

FOR LEASE

BUILDING 1 - VILLAGE CREEK

2300 HIGHLAND VILLAGE RD, HIGHLAND VILLAGE, TX 75077

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Village Creek Center is located on FM 407/Justin Road in Highland Village, TX. The property benefits from the excellent frontage, accessibility, and visibility on the highly trafficked Justin Road. This property is located in a high-density area and is surrounded by rooftops.

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Available SF: | 1,650 SF |
| Lot Size: | 0.25 Acres |
| Building Size: | 10,890 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|-----------|
| Total Households | 197 | 787 | 2,891 |
| Total Population | 585 | 2,467 | 9,041 |
| Average HH Income | \$164,467 | \$163,484 | \$148,927 |

KRISTOFER SMITH

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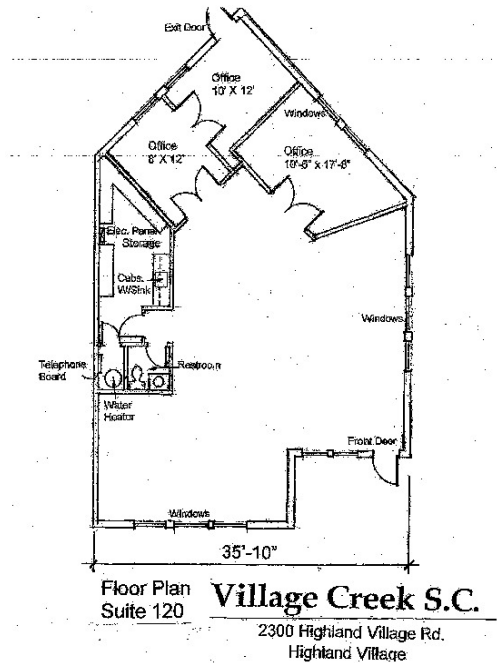
INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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LEASE INFORMATION

| | | | |
|--------------|----------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,650 SF | Lease Rate: | \$25.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|------------------------|-----------|------------|---------------|-------------|
| Suite 100 | Shellman's Clear Creek | 2,859 SF | NNN | \$18.00 SF/yr | - |
| Suite 120 | Available | 1,650 SF | NNN | \$25.00 SF/yr | - |

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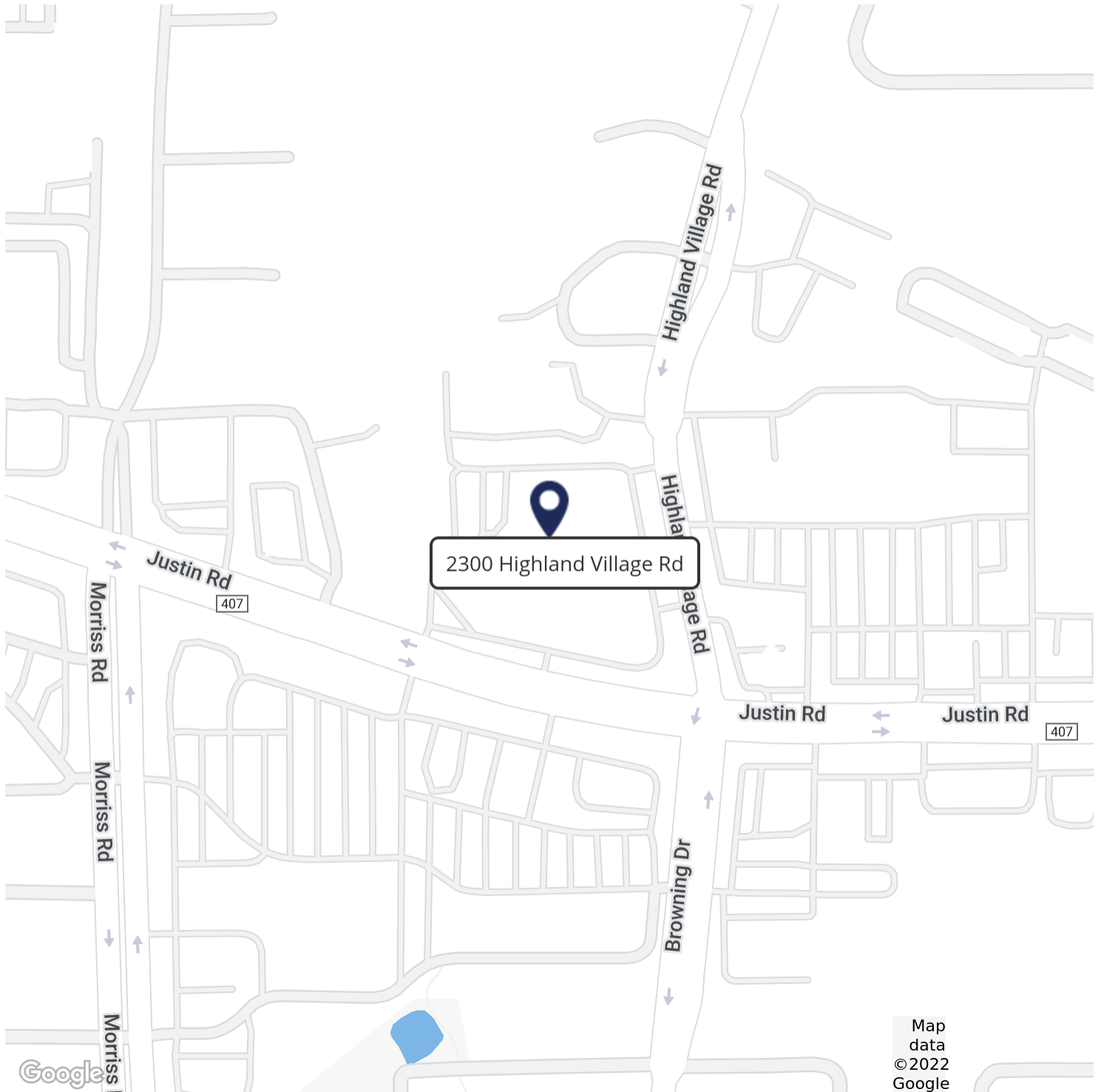
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Map
data
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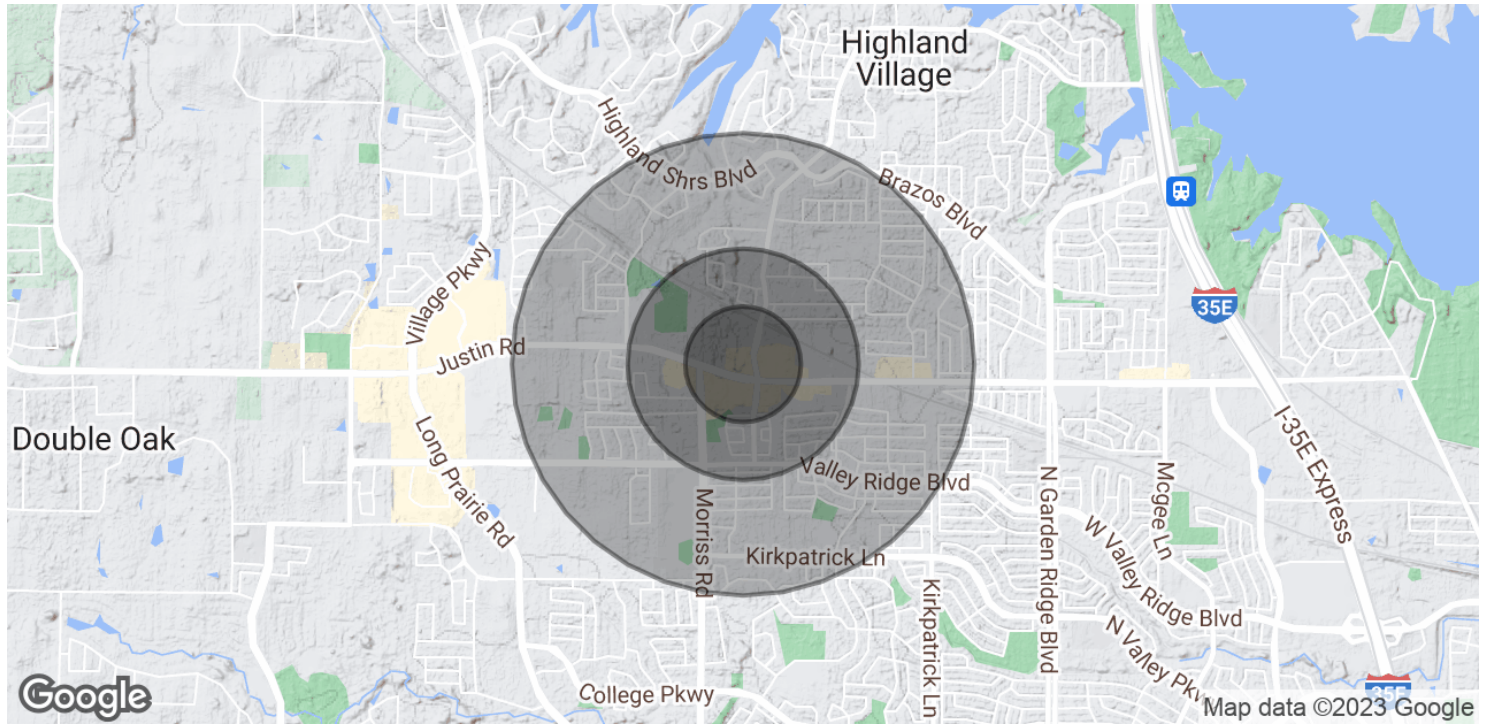
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 585 | 2,467 | 9,041 |
| Average Age | 42.1 | 41.2 | 40.3 |
| Average Age (Male) | 39.0 | 38.4 | 36.9 |
| Average Age (Female) | 46.6 | 44.6 | 45.0 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|-------------|-----------|-----------|
| Total Households | 197 | 787 | 2,891 |
| # of Persons per HH | 3.0 | 3.1 | 3.1 |
| Average HH Income | \$164,467 | \$163,484 | \$148,927 |
| Average House Value | \$2,103,687 | \$788,984 | \$749,153 |

** Demographic data derived from 2020 ACS - US Census*

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LOCATION INFORMATION

| | |
|------------------|------------------------------|
| Building Name | Building 1 - Village Creek |
| Street Address | 2300 Highland Village Rd |
| City, State, Zip | Highland Village, TX 75077 |
| County/Township | Denton |
| Cross Streets | FM 407 & Highland Village Rd |

PROPERTY DETAILS

| | |
|------------------|-----------------|
| Property Type | Office |
| Property Subtype | Office Building |
| Zoning | Office |
| Lot Size | 0.25 Acres |
| Corner Property | Yes |

BUILDING INFORMATION

| | |
|----------------|---------------|
| Building Size | 10,890 SF |
| Price / SF | \$25.00 SF/yr |
| Building Class | B |

PARKING & TRANSPORTATION

| | |
|----------------|-----|
| Street Parking | Yes |
|----------------|-----|

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