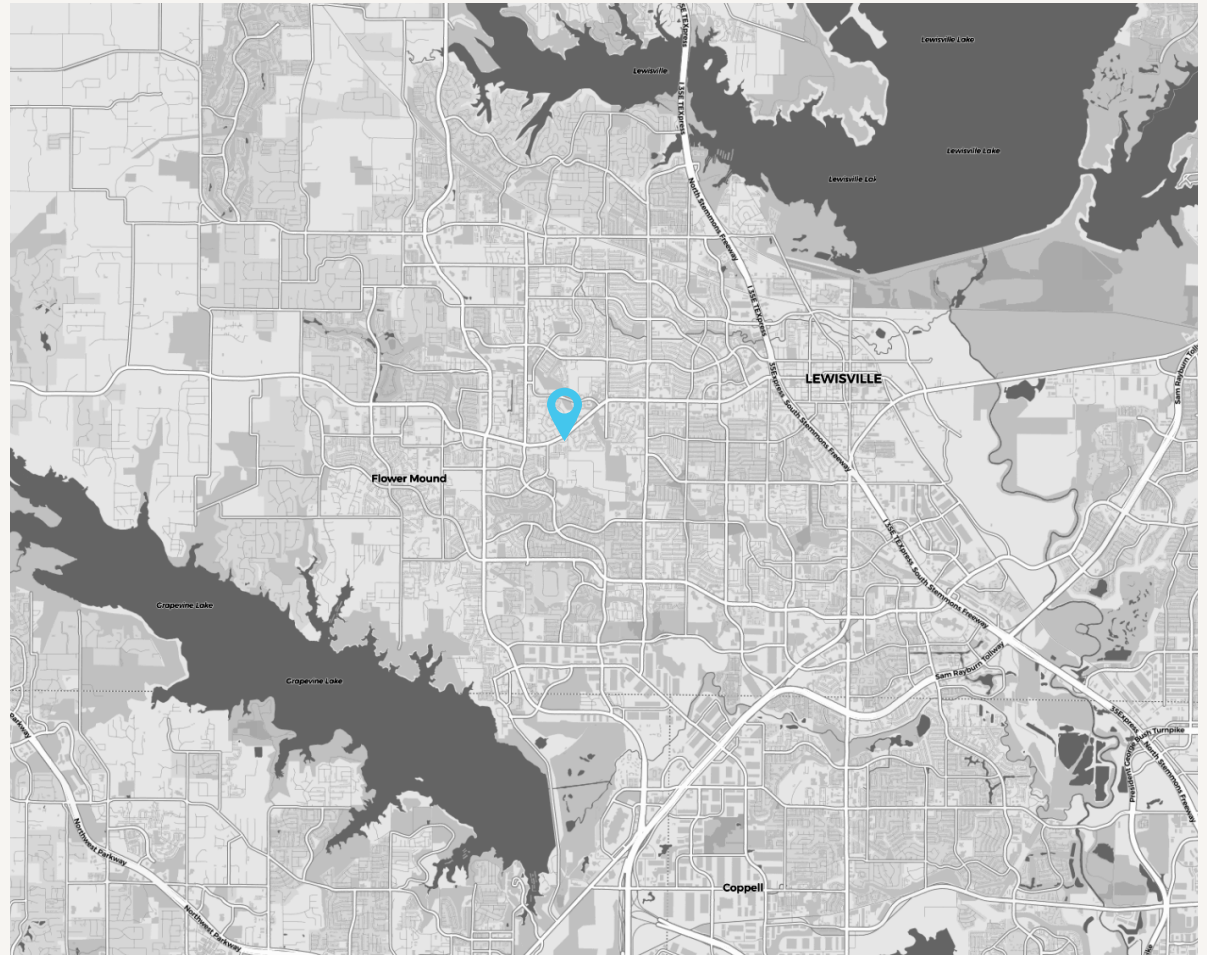
16,959 SF

Available Spaces

1,500 - 6,959 SF

Traffic Counts

Cross Timbers Rd
31,963 VPD



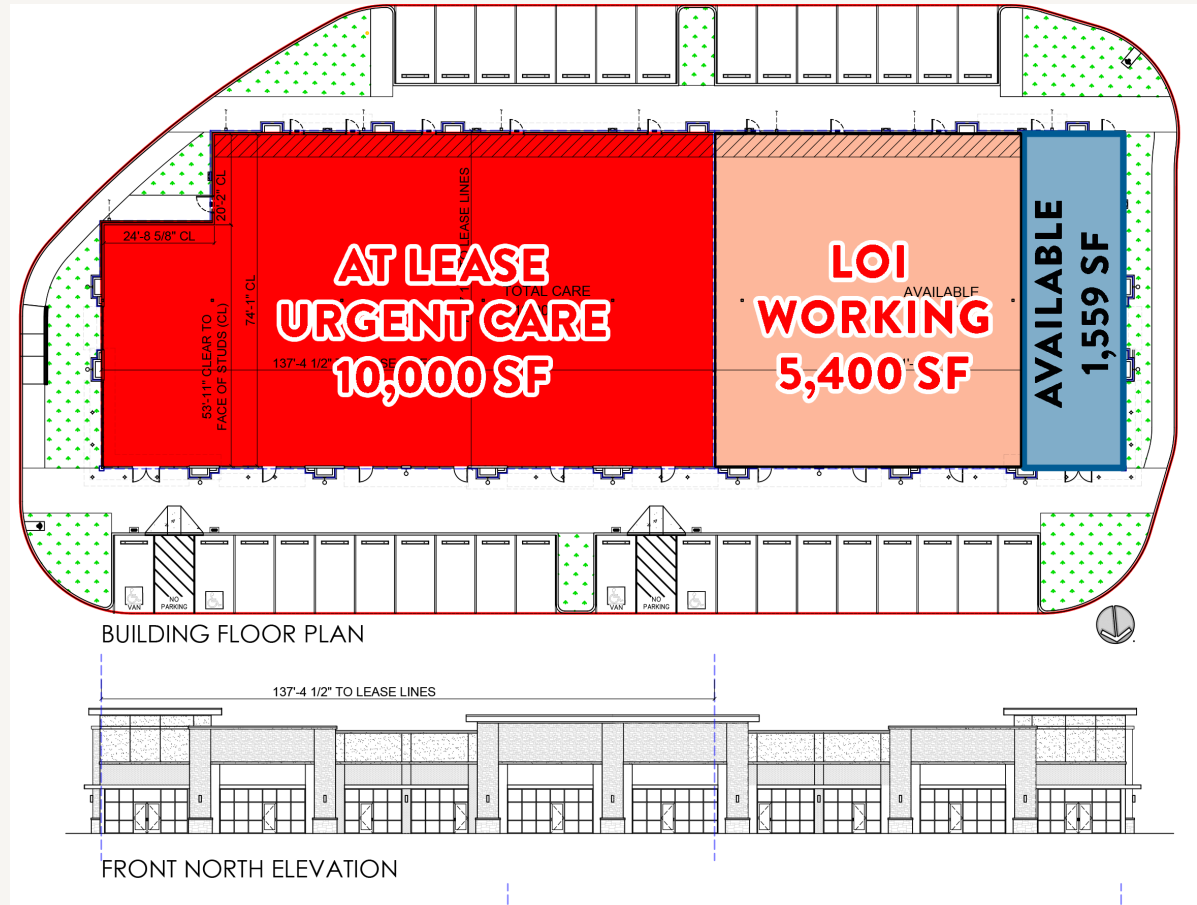
Area Attractions



Property Highlights

1601 Arrowhead Dr
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1. Great visibility on Cross Timbers Rd with traffic counts of 31,963 VPD
2. Surrounded by robust density with over 116,000 in a 3 mile radius
3. Strong demographics with average household incomes exceeding \$160,000

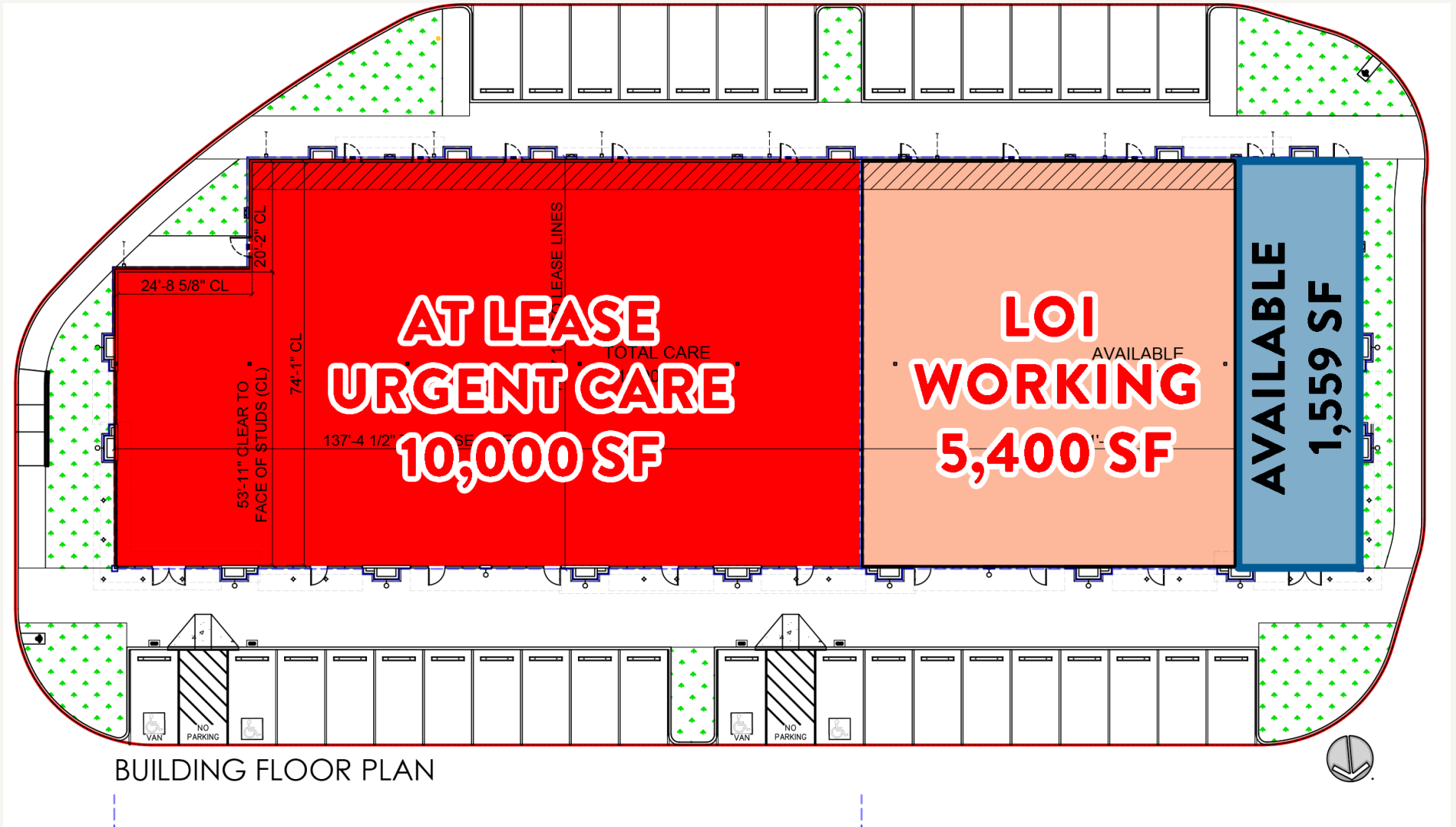


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,873	116,634	207,668
EST. DAYTIME POPULATION	5,109	37,364	86,164
EST. AVG. HH INCOME	\$158,577	\$168,815	\$160,418

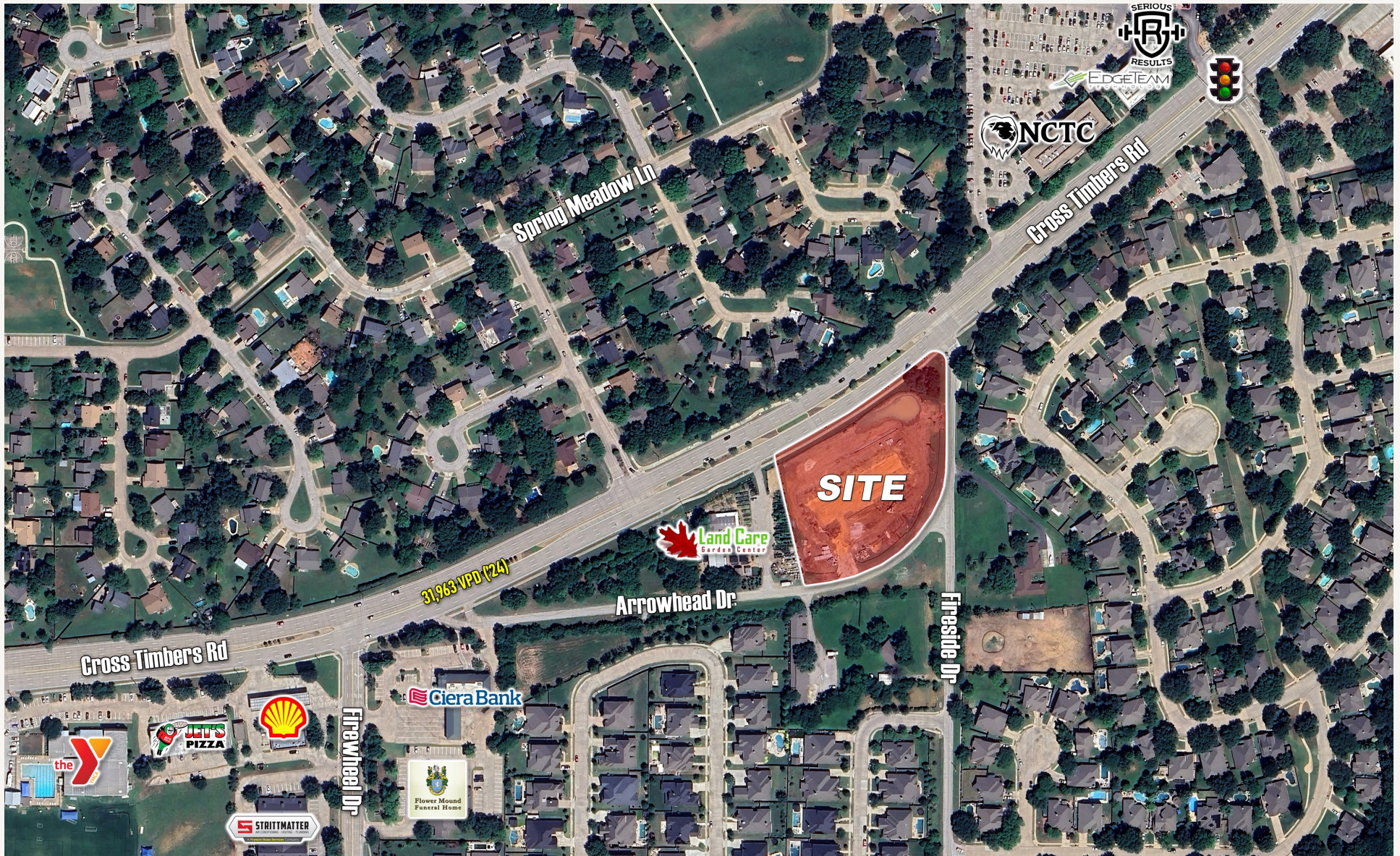
Site Plan

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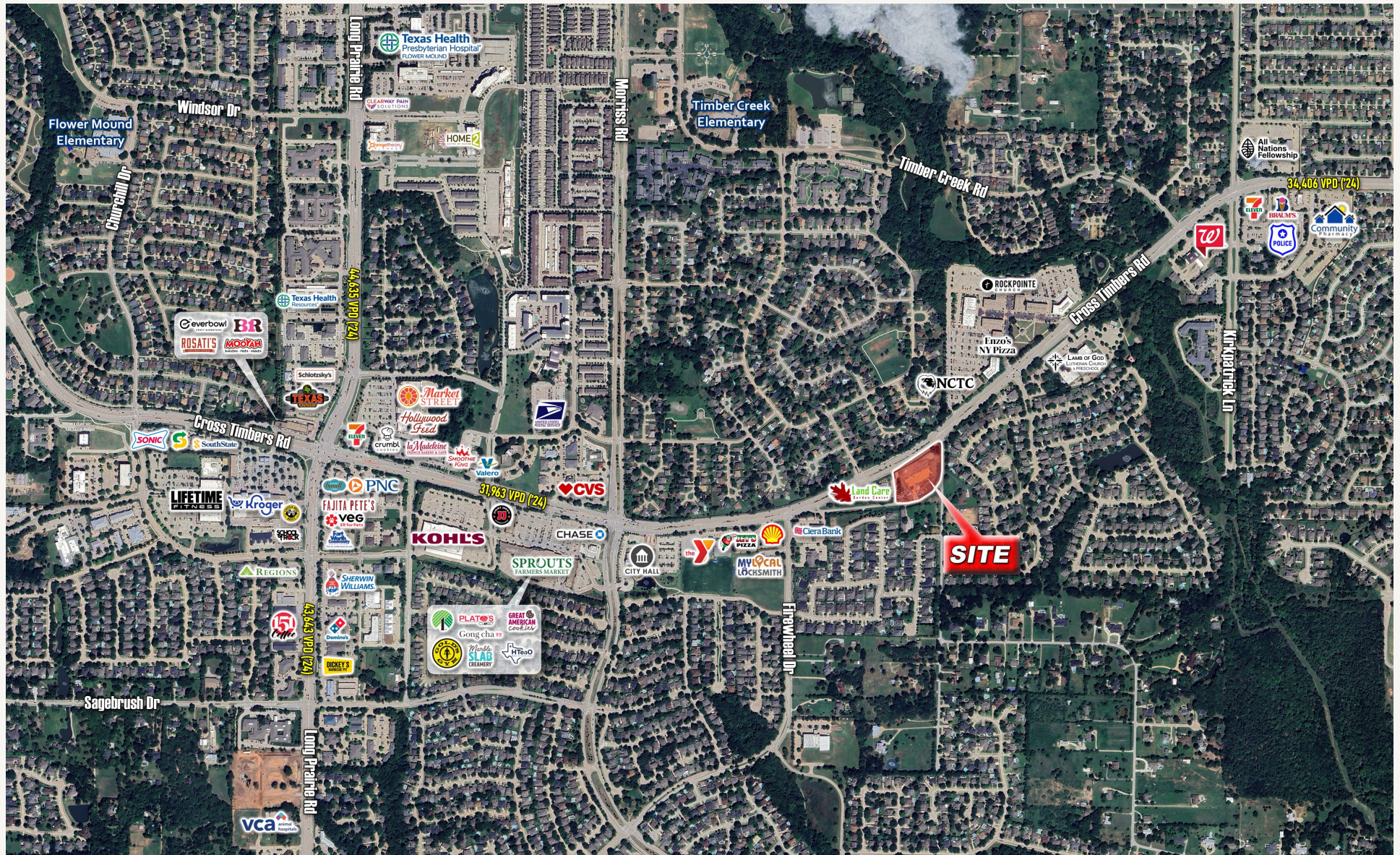
Close Aerial

1601 Arrowhead Dr
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Far Aerial

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Dr
Flower Mound,
TX 75028

Natalia Singer
Senior Vice President
nsinger@venturedfw.com

Lynda Wolf
Vice President
lwolf@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

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