

### FOR SALE: 5,745 SF Office Building Owner Occupant or Investment 2260 Highland Village Rd Highland Village, TX



#### **Owner Occupant or Investment Opportunity**

METRO AREA: Dallas-Fort Worth

**LOCATION:** Located in Highland Village, just north of the intersection of FM 407 (Justin Road) and Highland Village Road. Easy access to FM 407, I-35E, FM 2499, and a variety of retail and restaurant offerings. This building is situated inside an office development surrounded by other professional office and medical office tenants. This building is not part of an owner's association.

BUILDING SIZE: 5,745 SF - Four Tenant Building

LOT SIZE: 2.346 Acres

PARKING: 53 Parking Spaces - 9.2 Spaces/1,000 SF

**YEAR BUILT:** 2017/2021

**OCCUPANCY:** Suite 100 (1,350 RSF) coming available March 1, 2025; Three other general office suites fully leased.

**LEASES:** NNNs leases

**SALES PRICE:** \$1,665,900.00

#### **FOR INFORMATION:**

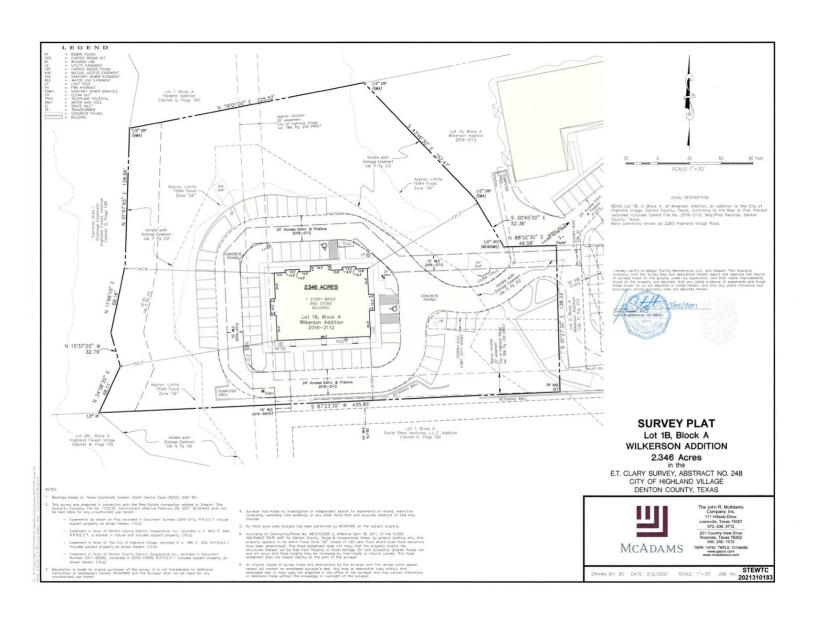
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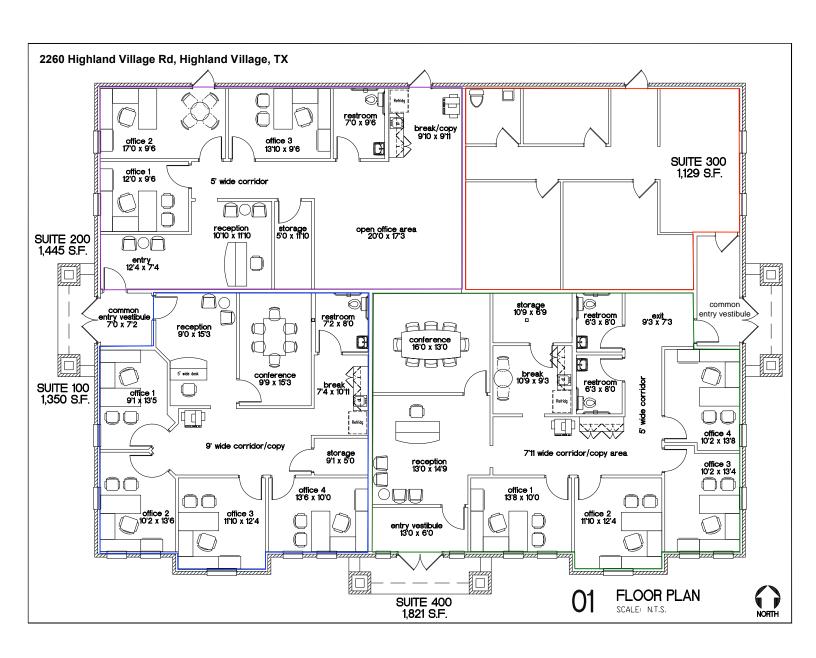


## **SURVEY 5,745 Sq Feet Building**2260 Highland Village Rd Highland Village, TX





## FLOOR PLAN 5,745 Sq Feet Building 2260 Highland Village Rd Highland Village, TX





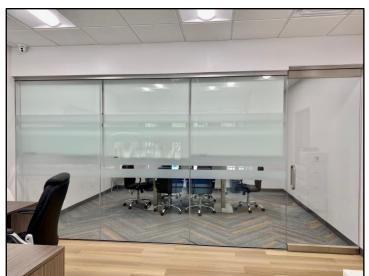
## PHOTOS 5,745 Sq Feet Building 2260 Highland Village Rd Highland Village, TX







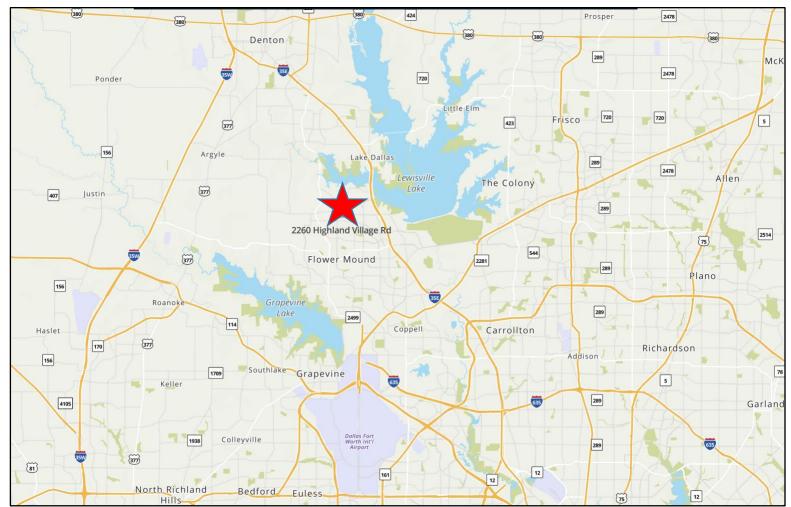




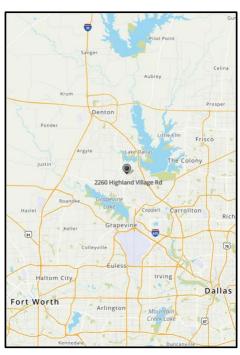




### MAPS 5,745 Sq Feet Building 2260 Highland Village Rd Highland Village, TX









# **DEMOGRAPHICS\* 5,745 Sq Feet Building**2260 Highland Village Rd Highland Village, TX

#### Population

Avg Household Income	\$152,346	\$137,086	\$131,857
	2 mile	5 mile	10 mile
Income			
Bachelor's Degree or Higher	48%	43%	44%
Median Age	41.7	39.3	38.2
Annual Growth 2023-2028	1.3%	1.2%	1.3%
Annual Growth 2010-2023	1.0%	0.9%	2.2%
2028 Population Projection	44,011	197,941	568,949
2023 Population	41,417	186,569	533,202
2010 Population	36,470	166,699	414,921
	2 mile	5 mile	10 mile
Fopulation			

	2 mile	5 mile	10 mile
Avg Household Income	\$152,346	\$137,086	\$131,857
Median Household Income	\$130,291	\$112,374	\$103,908
< \$25,000	532	4,036	14,704
\$25,000 - 50,000	1,161	7,001	23,407
\$50,000 - 75,000	1,698	9,017	29,013
\$75,000 - 100,000	1,705	8,151	26,306
\$100,000 - 125,000	1,663	7,799	21,147
\$125,000 - 150,000	1,949	6,871	19,345
\$150,000 - 200,000	2,389	9,082	23,860
\$200,000+	3,246	12,174	35,690

#### Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Highland Village Rd	Nowlin Dr N	10,186	2022	0.15 mi
Morriss Rd	Justin Rd N	14,134	2022	0.21 mi
Village Estates Dr	Villa PkDr W	585	2022	0.29 mi
Briarhill Blvd	Briarhill PkRd S	8,435	2022	0.47 mi
Whittier St	Longfellow Dr E	278	2022	0.50 mi
Justin Rd	Stone Hill Farms Pkwy E	28,537	2022	0.51 mi
Dixon Ln	Morriss Rd E	6,377	2022	0.56 mi
Briarhill Blvd	Sugarloaf Ct N	5,995	2022	0.59 mi
Desiree Ln	Medina Dr SE	440	2022	0.62 mi
Morriss Rd	Dixon Ln N	18,951	2022	0.63 mi

<sup>\*</sup>Demographic Data sourced from 2024 CoStar.



#### Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### 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 coincidental 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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Bu	ıyer/Tenant/Seller/Landlo	ord Initials	Date	
Regulated by the Texas Real Estate 0	Commission		Information available	at www.trec.texas.gov

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