

FOR LEASE

131 S. Village Center Dr., Southlake, TX 76092

5,274 SF Available | Year Built 2017



131 S. Village Center Dr., Southlake, TX 76092



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LEASING OVERVIEW



RENT PRICE

\$26 SF/YR/NNN
(NNN's estimated at \$9/SF)



OCCUPANCY

Single Tenant



FLOORS

1 Stories



YEAR BUILT

2017



BUILDING

5,275 SF

PROPERTY DESCRIPTION

131 SOUTH VILLAGE CT

Located in the heart of Southlake, this ±5,275 SF free-standing office building offers a modern and flexible layout well-suited for medical, wellness, education, or professional office use. Previously occupied by a Kumon Learning Center, the space features open work areas, private offices, a welcoming reception area, and generous natural light throughout.

Constructed in 2017 and recently upgraded with a brand new HVAC system, the property sits on a 0.74-acre lot with ample surface parking and strong curb appeal. Its proximity to Southlake Town Square and major thoroughfares provides both convenience and visibility in one of the most sought-after submarkets in DFW.

PROPERTY FEATURES

- High-quality construction with clean, modern finishes
- Premier Southlake location with strong surrounding demographics
- Minutes from Southlake Town Square and major commuter routes
- New HVAC



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LEASING HIGHLIGHTS



RENTABLE SPACE 5,275 SF

- Move-in ready condition
- Ample on-site parking
- Flexible floorplan adaptable to various uses





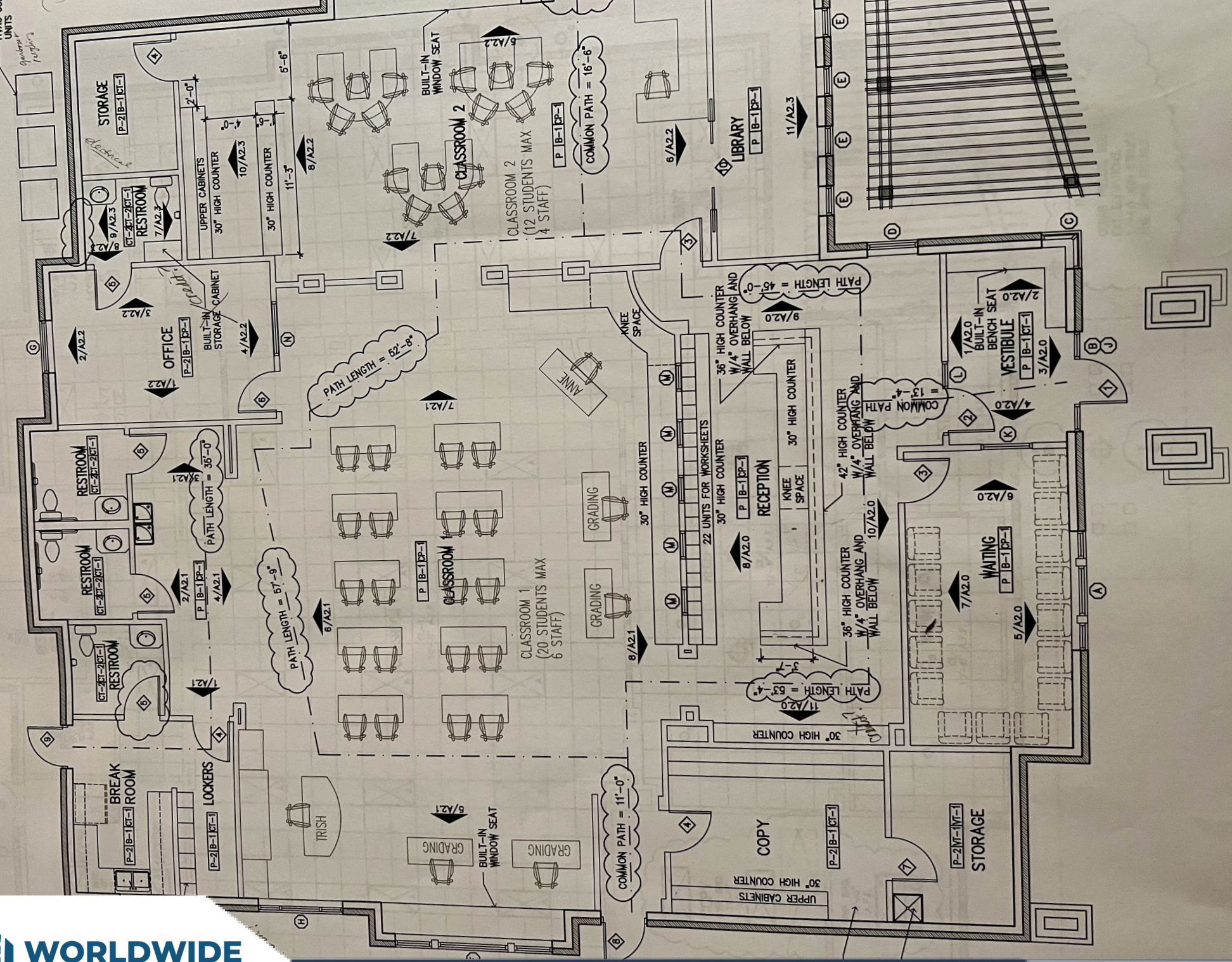
INTERIOR COLOR: OAK
 INTERIOR DOOR: WOOD-COLOR: OAK
 INTERIOR SILL LIGHT: WHITE
 GLASS: LOW-E, TEMPERED
 GRILLE PATTERN: PRAIRIE

DOOR TYPE: E:
 WOOD FRENCH INTERIOR
 DOOR: WOOD FRENCH 1
 SQUARE: RADIATA PINE
 DOOR: STAINED BOTH
 SIDES

IN LEV. COMMERCIAL OUTSWING
 DOOR: WOOD FRENCH 1
 DOOR: CLEAR PINE CLEAR
 GLASS: LOW-E
 TEMPERED - STAINED BOTH
 SIDES

EXTERIOR DOOR
 AL. FRAME EXTERIOR
 TO MATCH COCOA
 INTERIOR DOOR: WOOD-COLOR: OAK
 GLASS: LOW-E, TEMPERED
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EXTERIOR DOOR
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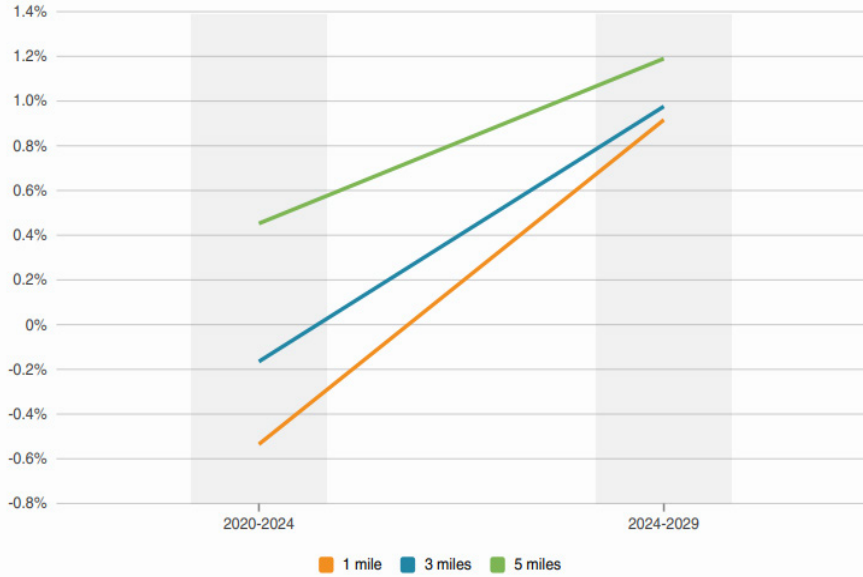
SOUTHLAKE, TX

Ranked among the wealthiest American suburbs in 2024, Southlake, Texas is a vibrant, upscale suburb located in the Dallas-Fort Worth metroplex, known for its family-friendly environment, strong community spirit, and high quality of life. Southlake has earned a reputation for its excellent public schools, primarily served by the Carroll Independent School District, which consistently ranks among the best in the state. The area boasts a mix of luxury homes, well-maintained parks, and recreational facilities, making it a highly desirable place for families and professionals seeking a suburban lifestyle with easy access to urban amenities. Southlake's strategic location near major highways, including State Highway 114, provides convenient connectivity to both Dallas and Fort Worth, as well as quick access to Dallas/Fort Worth International Airport.

The city's vibrant commercial and retail scene is anchored by Southlake Town Square, a popular destination offering a mix of high-end shopping, dining, and entertainment options. This charming, pedestrian-friendly area serves as the heart of Southlake, hosting community events, concerts, and festivals throughout the year. With a robust local economy and a focus on business development, Southlake has attracted numerous corporate headquarters, making it a dynamic hub for both residential and commercial growth. The city's blend of modern amenities, excellent schools, and a strong sense of community continues to draw residents and businesses alike, solidifying its status as one of the premier suburbs in North Texas.

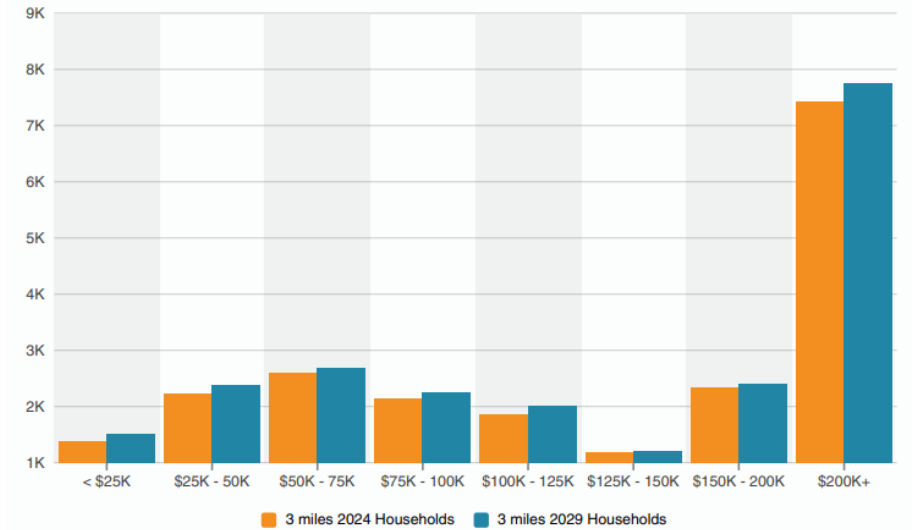
DEMOGRAPHICS

Annual Population Growth

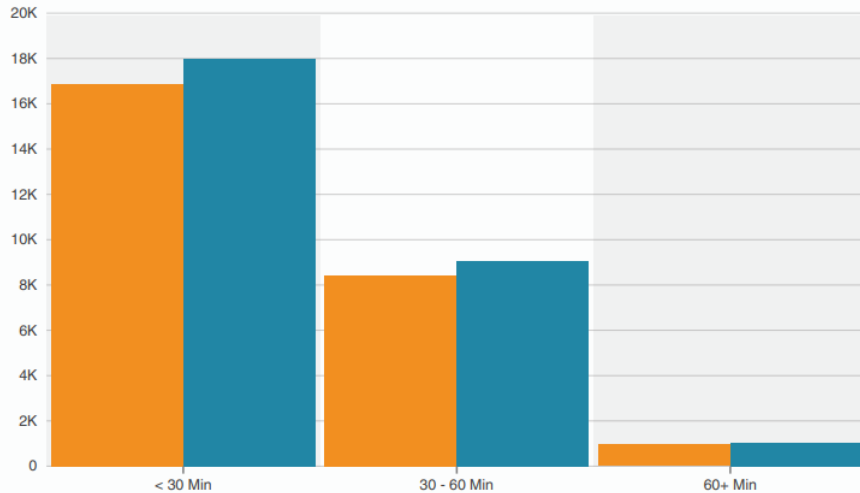


Household Income

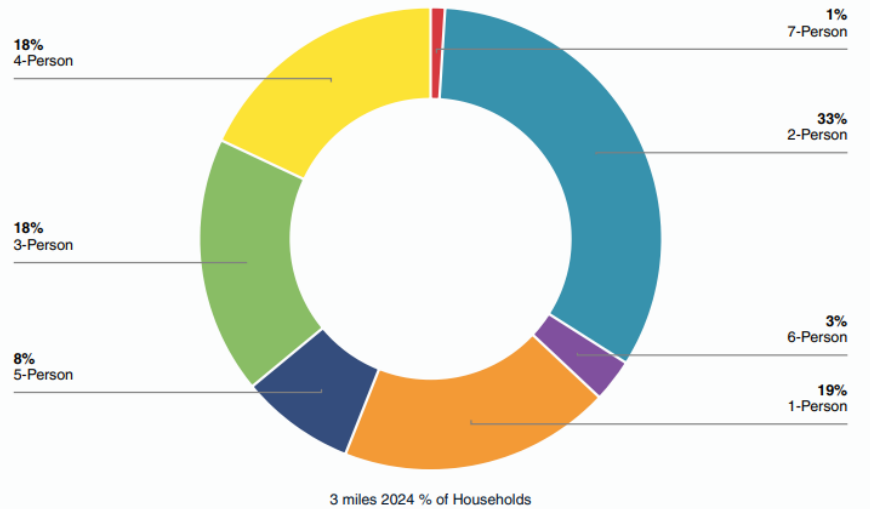
Currency: USD (\$)



Population Travel To Work



Household Size



Information gathered from Costar.com with permission from the Costar Group.

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WORLDWIDE
COMMERCIAL

ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



WORLDWIDE
COMMERCIAL

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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.

11-2-2015



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryce Gehlbach	827650	bgehlbach@wwcpartners.com	832-574-6373
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date