

# FOR LEASE

6,924 SF Premium Office Space  
380 S. Nolen  
Southlake, Texas



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# FEATURES

- 6,924 SF shell space
- Generous finish out allowance
- One block from 1709 and Costco
- Abundant parking
- Minutes to DFW Airport
- Close to Southlake Town Center

**LEASED**

**6,924 SF Available**





## Financial Performance

Southlake Property Tax Rate: \$0.447  
Total Sales Tax Rate: 8.25%  
0.5% for City parks  
0.375% for community enhancement/econ development  
0.125% for crime control & prevention

City Bond Ratings:  
"AAA" from Standard and Poor's  
"AAA" from Fitch IBCA

Tax Relief:  
20% Homestead Exemption  
Over-65 Exemption of \$75,000  
Disabled Exemption of \$75,000  
Over-65 Tax Freeze



## Transportation

### Major highways:

State Hwy 114, FM 1938, and FM 1709

State Hwy 114 connects to IH-35W and IH-35E

### Airports:

DFW International Airport - [DFWAirport.com](http://DFWAirport.com)

Third busiest passenger airport in the world, over 66.4M passengers in 2017

Generates \$37B annually for North Texas economy

Provides over 228,000 area jobs

Every major city in the continental United States can be accessed within four hours

Home to American Airlines hub

Access to Dallas Area Rapid Transit (DART) mass transit system

Future access to TEXRail commuter rail system

Fort Worth Alliance Airport - [AllianceAirport.com](http://AllianceAirport.com)

The nation's first industrial airport

Provides over 44,000 area jobs

Part of an 18,000 acre mixed-use, master planned development

Home to more than 425 companies

## Demographics

Current Population projection: 29,580

Projected build-out population: 34,188

Population by age:

Under 24 years - 36%

25-64 years - 54%

65 years and older - 10%

2018 median age: 42.8

2018 average persons per household: 3.27

2018 average household income: \$225,348

2018 average home sales price: \$718,531

2018 number of households: 9,714

91% owner occupied

Education level for population 25+ years of age:

Some college, no degree - 16%

Associate Degree - 5%

Bachelor's Degree - 42%

Graduate/Professional Degree - 27%

## CONTACT INFORMATION

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