



**SALE**

## FULLY LEASED INVESTMENT

**270 MIRON DRIVE  
SOUTHLAKE, TX 76092**

Southlake, TX 76092

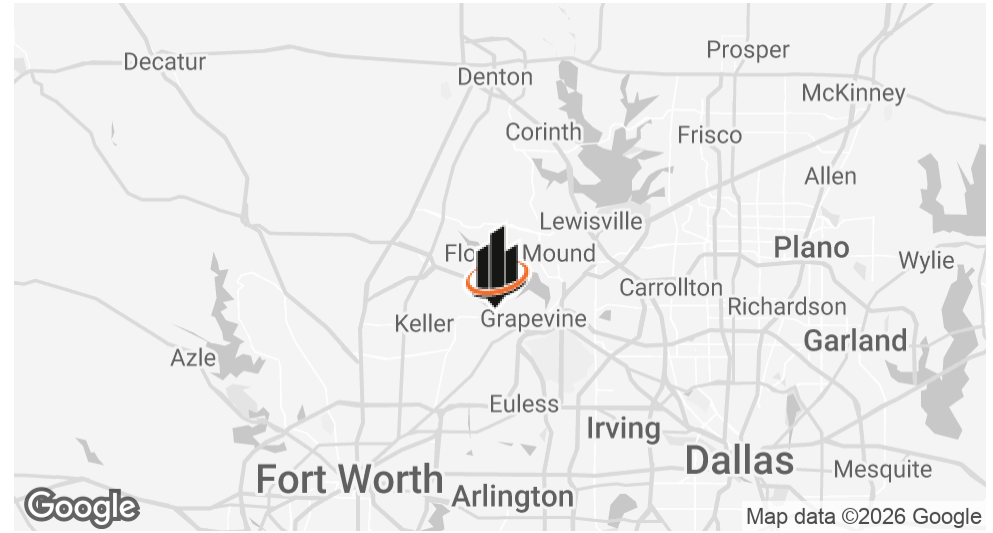
**PRESENTED BY:**

**BROOKE FORD**

O: 313.618.7176

brooke.ford@svn.com

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	CALL BROKER
<b>BUILDING SIZE:</b>	3,351 SF
<b>AVAILABLE SF:</b>	100% LEASED
<b>LOT SIZE:</b>	0.77 Acres
<b>YEAR BUILT/RENOVATED:</b>	2007/2021

### PROPERTY DESCRIPTION

This beautiful office building is situated in a prime location that offers a blend of accessibility, amenities, and a thriving business community. Its central position, ease of access, and proximity to Southlake Town Square make it an attractive choice for investors to purchase an office building in this upscale and vibrant city.

### PROPERTY HIGHLIGHTS

- Multi-Tenant Office Investment in Southlake
- Edward Jones Corporate Lease
- Value Add Opportunity
- Directly Across from Southlake Town Square
- Rent Roll available upon request

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SVN | TRINITY ADVISORS 2

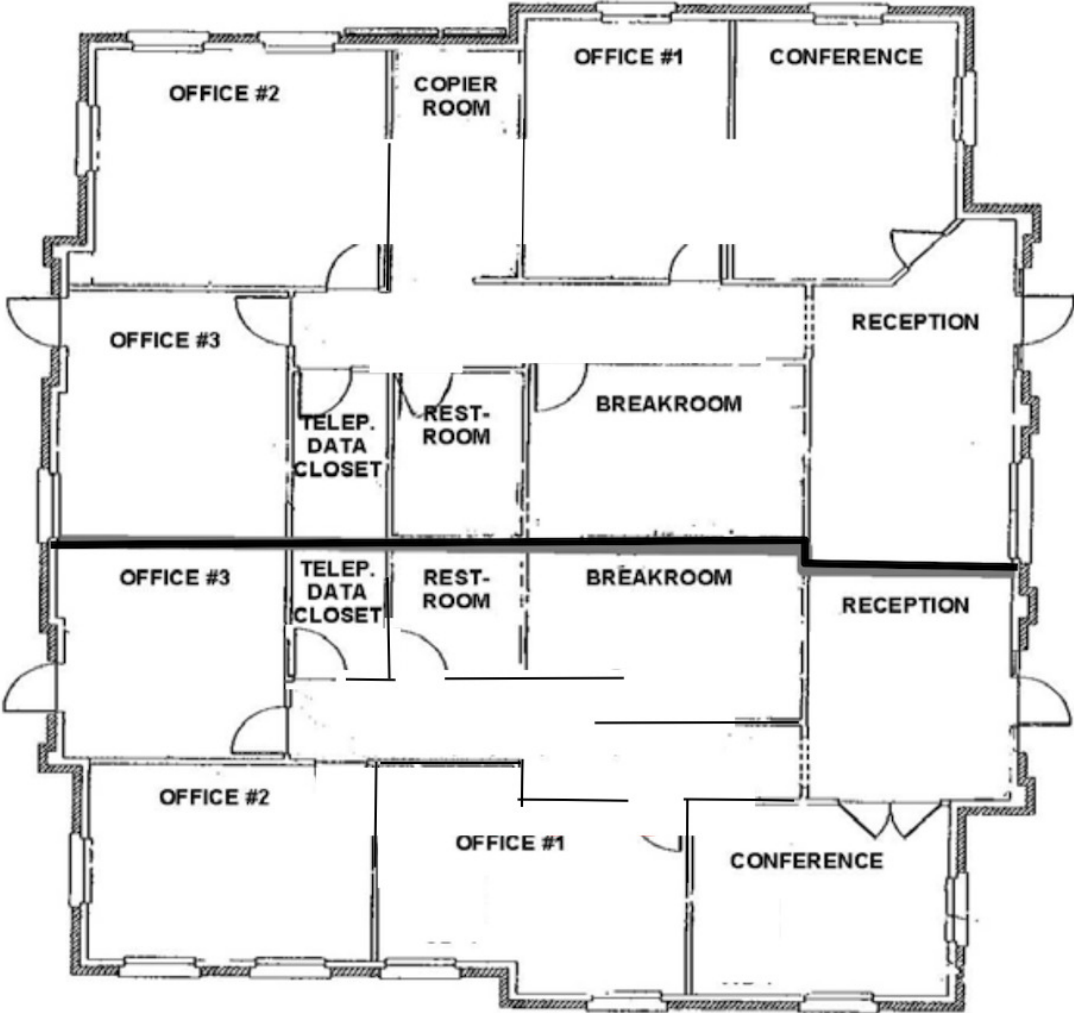
**ADDITIONAL PHOTOS**



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**FLOOR PLANS**



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## TENANT PROFILES



### LISA CLAYTON, MD

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**WEBSITE:** <https://www.lisaclaytonmd.com>

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#### ABOUT

Lisa K. Clayton, M.D. is committed to providing the highest quality in mental health care by treating each person with individualized treatment plans. Dr. Clayton's practice utilizes the latest in treatment options. As a psychiatrist, she understands you are looking for more than a diagnosis, you want effective, caring treatment that brings hope back into your life.

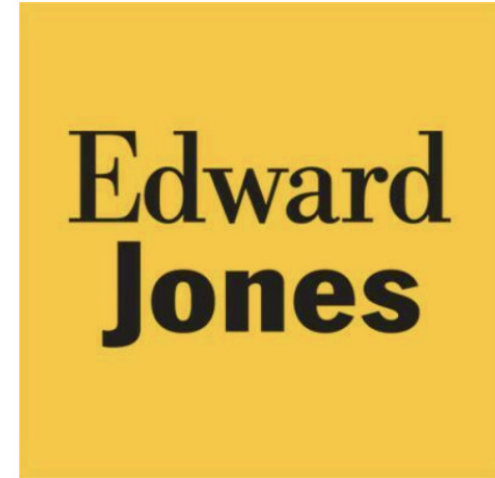
#### BROOKE FORD

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### EDWARD JONES, ADVISOR RODNEY HALL

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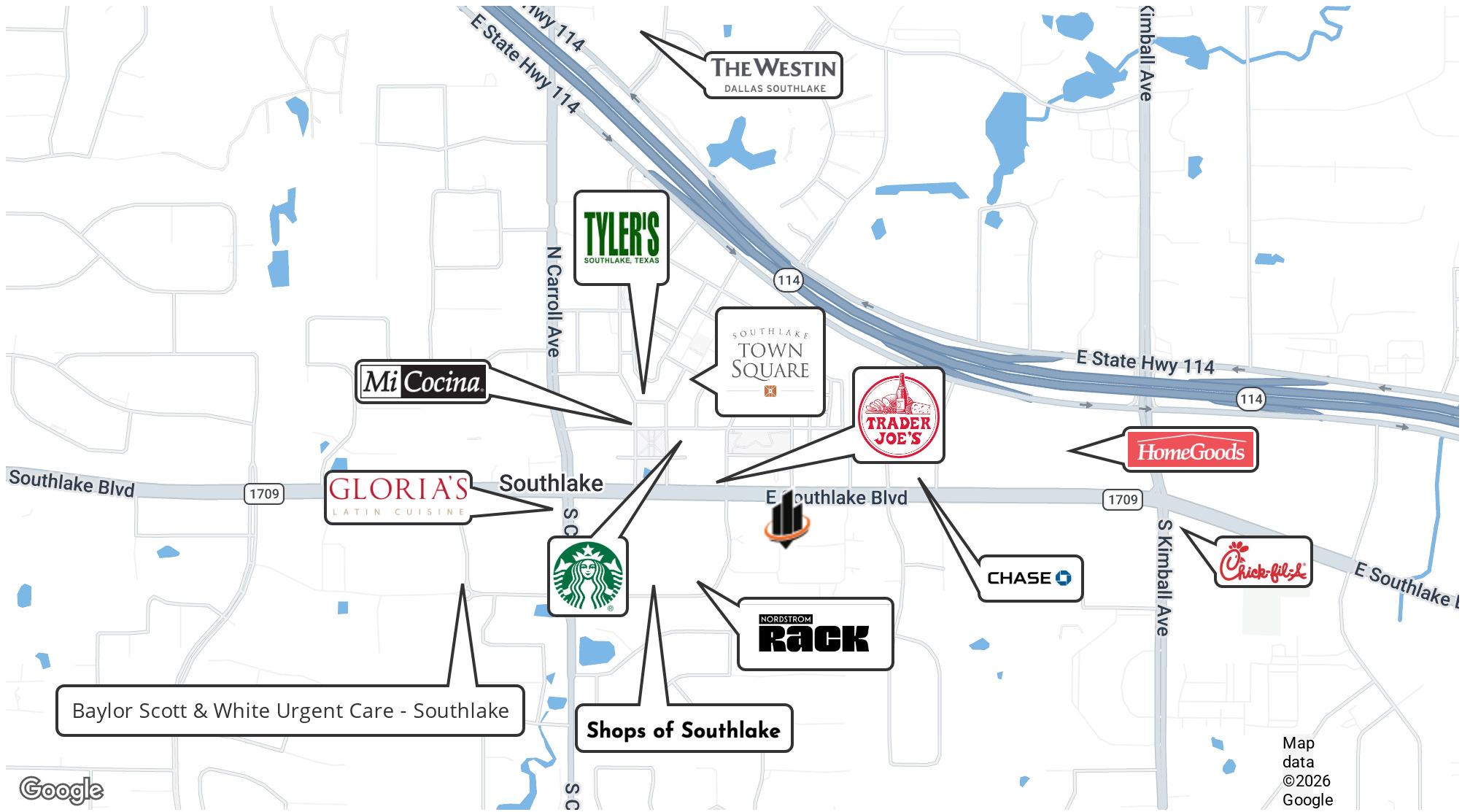
**WEBSITE:** <https://www.edwardjones.com/us-en>

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#### ABOUT

Edward Jones is a Fortune 500 firm and the largest U.S. financial services firm in number of financial advisors, as well as consistently ranked a best place to work. Edward Jones specializes in helping individual investors rather than institutions. Whether you're planning for retirement, saving for college, or just trying to protect the financial future of the ones you care for the most, we can help you achieve your goals.

# LOCATION MAP



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**ADDITIONAL PHOTOS**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.5 MILES 1 MILE 1.5 MILES

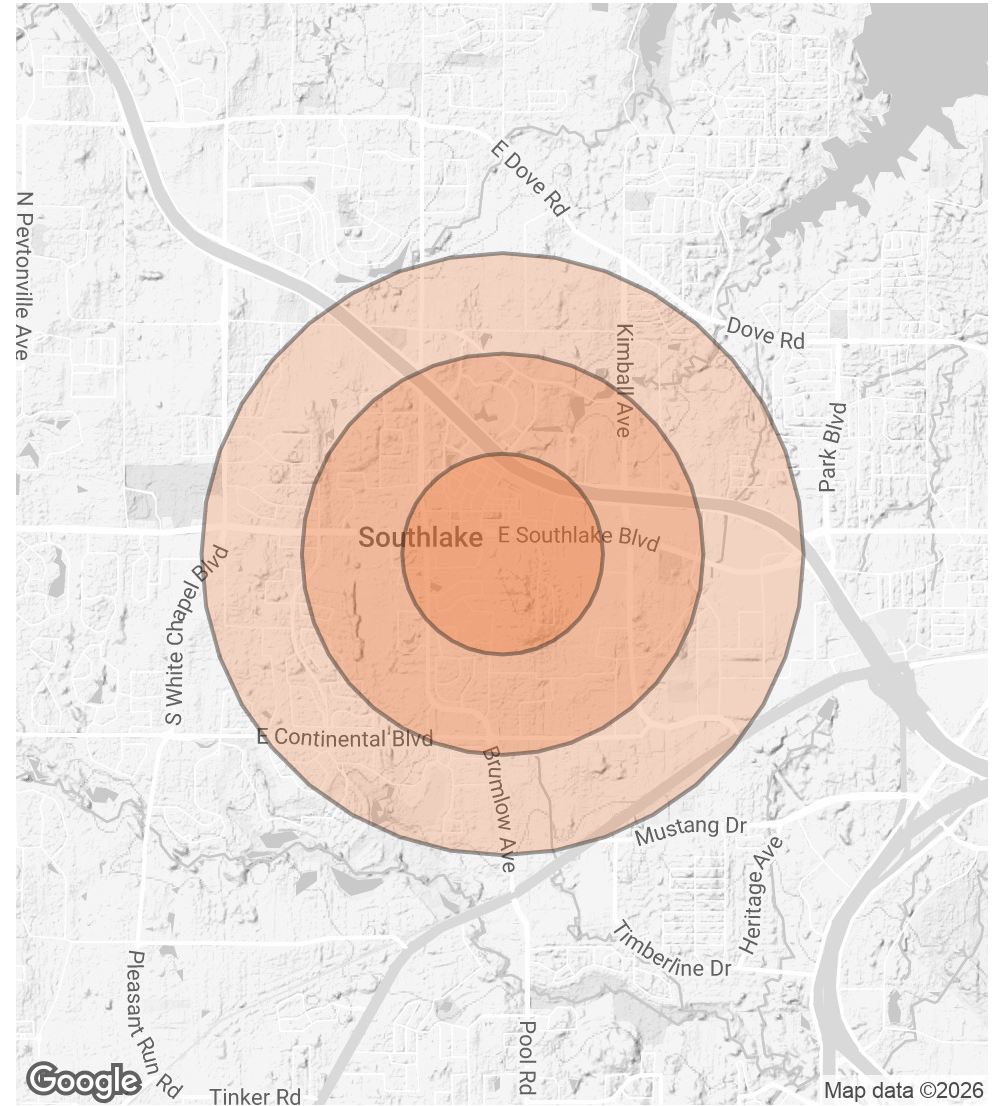
	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,300	4,871	10,938
AVERAGE AGE	39.2	39.7	39.7
AVERAGE AGE (MALE)	40.8	40.2	39.1
AVERAGE AGE (FEMALE)	34.8	36.9	38.2

## HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	384	1,444	3,422
# OF PERSONS PER HH	3.4	3.4	3.2
AVERAGE HH INCOME	\$293,684	\$272,793	\$234,304
AVERAGE HOUSE VALUE	\$712,051	\$694,759	\$643,024

2020 American Community Survey (ACS)



## BROOKE FORD

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## ADVISOR BIO 1



### BROOKE FORD

Advisor

brooke.ford@svn.com

Direct: **313.618.7176** | Cell: **313.618.7176**

### PROFESSIONAL BACKGROUND

Brooke is a commercial realtor at SVN | Matthews Group with a specialty in office and medical investment properties. She works with small business owners in the community on leasing and purchasing, and investors looking to expand their portfolio. Brooke started her career in the Southlake and Grapevine communities and has expanded into Colleyville, Keller, and North Richland Hills.

Still having a Detroit area code, Brooke stays true to her Midwestern roots. She is originally from Michigan and frequently goes back to visit family. Her Alma Mater is The University of Alabama (Roll Tide!) where she graduated with a degree in Mechanical Engineering and Mathematics. Prior to joining SVN | Matthews Group, Brooke spent five years as a design and manufacturing engineer in the automotive sector.

As an active member in the community, Brooke founded and is currently President of the Southlake Chamber Young Professionals. One of her core values is giving back, which is why once a quarter the group volunteers in the community. Brooke is also part of the Southlake Leadership Class for the 2022-2023 year and an active member in Grapevine Rotary.

In her leisure time, you can find her playing tennis, enjoying a cup of coffee, or traveling.

#### SVN | Trinity Advisors

1762 Keller Parkway, Suite 100  
Keller, TX 76248

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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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brooke Ford	747247	brooke.ford@svn.com	313-618-7176
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date