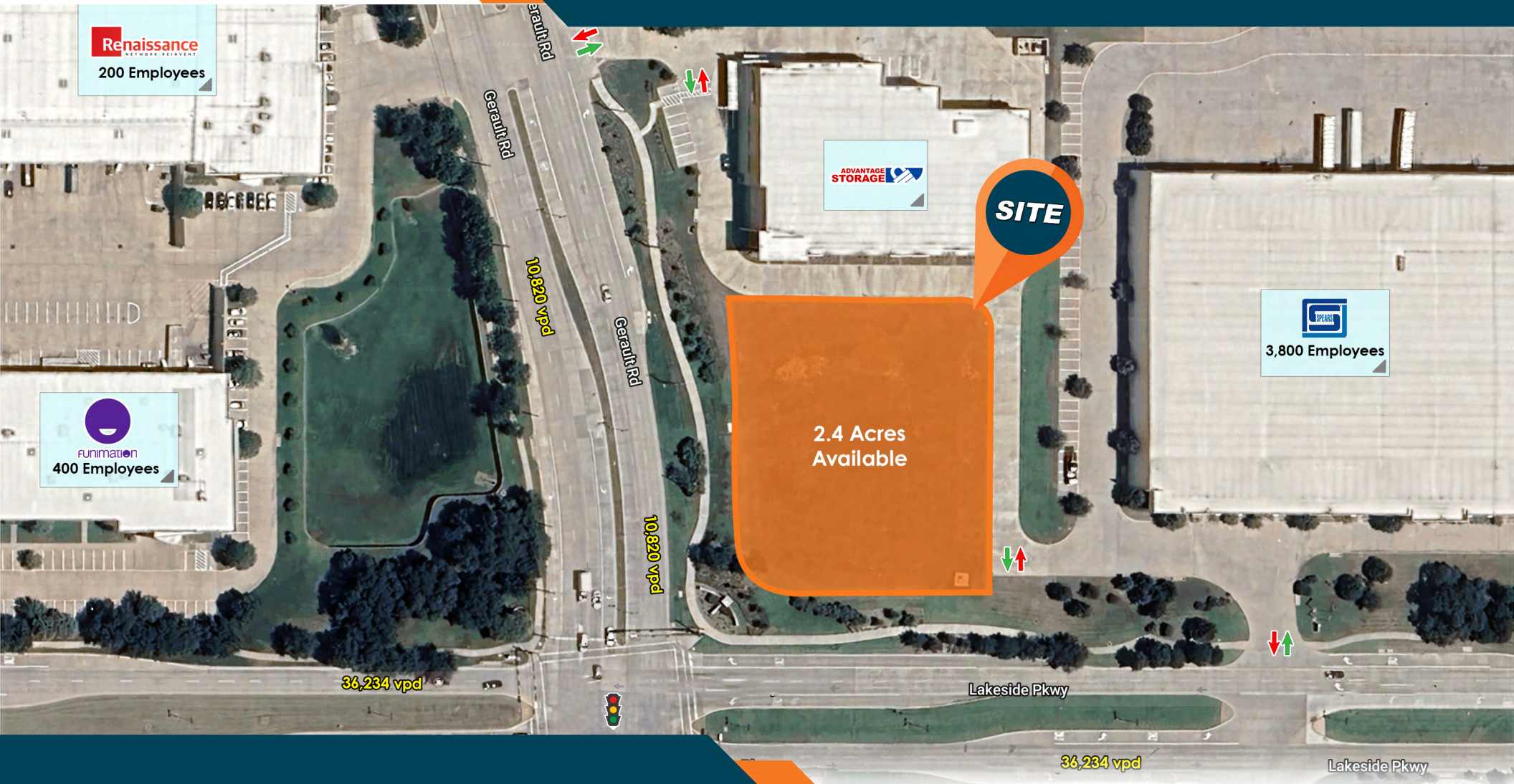


# For Sale



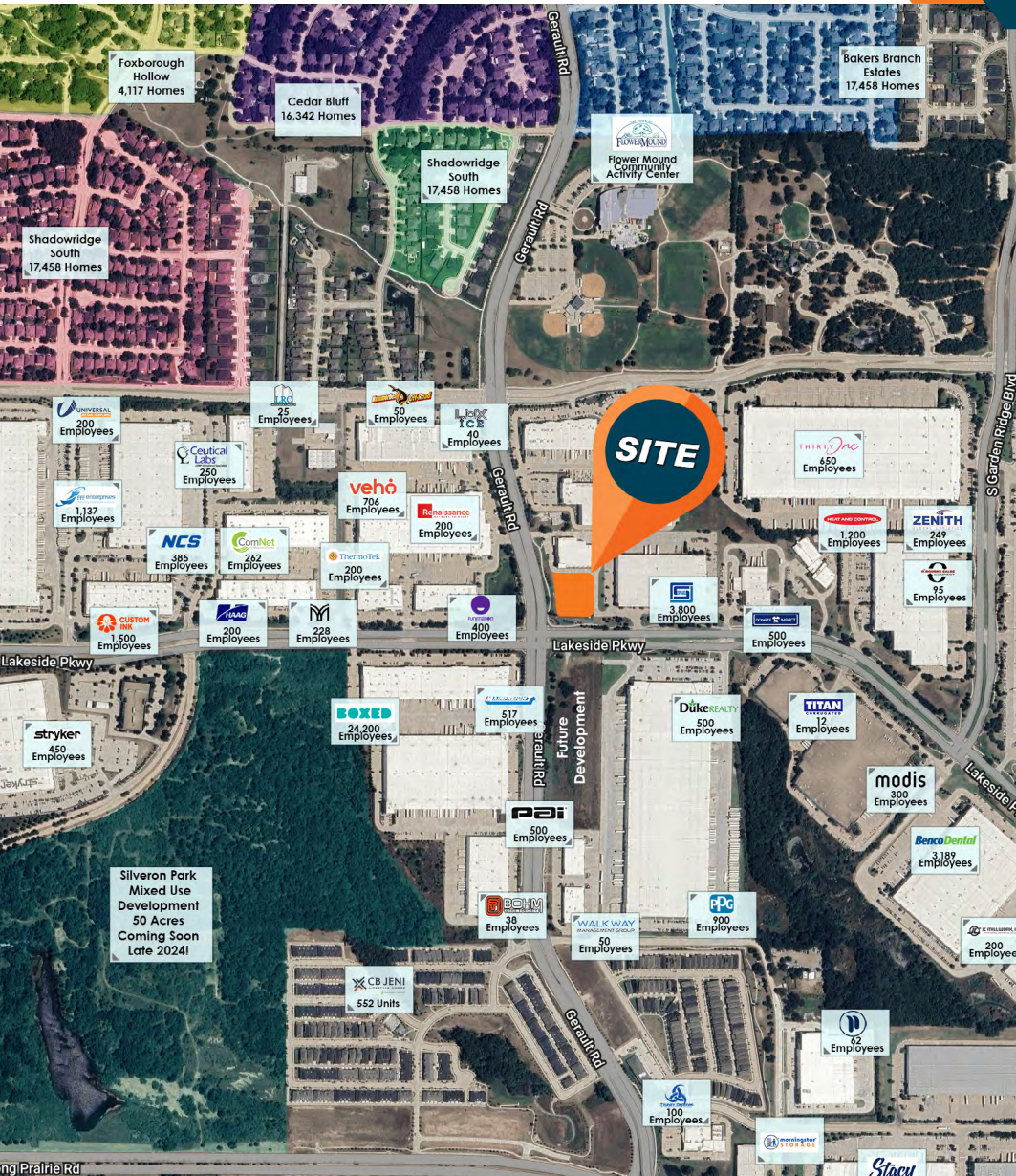
## 2.4 Acres Flower Mound, TX- PD-83 Zoning

1100 Lakeside Pkwy  
Flower Mound, TX 75028



## Hunington

Hunington Properties, Inc.  
7700 Windrose Ave. Suite 03-128  
Plano, Texas 75024  
**214-689-3600**  
[hpiproperties.com](http://hpiproperties.com)



## 2.4 ACRES FLOWER MOUND, TX - PD-83 ZONING

1100 Lakeside Pkwy, Flower Mound, TX 75028

### Property Details

Sale Price	\$1,569,390
Lot Size	2.4 Acres
Price PSF	\$15.00 PSF
Zoning	PD-83 Zoning - <a href="#">Click Here!</a>
Utilities	To The Site
Detention	On Site Detention

### Property Highlights

- All utilities are to the site, fire-lanes approved, storm and sewer on site
- The area around Flower Mound offers a mix of shops, restaurants, and entertainment venues.
- Flower Mound offers convenient access to major highways, including Interstate 35E and the Sam Rayburn Tollway (SH 121), facilitating easy commutes to nearby cities like Dallas and Fort Worth.

### Demographics

Population (2024)	2 mi. - 32,042
	3 mi. - 71,933
	5 mi. - 225,485
Average HHI	2 mi. - \$149,595
	3 mi. - \$158,197
	5 mi. - \$150,989

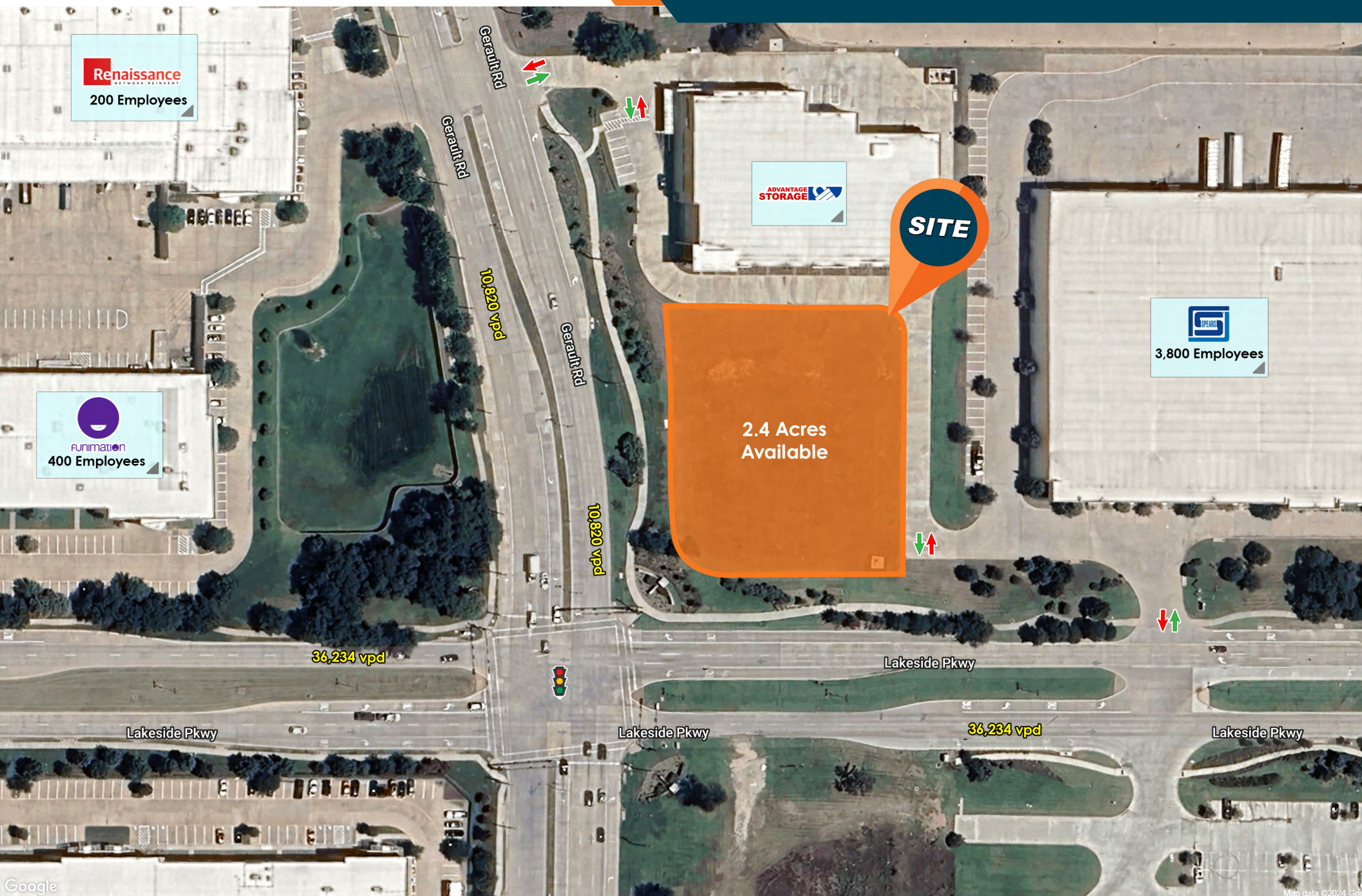
Traffic Counts	Gerault Rd - 10,820 vpd
	Lakeside Pkwy - 36,234 vpd



**Matthew Kivnani**  
 Senior Associate | Brokerage  
 matthew@hpiproperties.com  
 (469)604.8681

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.



**Renaissance**  
NETWORK SERVICES  
200 Employees

**ADVANTAGE STORAGE**

**Funimation**  
400 Employees

**SITE**

**2.4 Acres Available**

**SPEARS**  
3,800 Employees

Gerault Rd

Gerault Rd

10,820 vpd

Gerault Rd

10,820 vpd

36,234 vpd

Lakeside Pkwy

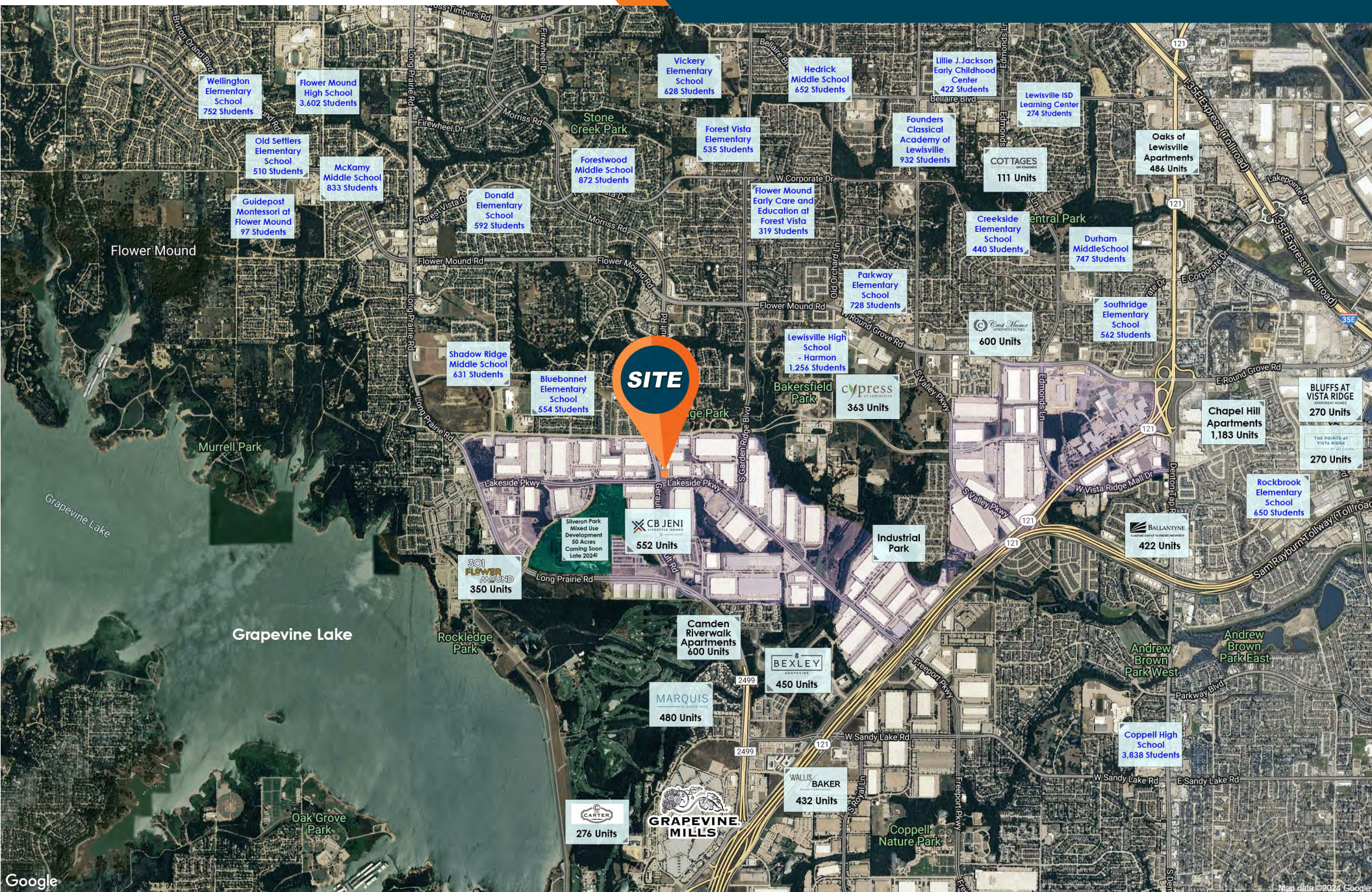
Lakeside Pkwy

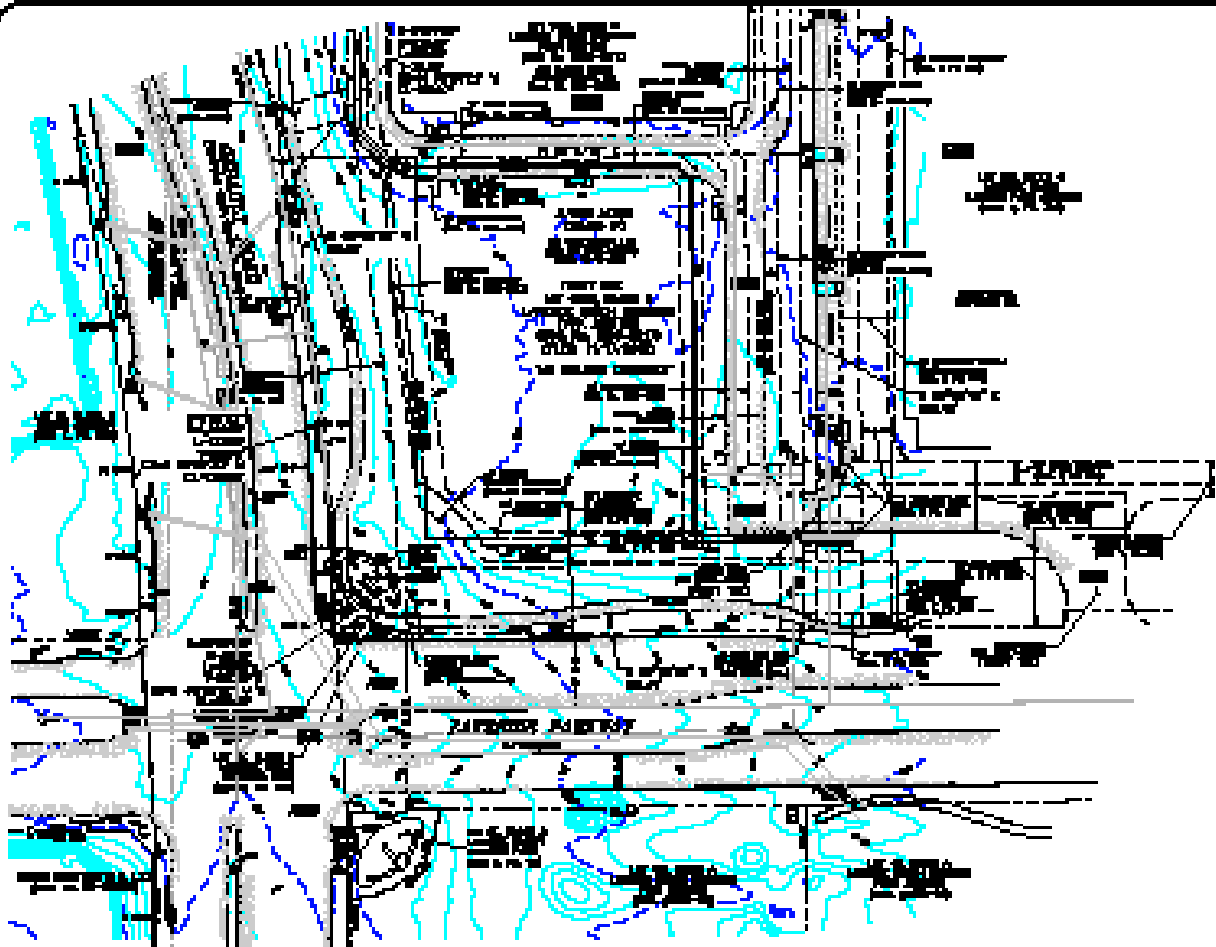
Lakeside Pkwy

36,234 vpd

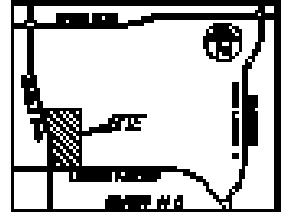
Lakeside Pkwy







1. All improvements shown on this map are shown as they exist on the date of this map. The owner of the property is responsible for the accuracy of the information shown on this map.



**PROPERTY DESCRIPTION**  
 This property is located in the City of Huntington, West Virginia. It is a residential property consisting of approximately 1.5 acres. The property is bounded by [describe boundaries] and contains several buildings and structures. The property is currently zoned [describe zoning].

**PROPERTY INFORMATION**  
 (Include any other information that is relevant to the property, such as zoning, easements, and other legal matters.)

[Additional text block, possibly related to zoning or legal matters.]

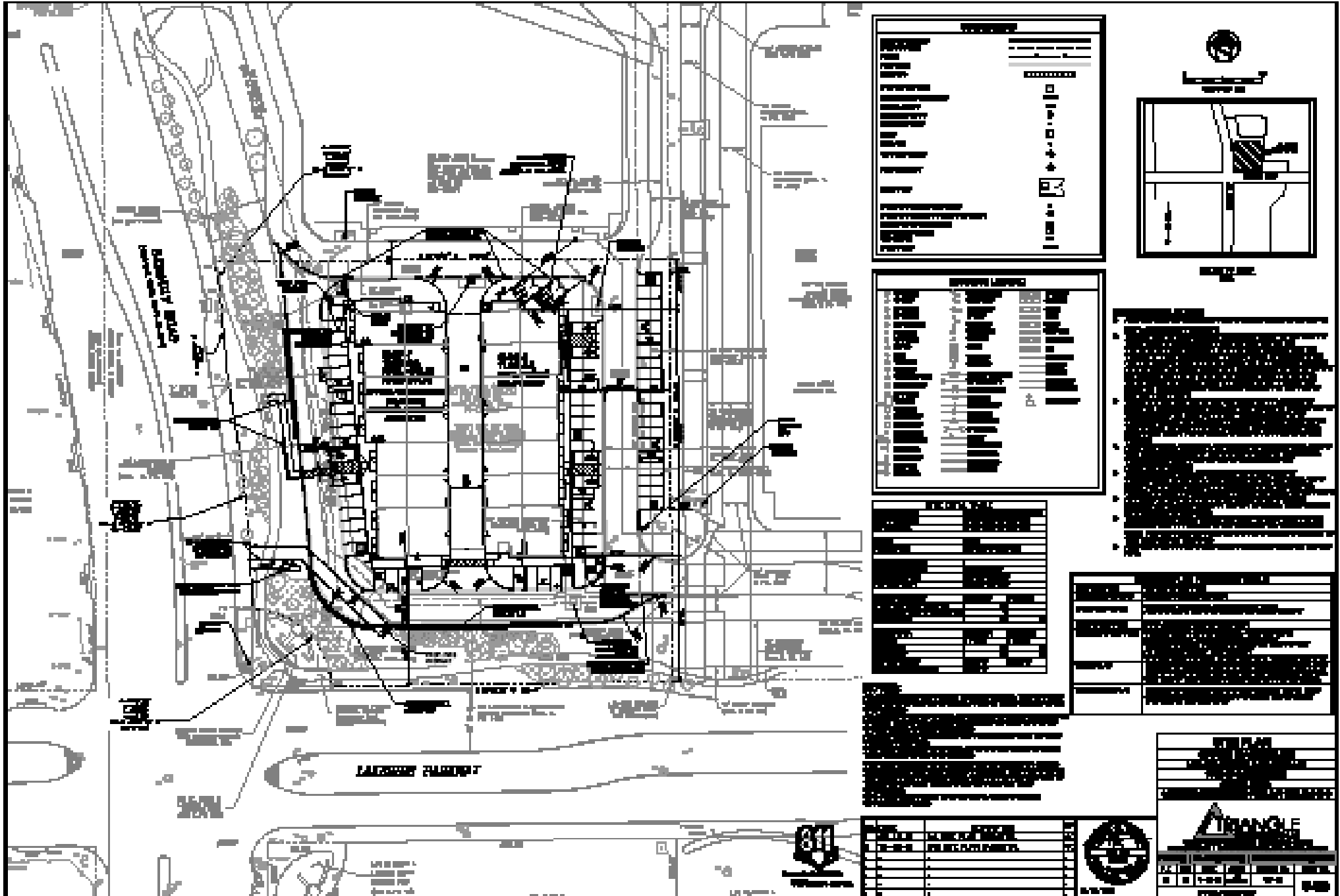
[Additional text block, possibly related to zoning or legal matters.]

**AGENCY INFORMATION**  
 [Information regarding the real estate agency and its license.]

**AGENCY AND REALTOR INFORMATION**  
 [Name and contact information for the listing agent and their company.]

<b>Westwood</b>	DATE	12-15-2024
BY: [Signature]	TIME	10:30 AM
BY: [Signature]	DATE	12-15-2024
BY: [Signature]	DATE	12-15-2024
BY: [Signature]	DATE	12-15-2024
BY: [Signature]	DATE	12-15-2024

OF No. 2018-333871-RV



## 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 sponsored by a broker 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 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. 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.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Hunington Properties, Inc.</b>	<b>454676</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sanford Paul Aron</b>	<b>218898</b>	<b>sandy@hpiproperties.com</b>	<b>713.623.6944</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Matthew Kivnani</b>	<b>741535</b>	<b>matthew@hpiproperties.com</b>	<b>214.689.3600</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date