

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

940.381.2220

ksmith@v-re.com

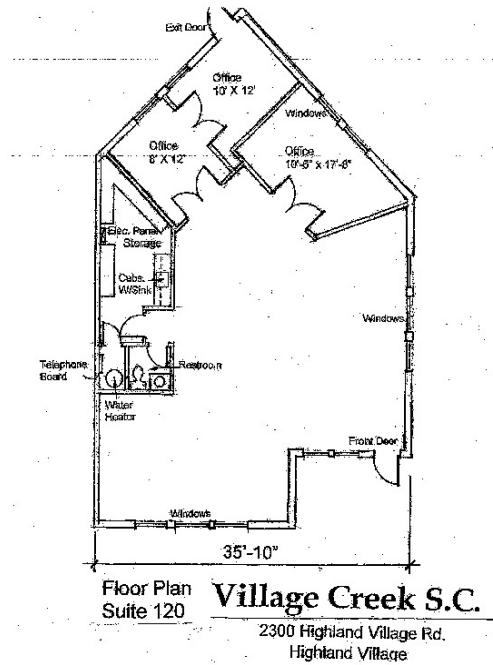
INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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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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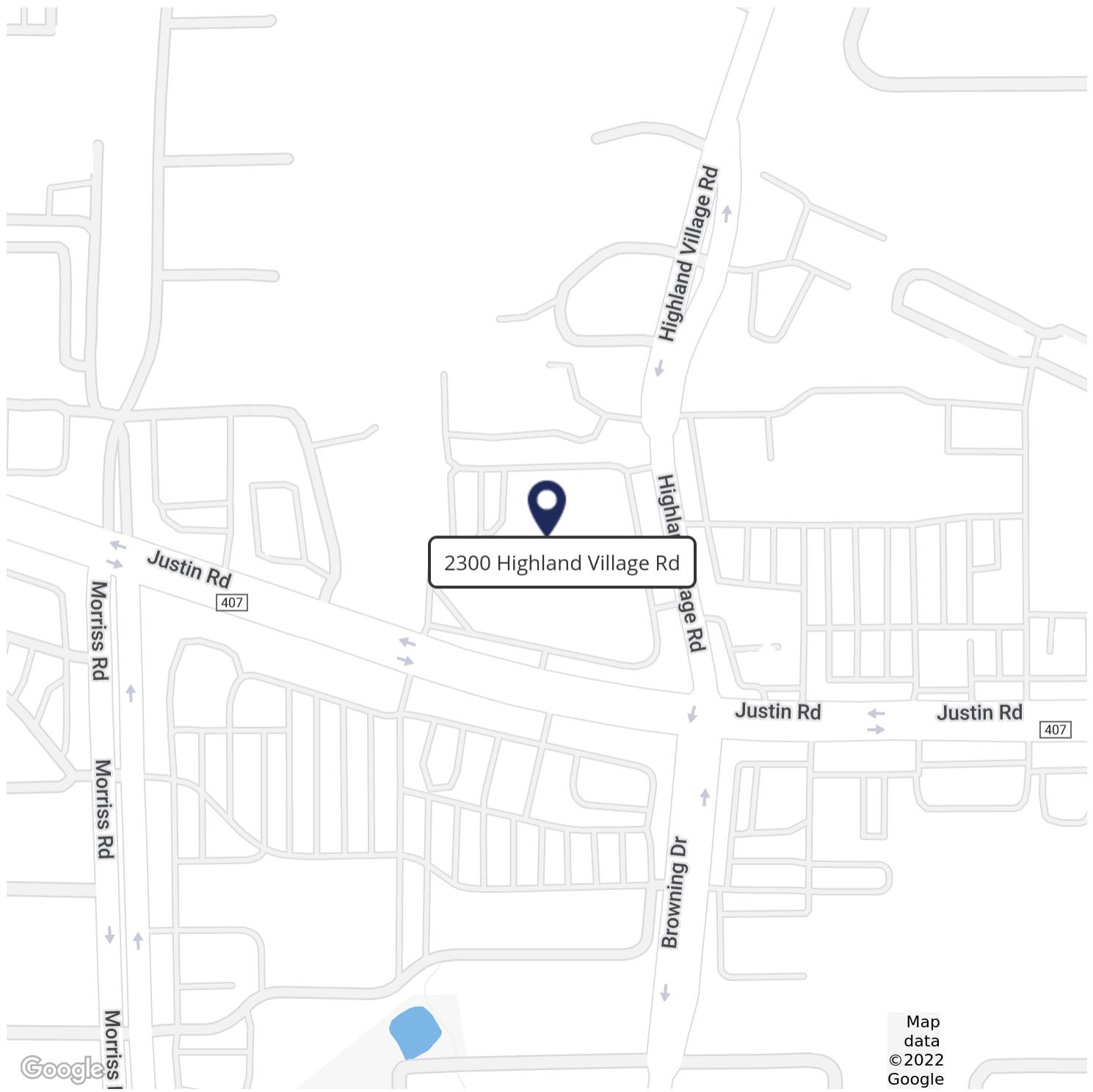
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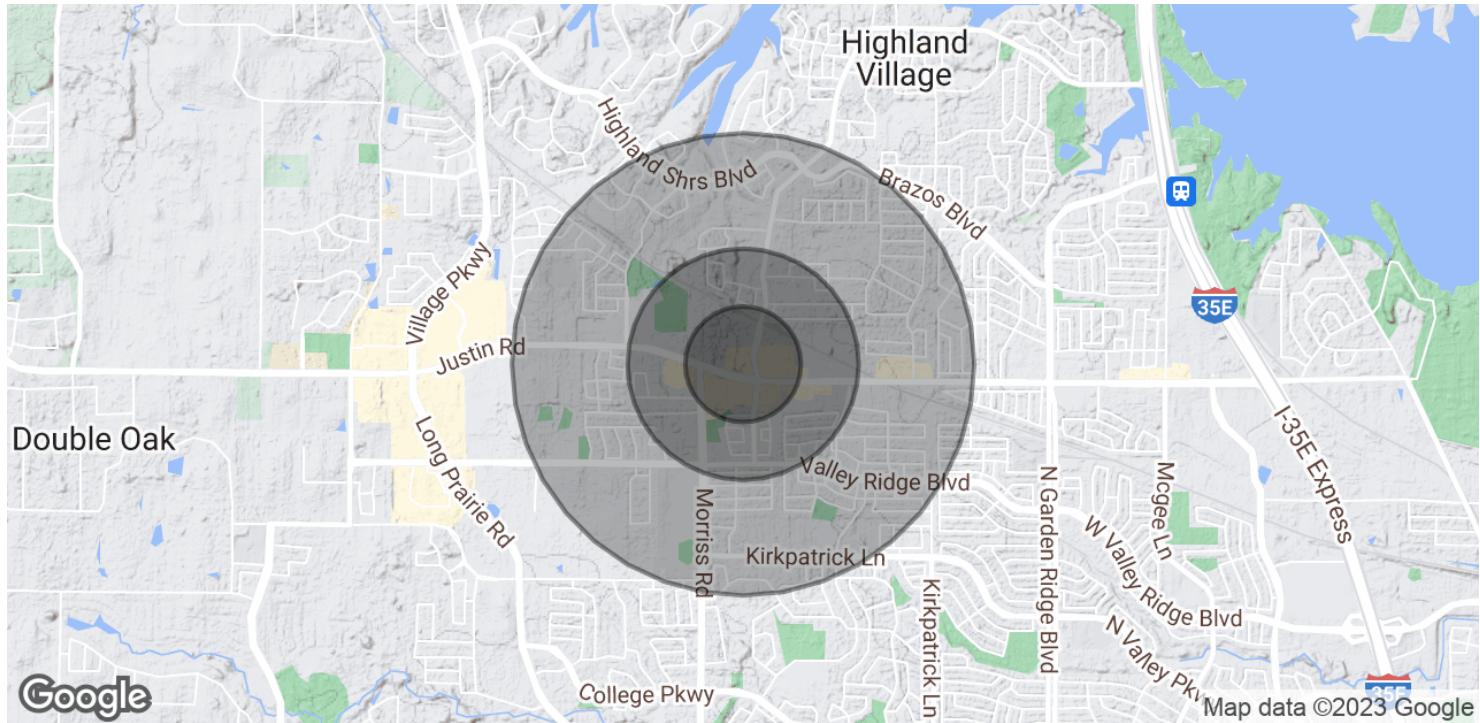
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POPULATION

	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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SHELLMAN'S
FINE WINE & SPIRITS

HAUGEN
REALTORS

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