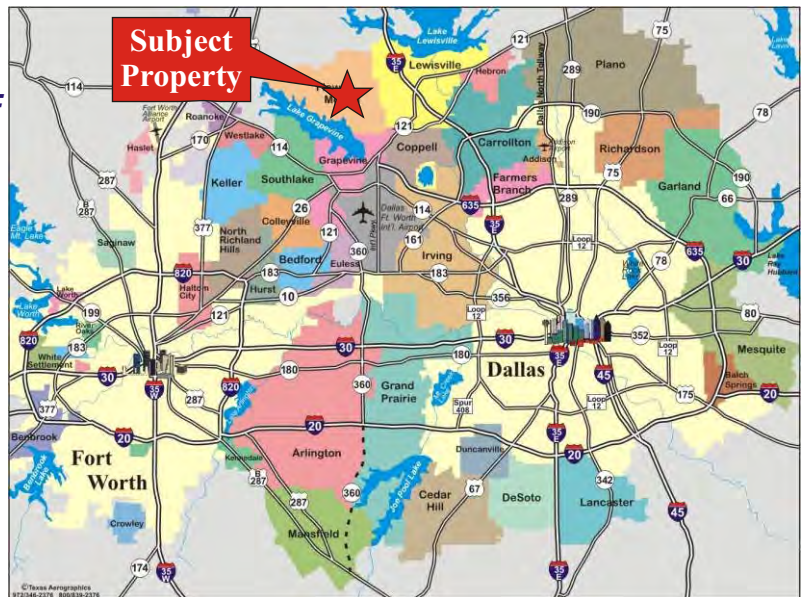


For Sale
29.1 ACRES
 1001 Flower Mound Rd. & 1800 Gerault Rd.
 Flower Mound, Denton County, Texas



- **Main House approximately 7,412 SF includes swimming pool**
- **Guest House approximately 5,757 SF includes swimming pool**
- **Storage Building for cars & equipment**
- **Private Lake**
- **DFW Airport is 10 minutes away**
- **Area Shopping includes Grapevine Mills, Vista Ridge Mall, Shops @ Highland Village, Kroger & Tom Thumb**
- **Zoning: Low Density Residential/1 acre lots**



For Information Contact:

Randy Church/Brent Wicker
 972/991-1600

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 Dallas, Texas 75254

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rchurch@wickerassociates.com

FM Properties

Location: Flower Mound, TX 75028 Denton County
Located approximately 2 ½ miles northwest of Flower Mound City Hall, specifically on the southeast quadrant of Gerault Rd and FM 3040 (Flower Mound Rd).

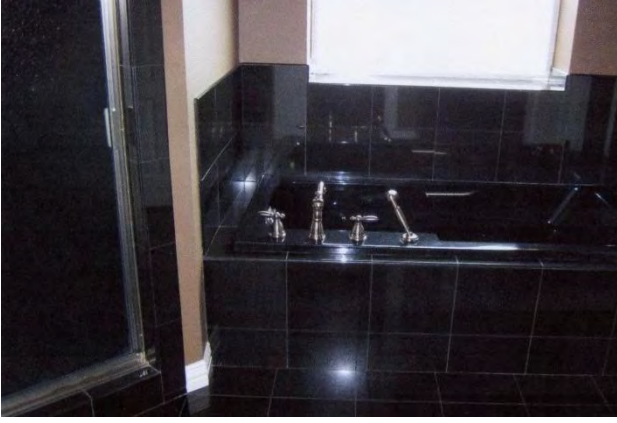
Description: TOTAL = 29.12 (more/less)
Tract 1: Property Address: 1800 Gerault Rd, Flower Mound, TX
Containing 1.17 acres of land; Party Barn 5,757 sq.ft. (Swimming Pool)
Tract 2:
Branch Estates Addition – Site Area = 9.03 acres
Tract 3:
Containing 2.09 acres of land
Tract 4:
Containing 2.27 acres of land
Tract 5: Property Address: 1001 Flower Mound Rd, Flower Mound, TX
Site Area = 9.90 acres; Big House 7,412 sq.ft. (Swimming Pool)
Tract 6:
4.66 acres of land

Surrounding: **Restaurants** – Panda Express, Sonic, Le Peep Grill, Prince Bistro, Pollo Salsa, Subway and McDonald's
 Shopping – Grapevine Mills, Lakepoint Crossing, Vista Ridge Mall, Shops @ Highland Village
 Grocery Stores – Kroger, Tom Thumb
 DFW Airport – 15 minutes

Appraised Value: \$ 9,270,000 (Appraisal dated 05/22/2007)









Looking to NEC of Eastern Property across Pond



Looking southeast across Pond from near front Gate



Looking North from west side of Eastern Parcel



Looking east along south side of Property with house



Equipment Building



Rear of House



Entry gate to Eastern Property



Road leading down to house



Frontage on Gerault
(entry drive to western property already stubbed out)



Existing Entry to western property

SURVEY



LOCATION MAP



The information contained herein was obtained from sources believed to be reliable; however, Wicker & Associates makes no guarantees, warranties, or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in price, prior sales or lease, or withdrawal without prior notice.