

PROPOSAL

# 630 E SOUTHLAKE BLVD

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BYRON NELSON OFFICE  
BUILDING

Southlake, TX 76092

PRESENTED BY:

MATT MATTHEWS, MBA, CCIM

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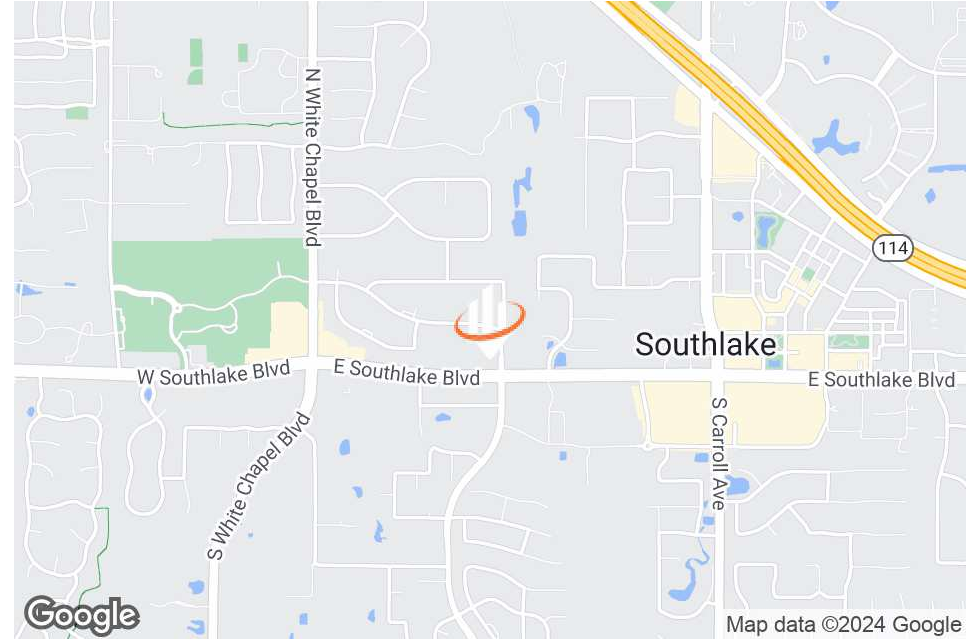
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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



## OFFERING SUMMARY

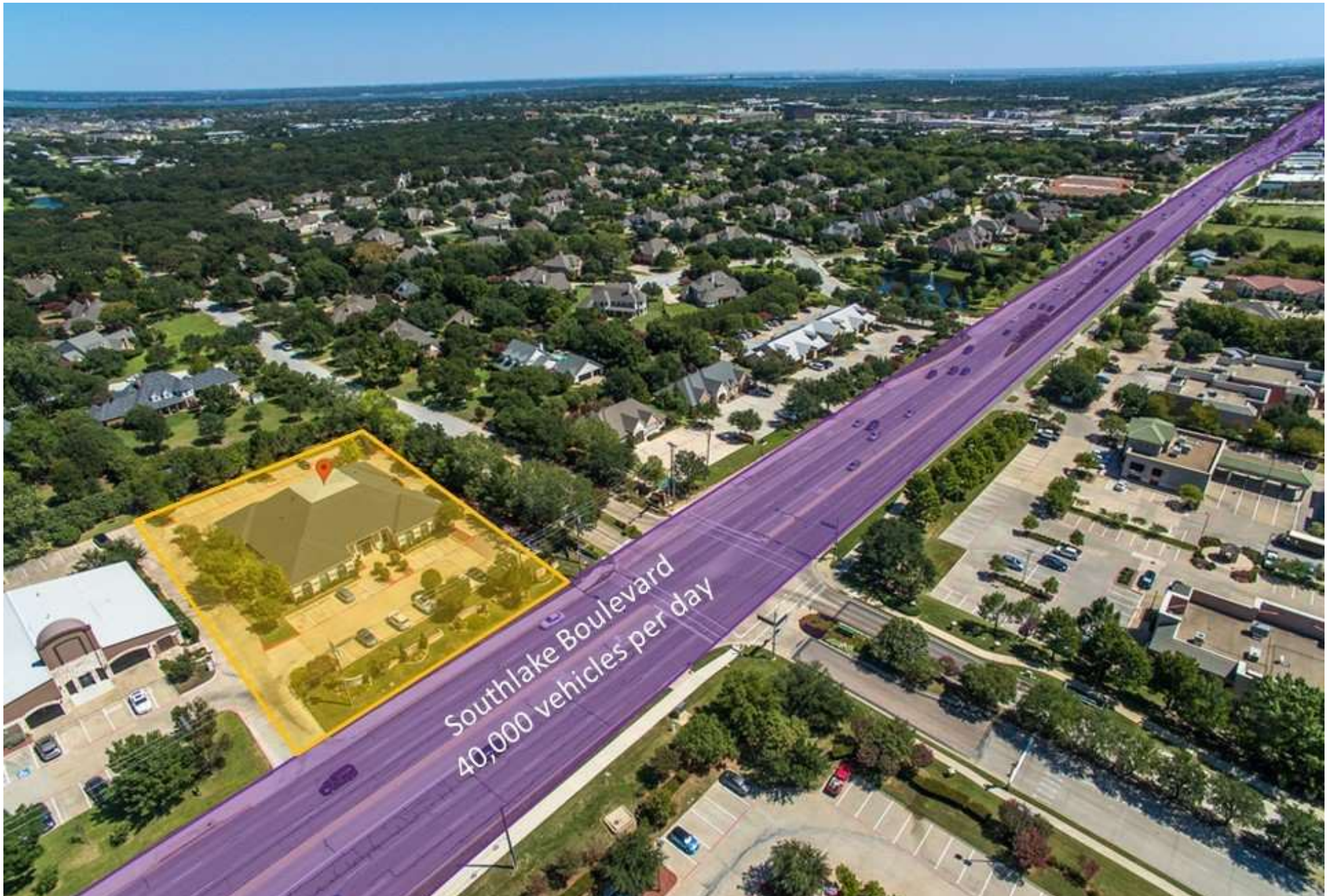
LEASE RATE:	Negotiable
BUILDING SIZE:	22,000 SF
AVAILABLE SF:	0 SF
LOT SIZE:	1.02 Acres
CAP RATE:	6.51%
NOI:	\$273,512

## PROPERTY OVERVIEW

SVN Trinity Advisors, Matthews Group is pleased to offer this single Tenant investment in the heart of Southlake with a recently redesigned and remodeled interior. This building features offices with private corridors, a reception/waiting area, common areas: two conference rooms, a kitchen/breakroom and a bonus 3rd level.

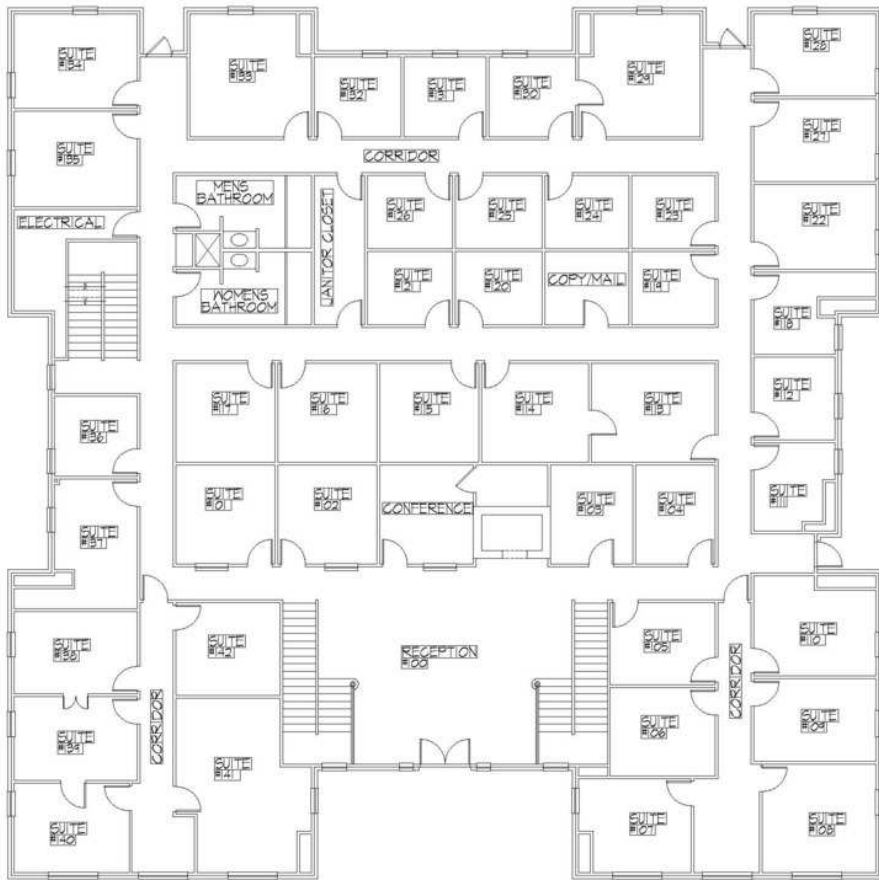
## PROPERTY HIGHLIGHTS

TENANT NAME	UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	CURRENT RENT	CURRENT RENT (PER SF)	MONTHLY RENT	SECURITY DEPOSIT	PRICE PER SF/M
STARWOOD SUITES, LLC	100			16,660	5/1/2021	4/30/2026	Current			\$24,990		\$18.00
<b>TOTALS/AVERAGES</b>				<b>16,660</b>				<b>\$0</b>	<b>\$0.00</b>	<b>\$24,990</b>	<b>\$0</b>	<b>\$1.50</b>

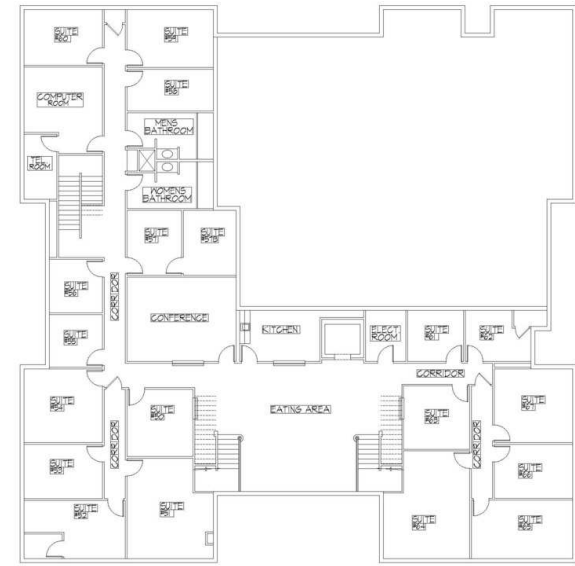




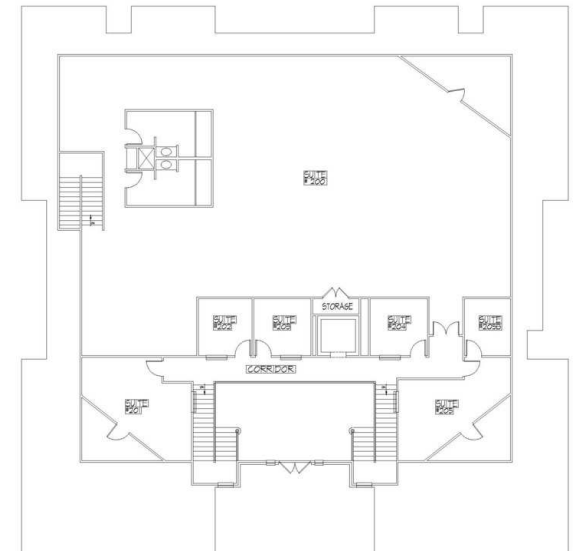




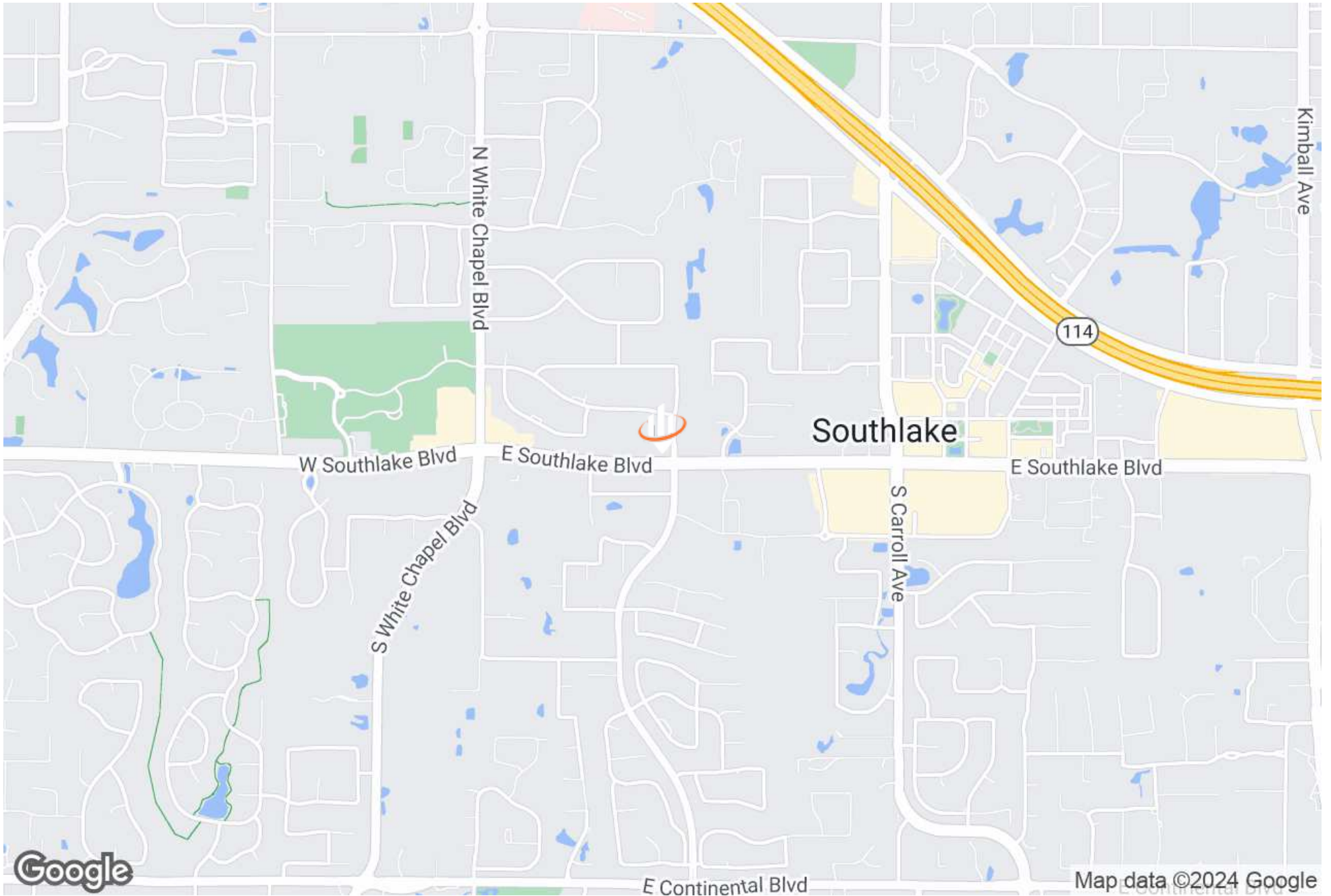
**MAIN LEVEL PLAN**



**LOWER LEVEL PLAN**



**UPPER LEVEL PLAN**



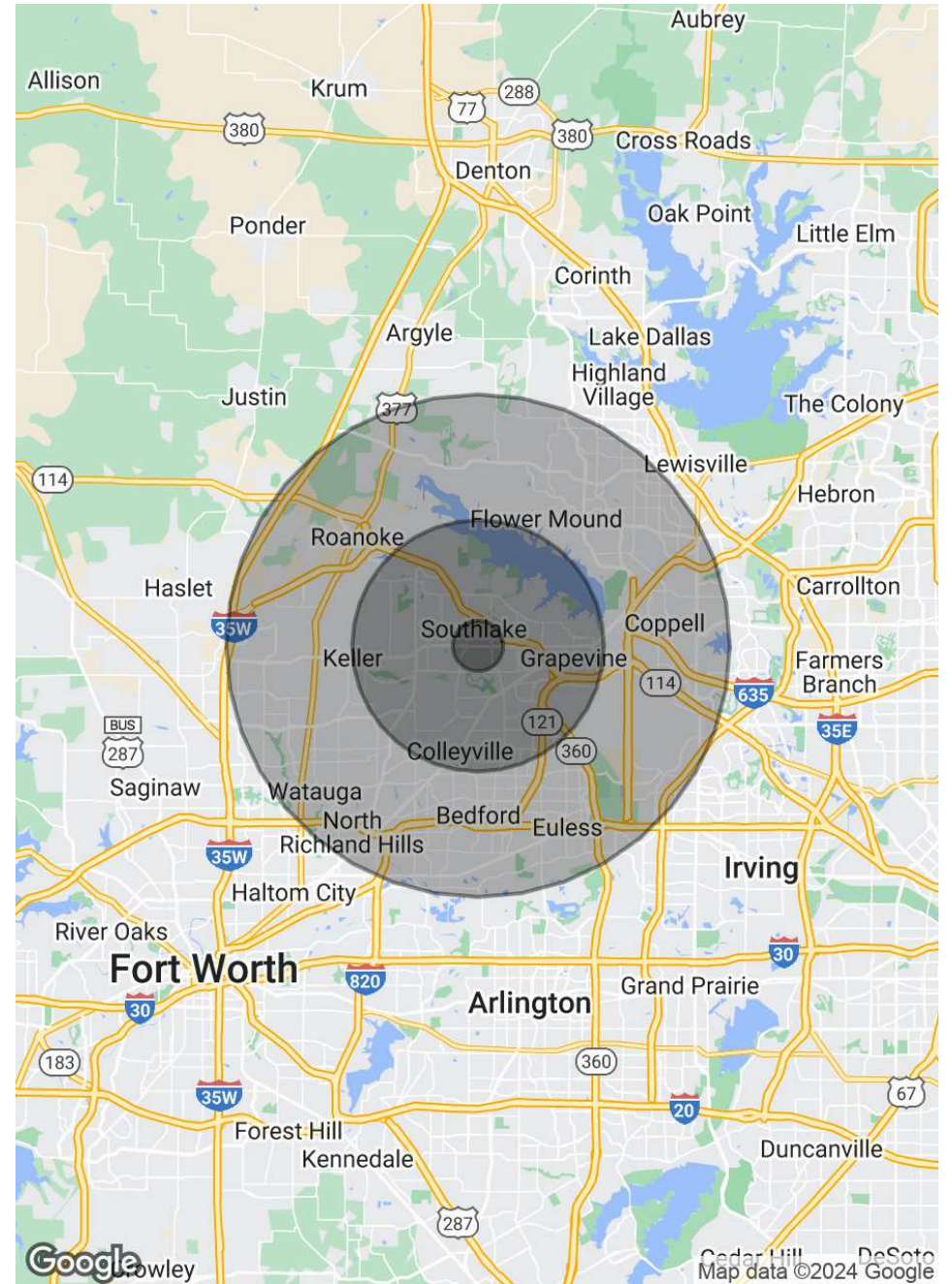
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,321	120,692	587,488
AVERAGE AGE	39.4	39.5	36.9
AVERAGE AGE (MALE)	39.7	39.7	36.3
AVERAGE AGE (FEMALE)	38.8	39.0	37.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,317	41,103	215,479
# OF PERSONS PER HH	3.3	2.9	2.7
AVERAGE HH INCOME	\$243,832	\$151,643	\$100,995
AVERAGE HOUSE VALUE	\$529,300	\$361,684	\$260,357

\* Demographic data derived from 2020 ACS - US Census





The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network<sup>SM</sup> and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



## MATT MATTHEWS, MBA, CCIM

Managing Director

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### PROFESSIONAL BACKGROUND

Matt Matthews is the Managing Director for SVN Trinity Advisors - Matthews Group at the Keller, Texas office.

Matt has created market expansion for the team primarily through Office and Land acquisitions and dispositions. He is focused on guiding local investors and business owners through the real estate process while building and maintaining their portfolios.

Matt grew up in Northeast Tarrant County and now lives in Keller with his wife, Cassie, and their four wonderful children. They enjoy most anything outdoors, anything Baylor, and making an impact within their church and local community.

### EDUCATION

Baylor University, B.A

St. Edward's University, M.B.A. [Finance]

CCIM [North Texas Chapter]

### MEMBERSHIPS

Board Member, Keller Economic Development

Board of Directors, Keller Chamber of Commerce

Past President, Rotary Club of Golden Triangle

Masonic Lodge of Keller

#### SVN | Trinity Advisors

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