



 **VENTURE 2ND GEN QSR WITH DRIVE THROUGH FOR SALE**

214.378.1212

2000 LONG PRAIRIE RD  
FLOWER MOUND, TX

**JOHN ZIKOS**  
JZIKOS@VENTUREDFW.COM

**IAN PETERMAN**  
IPETERMAN@VENTUREDFW.COM

**JARED JOWDY**  
JJOWDY@VENTUREDFW.COM

**DEAN STRAKA**  
DSTRAKA@VENTUREDFW.COM



LOCATION

2000 LONG PRAIRIE RD

SIZE

**BUILDING** 2,739 SF  
**LAND** 1.4627 AC

PRICE

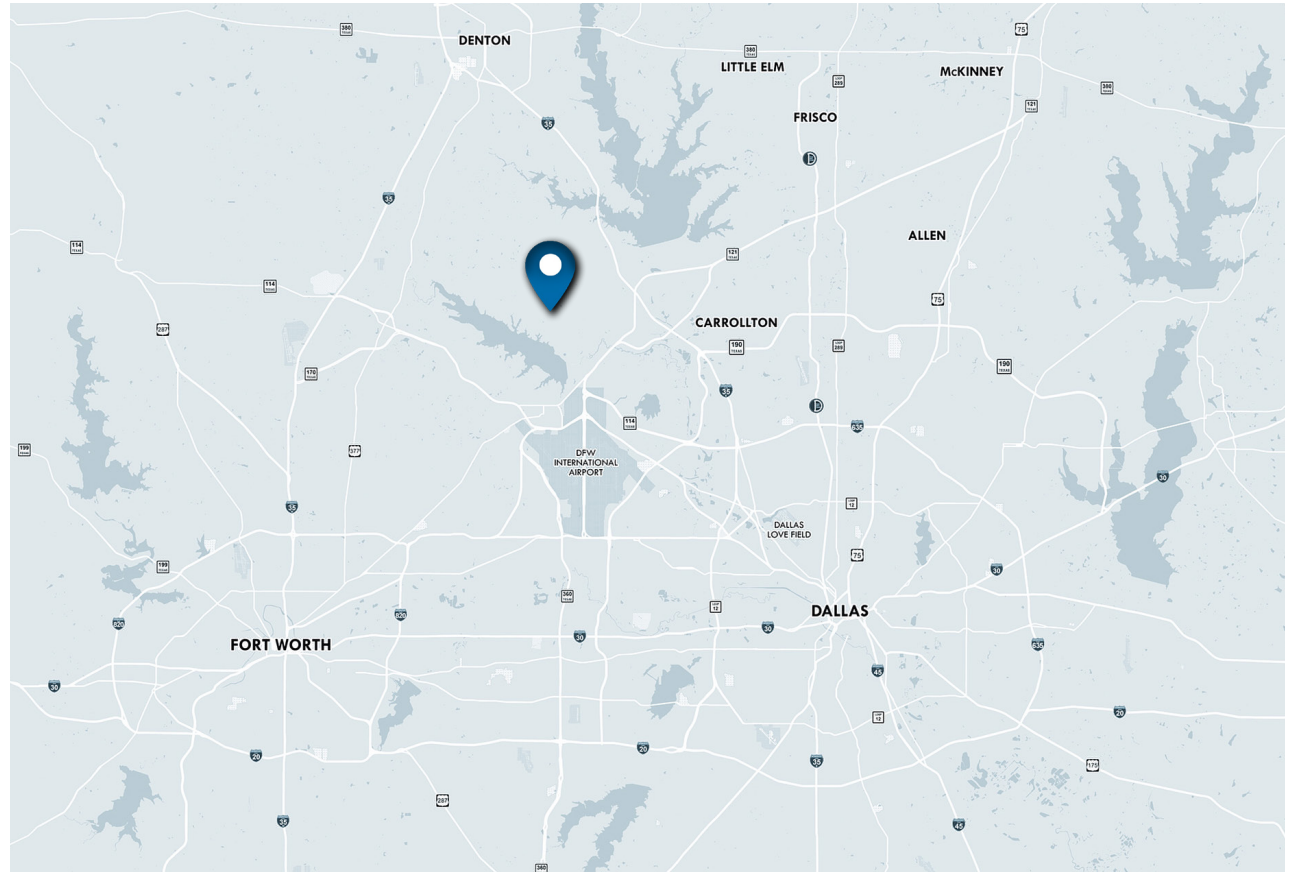
\$1,600,000

TRAFFIC COUNTS

**FM 2499** 53,545 VPD  
**FLOWER MOUND RD** 34,650 VPD

PROPERTY HIGHLIGHTS

- ★ **HIGH TRAFFIC INTERSECTION - LOCATED AT THE SOUTHEAST CORNER OF FM 2499 AND FLOWER MOUND RD WITH OVER 87,000 VPD**
- ★ **LOCATED BY CLUB4 FITNESS AND WALMART NEIGHBORHOOD MARKET - BOTH DRAWING MAJOR ATTENTION TO THE INTERSECTION**
- ★ **HIGH GROWTH TRADE AREA WITH OUTSTANDING DEMOGRAPHICS**
- ★ **RARE FLOWER MOUND 2ND GENERATION QSR WITH DRIVE THROUGH**



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,718	76,460	214,578
EST. DAYTIME POPULATION	3,094	21,291	74,286
EST. AVG. HH INCOME	\$218,243	\$196,654	\$161,069

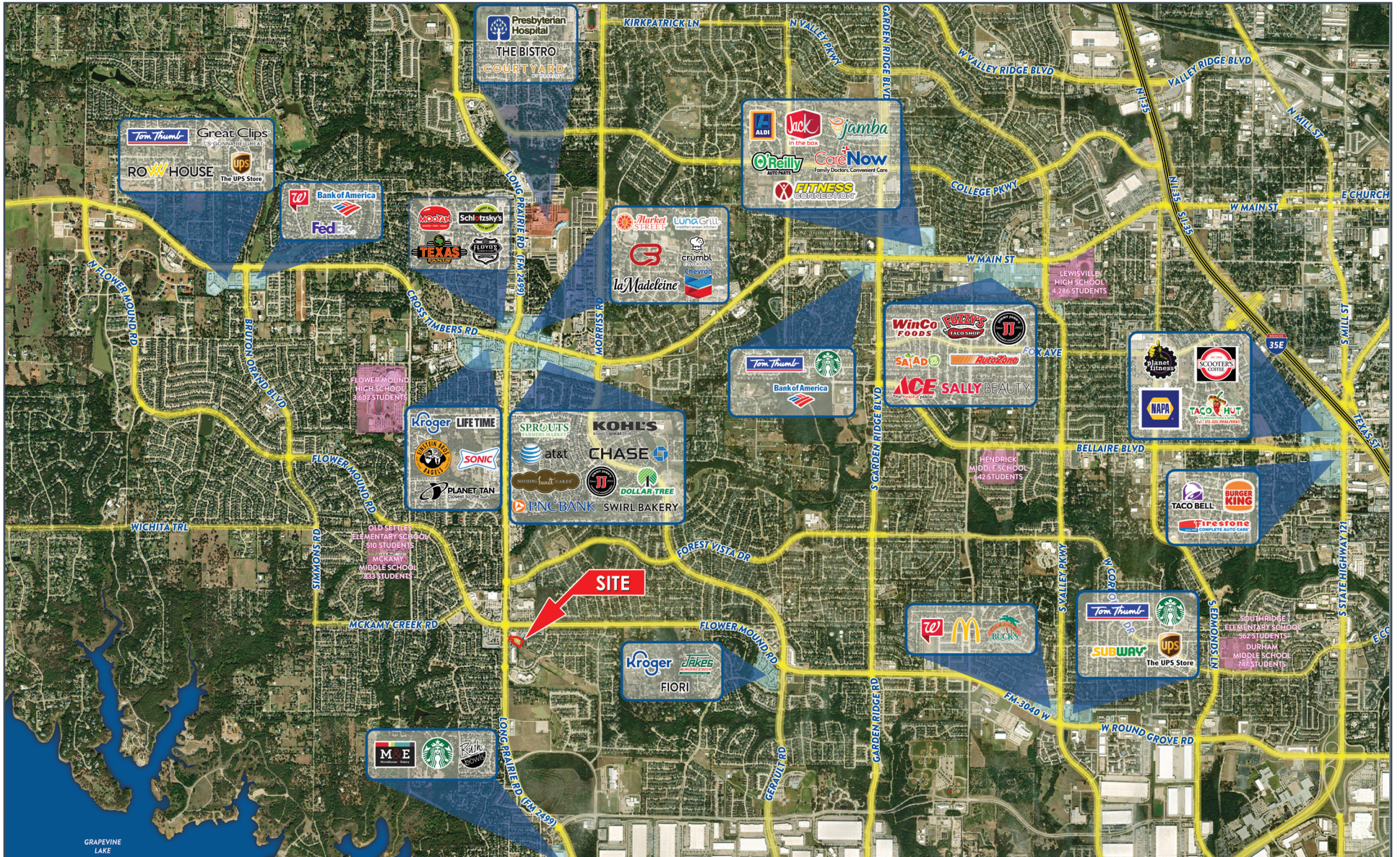
AREA ATTRACTIONS



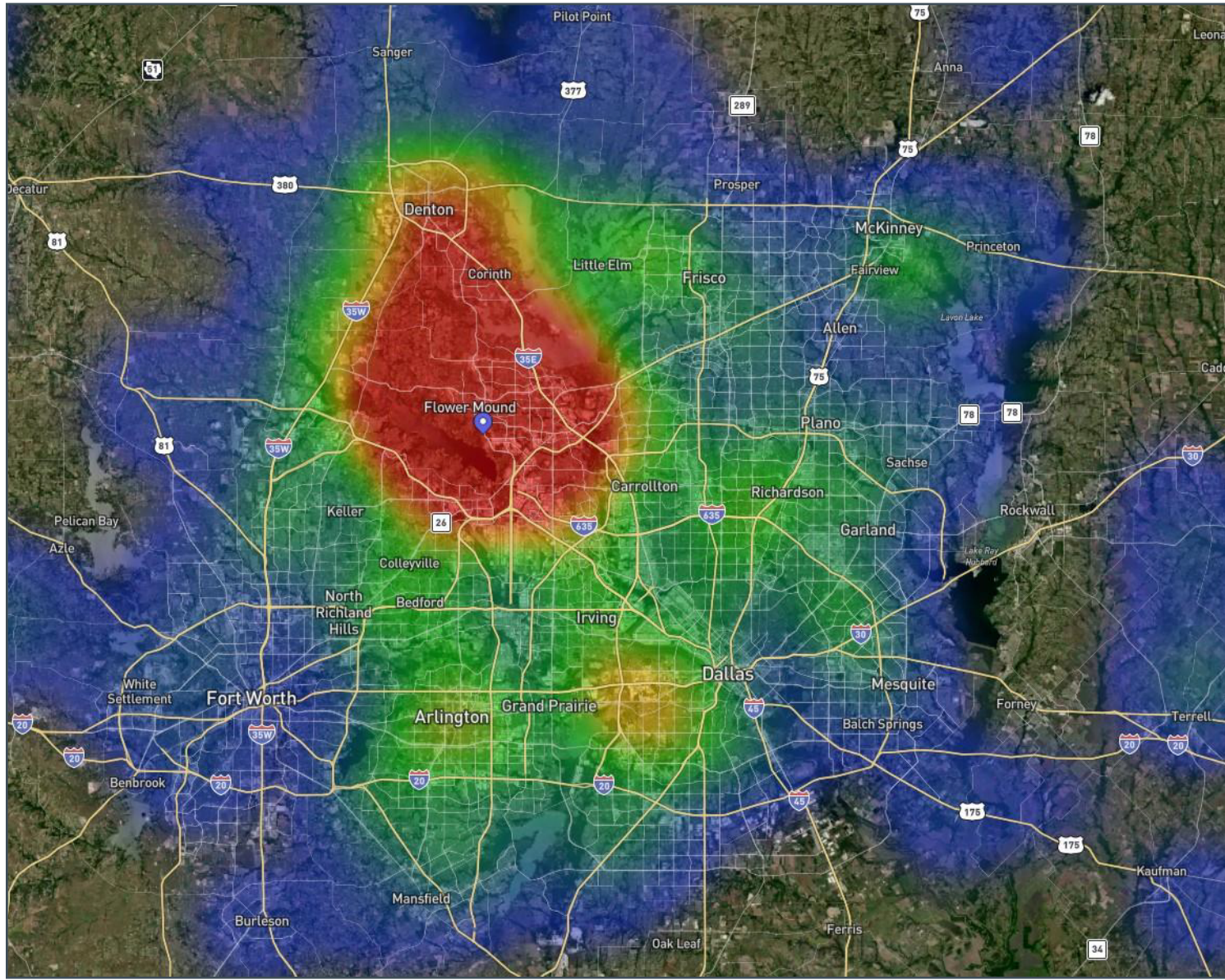
















8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
[VENTUREDFW.COM](http://VENTUREDFW.COM)

**JOHN ZIKOS**

Principal  
214.378.1212  
[jzikos@venturedfw.com](mailto:jzikos@venturedfw.com)

**IAN PETERMAN**

Broker Relations Director  
214.378.1212  
[ipeterman@venturedfw.com](mailto:ipeterman@venturedfw.com)

**JARED JOWDY**

Associate  
214.378.1212  
[jjowdy@venturedfw.com](mailto:jjowdy@venturedfw.com)

**DEAN STRAKA**

Transaction Manager  
214.378.1212  
[dstraka@venturedfw.com](mailto:dstraka@venturedfw.com)

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

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.





## Information About Brokerage Services

*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 supervised by a broker to perform any services 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 honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

- **AS AGENT OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.
- **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.
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    - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

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<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>John Zikos</b>	<b>375018</b>	<b>jzikos@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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<b>Ian Peterman</b>	<b>707364</b>	<b>ipeterman@venturedfw.com</b>	<b>214-378-1212</b>
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Agent's Supervisor's Name Jared Jowdy	License No. 803136	Email jjowdy@venturedfw.com	Phone 214-378-1212
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