

D-FW BEAT

Flower Mound retail gets redo



RETAIL & HOSPITALITY

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A 23-year-old Flower Mound retail center has gotten a \$2.5 million makeover — more than doubling its square footage and adding seven tenants.

Flower Mound Towne Crossing is at E.M. 1171 and E.M. 2499, in the northwest Dallas suburb of about 62,000 people. Cencor Realty Services is the developer for the expansion, which increased 1984-built Towne Crossing's space from 8,500 to 20,000 square feet.

"The retailers have always done very well," said Jared Caplan, vice president of development for Cencor Realty Services. "We saw a great opportunity to take our shopping center to the next level."

New restaurants and retailers include Hest Fitness, a workout equipment store that will open in the next two months; Wine store Love Thy Wine, which opening at the same time; Living World Custom Drapery, slated to open in November; and Avocado California Roll & Sushi, which is already open for business.

Longtime tenants at the center include Baskin-Robbins, Love Your Pet and Elite Dental and Flower Mound Cleaners.

Caplan said the center used to be situated in a straight line. Now, some stores sit back and others protrude forward. Signs have been adjusted to a common level and the lettering has been expanded for better street visibility.

Flower Mound is a growth area, Caplan says, with about \$110,000 in median family income.

Just one 1,100-square-foot space remains available. Caplan expects the addition to be entirely open by 2008.

The construction and design team on the renovation includes Village Interiors, Halbach-Dietz and Phillip Engbrock.