



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:

Diana Pergande | Phyllis Garcia
972.899.1851 | Diana@BridgeRealtyTexas.com | Phyllis@BridgeRealtyTexas.com
www.BridgeRealtyTexas.com
400 Parker Square, Suite 270H | Flower Mound, TX 75028

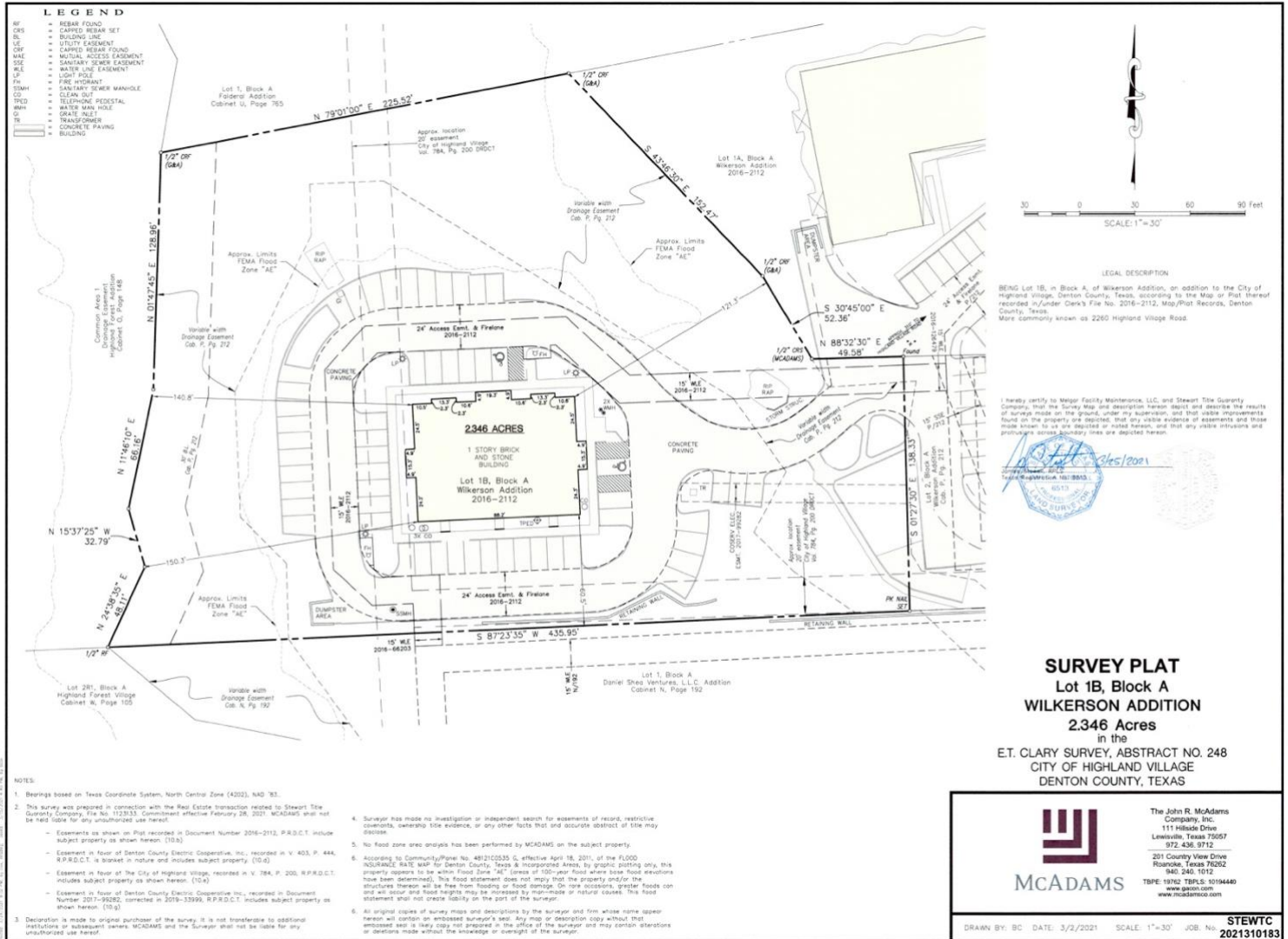
This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease, or withdrawal without notice.



BRIDGE REALTY
of
TEXAS
COMMERCIAL REAL ESTATE

SURVEY

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



SURVEY PLAT
Lot 1B, Block A
WILKERSON ADDITION
2346 Acres

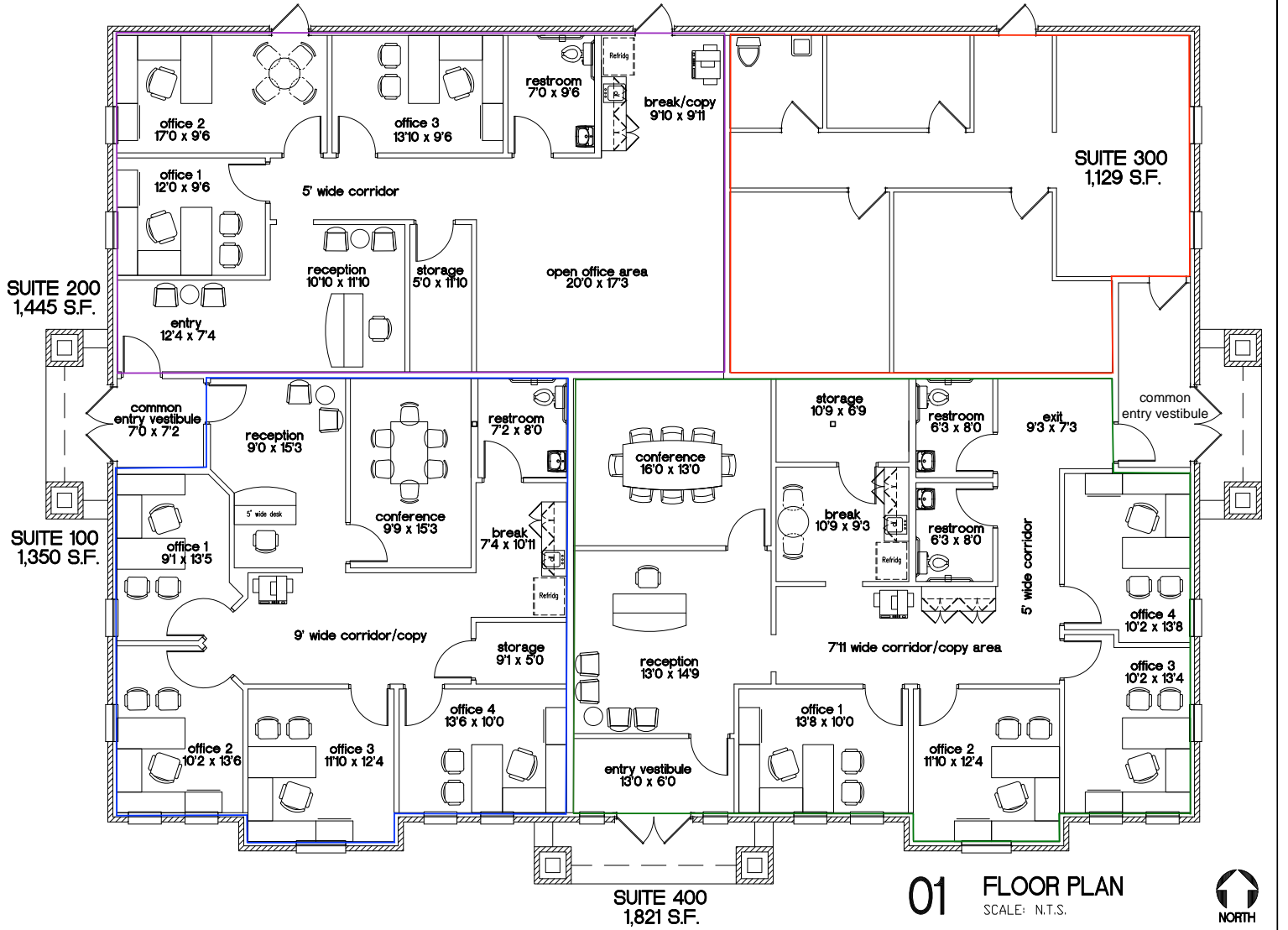
IN THE
E.T. CLARY SURVEY, ABSTRACT NO. 248
CITY OF HIGHLAND VILLAGE
DENTON COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rowland, Texas 75082
940.246.1012
TBPE: 19762 TBPLS: 10194440
www.mcadams.com

DRAWN BY: BC DATE: 3/2/2021 SCALE: 1"=30' JOB NO: **STEWTC**
2021310183

2260 Highland Village Rd, Highland Village, TX





PHOTOS

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

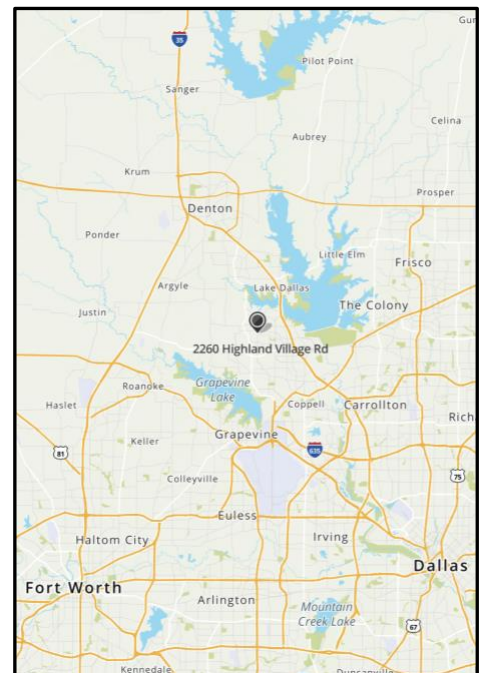
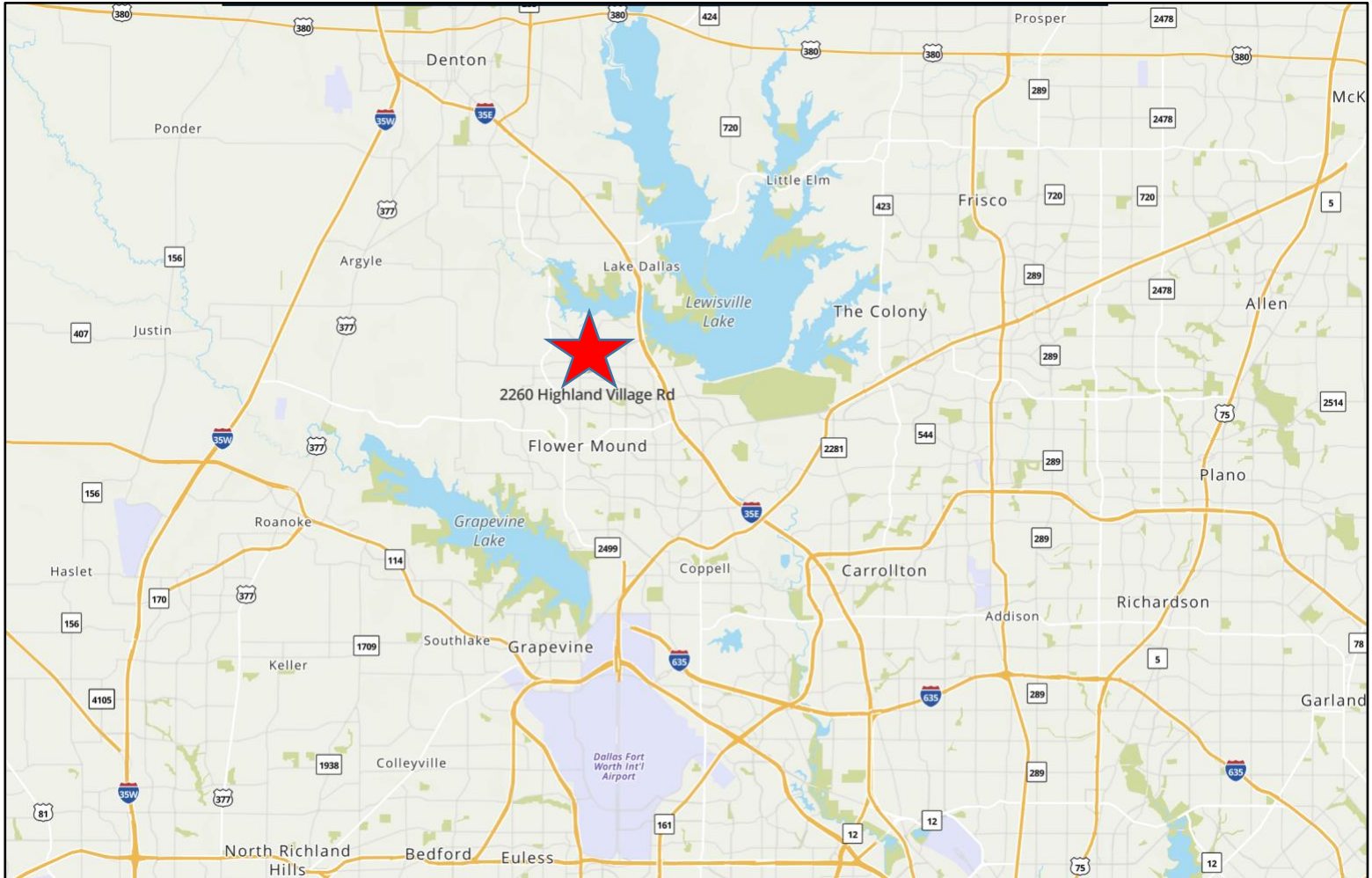




BRIDGE REALTY
of
TEXAS
COMMERCIAL REAL ESTATE

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

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

Income

	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

*Demographic Data sourced from 2024 CoStar.

