

# Flower Mound Farm

18.1± acres | \$6,950,000 | Flower Mound, Texas | Denton County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

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# Flower Mound Farm

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## Property Description

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The Flower Mound Farm is located in Flower Mound, Texas in the northern portion of the Dallas-Fort Worth Metroplex. This 18-acre horse farm is very centrally located in the fast-growing North Texas Corridor. Cross Timbers Road is the major thoroughfare on the south portion of the ranch that provides access.

As you enter the ranch through the gated entrance, you will see a beautiful, large pasture on your right with a large centrally located pond. Pipe fencing on both sides of the road provides a beautiful drive to the back of the property where you will find the main barn/indoor arena, two outdoor arenas, and 16 large turnouts.

Upon entering the main barn, you will find a large, air-conditioned lobby that is used for special events, holiday parties, or an area for the parents to work on their computers while their kids are taking riding lessons. The lobby has the potential for being used as an apartment for a trainer or as an event/meeting facility. Adjacent to the large, beautiful lobby are two large offices, a kitchenette, and a restroom. Attached to the lobby is a large indoor lighted arena (70' x 160') along with 42 stalls, two tack rooms, bathrooms, numerous grooming and wash areas, and an indoor climate-controlled viewing area.

This barn has been used for numerous hunter jumper and dressage shows. There is plenty of parking for trailers and the three arenas offer plenty of room for dressage and hunter jumper events. Currently, there is a major shortage of "show facilities" in North Texas. The two primary show facilities are in Tyler and Houston. This facility has the potential to become a major premier show facility.

Immediately to the west of the main barn is an oversized outdoor lighted arena (150'x 300') with 8 large, piped lots for boarding horses located just across an access road to the south. Another large arena (100' x 240') set up for jumping is located across the driveway from the large horse barn and indoor arena. 8 additional large piped turnouts are located between this outdoor jumping arena and the large pasture at the front of the property.

An additional large horse barn that contains 20 stalls is located next to the main barn. Along the eastern edge of the large pasture, there are four very large piped paddocks that offer sheds for cover. Each paddock can hold 2-3 horses and are often used for clients requesting pasture boarding.

The current owners have operated the ranch as a boarding facility for horses and equestrian clients. Tenants have access to assigned stalls, arenas, and all other associated facilities.

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## Improvements

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- Main barn, indoor arena, and office
    - 75' x 160' lighted indoor arena, 42 horse stalls, 2 bathrooms, tack room, washroom, saddling and grooming area along with indoor viewing lounge.
  - 2nd Barn
    - 40' x 150' horse barn with 20 stalls indoors.
    - Furnished apartment.
  - 6 stalls with turnout pens
    - All stalls are covered and enclosed
  - 2 additional outdoor arenas
    - 1 Large lighted arena (150' x 300')
    - 1 Lighted jumping arena (100' x 240')
  - Numerous additional stalls and lots with water (some with loafing sheds) for additional boarding clients.
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## Location

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The Flower Mound Farm is located in one of the fastest growing areas of Texas. There are thousands of new homes being built within a 20-mile radius. With parents and kids driving by on a daily basis, this barn has the potential to operate a very large public horse riding lesson program. Numerous major highways providing quick access to all portions of the DFW Metroplex are minutes away. Highway 377 is 3 miles to the west, I-35W is 5 miles to the west and I-35E is 9 miles to the east. Cross Timbers Road, which fronts the property, is 3 lanes in each direction to these highways.

Some of the location highlights are DFW International Airport, Texas Motor Speedway and Lake Grapevine are minutes away. With flights to most cities in the world, you are 15 minutes from the airport. Other popular destinations are also nearby. Dallas is 28 miles to the south and Fort Worth is 33 miles to the southwest. New houses along with retail and commercial developments are popping up in all directions.

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## Price

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\$6,950,000

## Remarks

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It is very seldom that you find a ranch with as many possibilities as this one. Located in a booming area, this income-producing ranch also has great future development potential. The facility is ready for a new operator with ready-to-go facilities. The future value potential, as the development in the area continues, is unlimited.

If you are looking for an operating business that currently generates cash flow while having a future commercial investment property, you need to come see this operation. If you are a developer looking for a development project, this ranch may fit the bill and deserves a look.

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Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.











Denton

Cross Roads

Lewisville Lake

Lewisville

Grapevine Lake

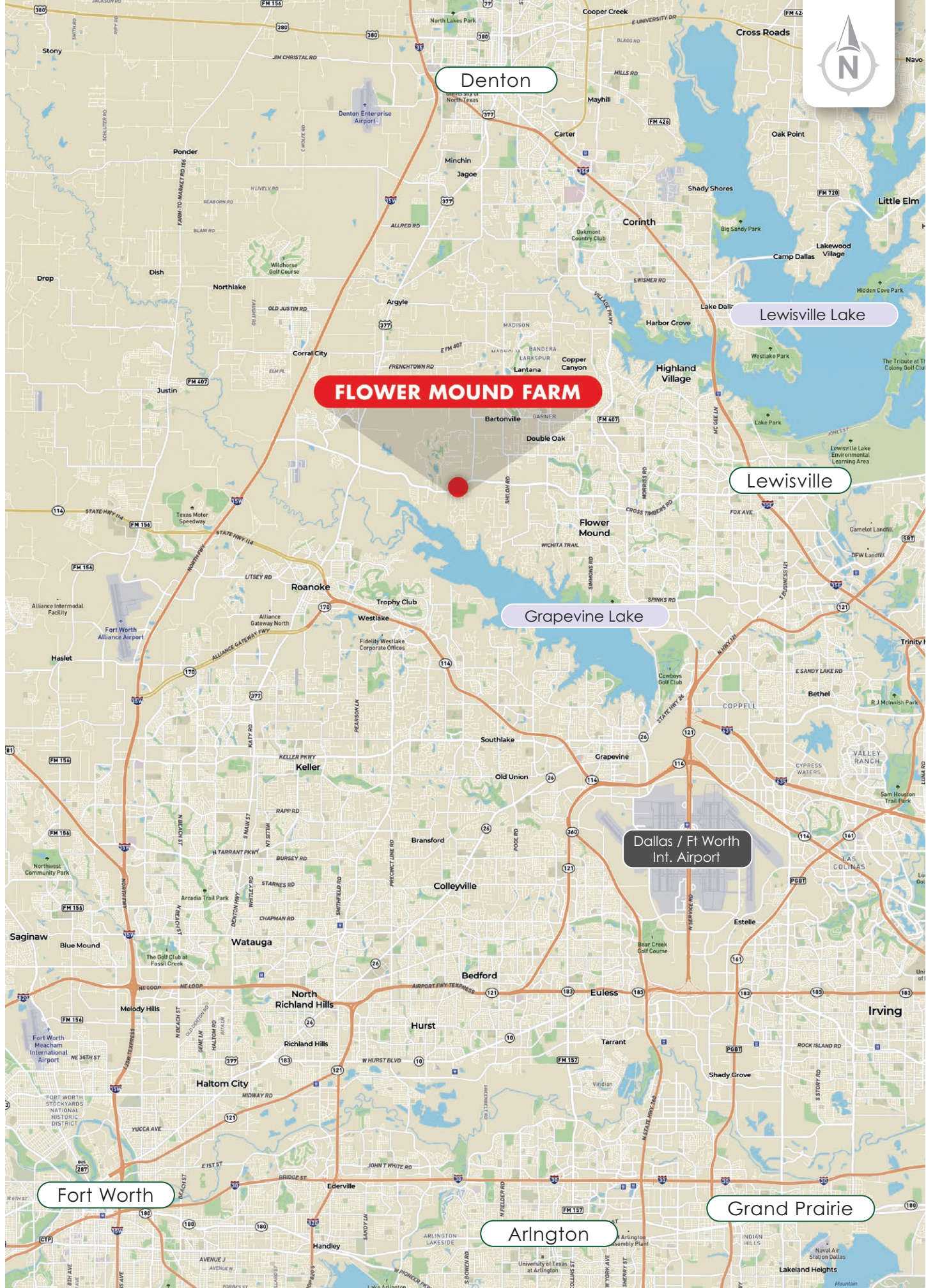
Dallas / Ft Worth  
Int. Airport

Fort Worth

Grand Prairie

Arlington

**FLOWER MOUND FARM**







33.0468, -97.1532

CROSS TIMBERS RD

CROSS TIMBERS RD

CROSS TIMBERS RD

CROSS TIMBERS RD

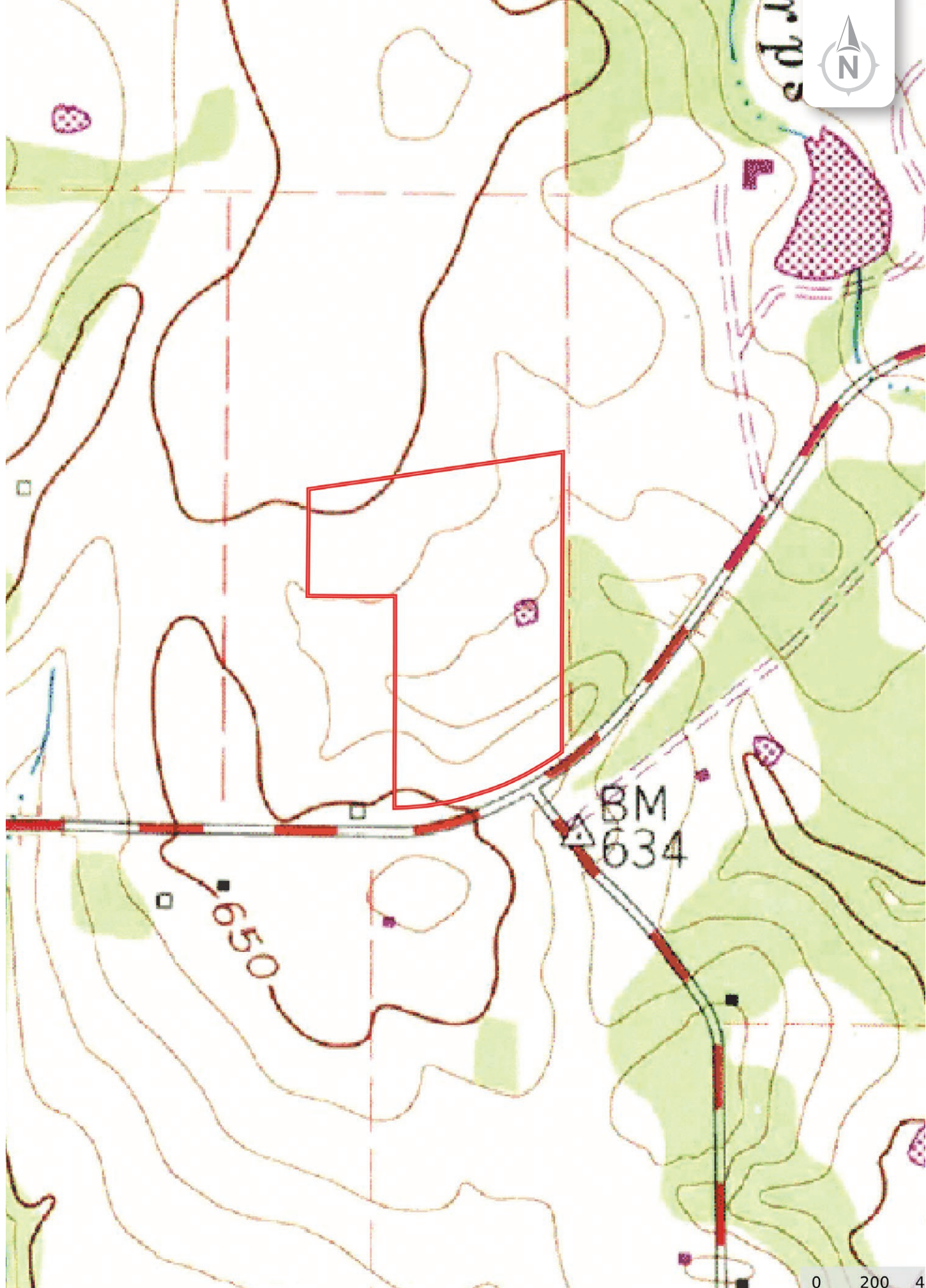
CROSS TIMBERS RD

CROSS TIMBERS RD

CROSS TIMBERS RD

Highway







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Scan QR Code for more details on the Flower Mound Farm.

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