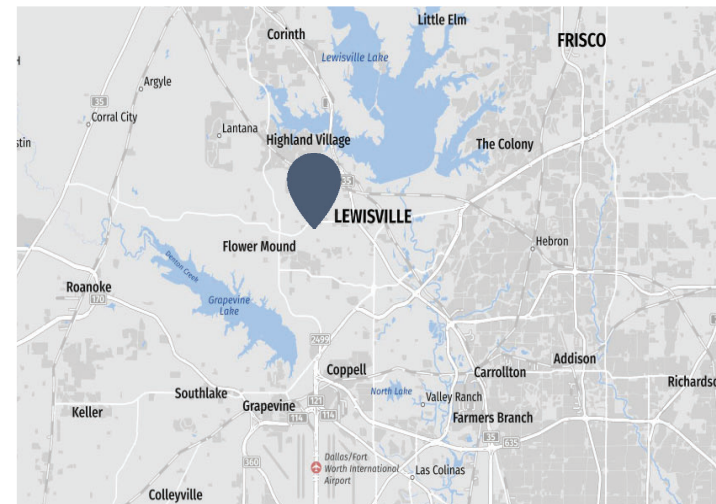




ONE THOUSAND ONE

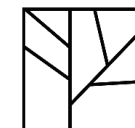
CROSS TIMBERS ROAD, FLOWER MOUND, TX 75028



Proudly Owned By

KOELBEL
COMMERCIAL

Proudly Leased By

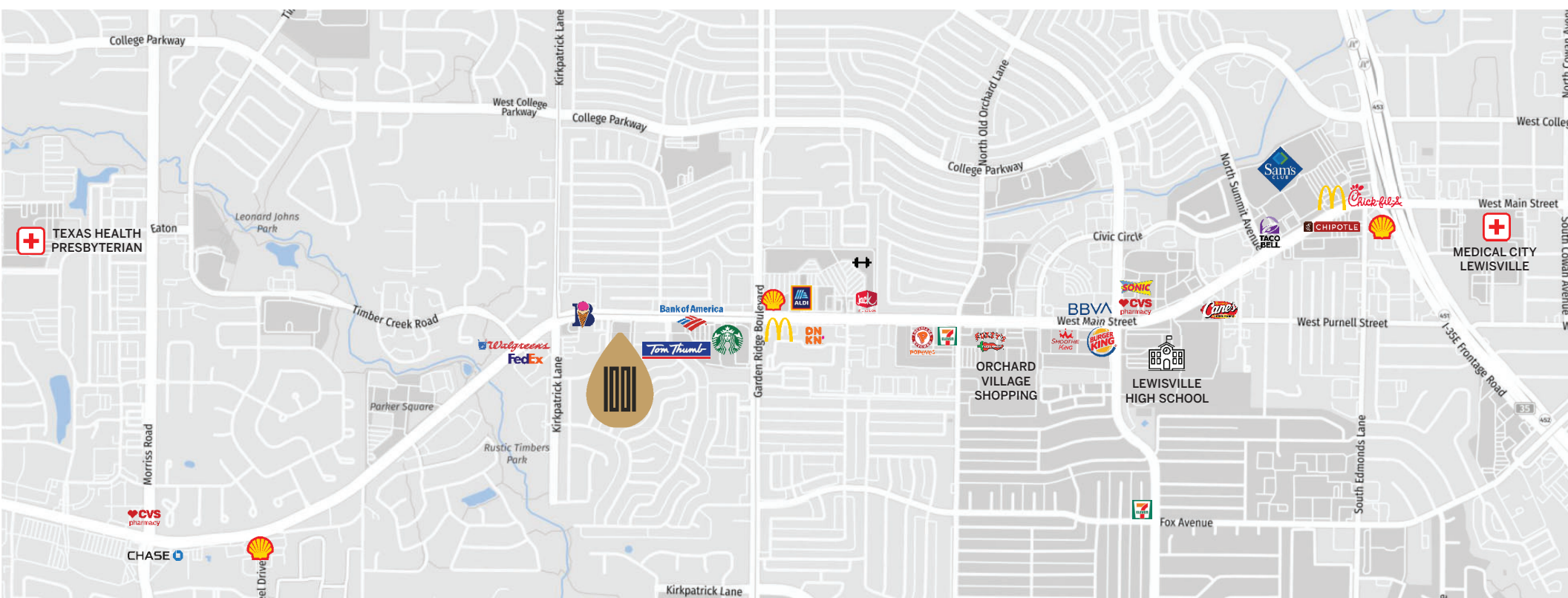


DOGWOOD
COMMERCIAL



PROPERTY FACTS

- » 90,417sf, Two-Story Mixed Use Building
 - Office
 - Retail
 - Medical
- » 4.51/1,000sf Parking Ratio
- » Controlled Access
- » Responsive Property Management Team
- » One Thousand One is well-located and highly visible on Cross Timbers Roads (FM 1171) and is Conveniently Located Near Numerous Restaurants and Retail.
- » The Building Offers a Bright and Airy Central Atrium, and Exterior Building and Monument Signage



RENOVATIONS UNDERWAY

- » All New Flooring and Paint Throughout Atrium
- » Updated Lobby Seating
- » Completely Renovated Restrooms and Corridors
- » Updated Entrance Facade
- » New Tenant Signage
- » Updated Exterior Landscaping



Upcoming - Renovated Lobby



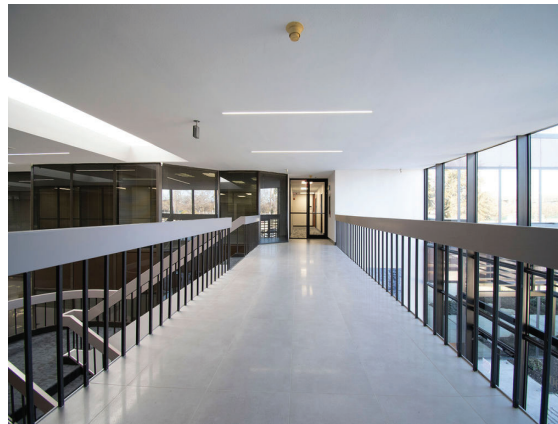
Upcoming - Additional Lobby Seating



Upcoming - Renovated Restrooms



Upcoming - Improved Landscaping



Upcoming - Renovated Corridors



Upcoming - Tenant Signage