

FOR LEASE · RETAIL END CAP · SOUTHLAKE, TX

# 1695 E. SOUTHLAKE BLVD

SUITE 150 · SOUTHLAKE, TEXAS 76092

**1,984 SF**

SQUARE FEET

**\$36/SF NNN**

LEASE RATE

**3-10 YEARS**

TERM

**29 SPACES**

PARKING



## EXECUTIVE SUMMARY

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# TURNKEY MED SPA. TROPHY ADDRESS. IMMEDIATE OCCUPANCY.

If you've been waiting for a true turnkey med spa opportunity in Southlake, this is it — built out to a high-end, move-in-ready spec. Plug in your equipment, hang your sign, open the doors.

1,984 SF end-cap on the 1st floor of a freestanding 5,400 SF building — direct street-level access, monument signage, 29 dedicated spaces. Multiple private treatment rooms, marble tile, boutique reception, cabinetry and plumbing already in place.

## WHY IT WORKS

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- ◆ Direct frontage on E. Southlake Blvd — among DFW's most affluent retail corridors
- ◆ Steps from Southlake Town Square foot traffic and demographics
- ◆ Building + monument signage available
- ◆ Zero downtime to revenue — buildout already done

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Trophy address. Turnkey med spa finish. Immediate occupancy.



## PROPERTY DETAILS

<b>ADDRESS</b>	1695 E Southlake Blvd, Suite 150 Southlake, TX 76092
<b>AVAILABLE SF</b>	1,984 SF (End Cap)
<b>FLOOR</b>	1st Floor — Direct Access
<b>LEASE RATE</b>	\$36.00/SF NNN
<b>TERM</b>	3–10 Years
<b>REAL ESTATE TAX</b>	\$4.43/SF (2024 Est.)
<b>PARKING</b>	29 Surface Spaces
<b>YEAR BUILT</b>	1986   5,400 SF Freestanding Bldg
<b>IDEAL TENANT</b>	Med Spa · Aesthetics · Dermatology Wellness/IV Therapy · Boutique Salon

### EXCLUSIVELY LISTED BY

Phillip Maxwell · 817.889.3542

Jake Copeland · 817.917.9059



INTERIOR VIEWS · 1695 E SOUTHLAKE BLVD

**SITE BOUNDARY HIGHLIGHTED**

1695 E. SOUTHLAKE BLVD · SUITE 150 · SOUTHLAKE, TEXAS



LOCATION & DEMOGRAPHICS

**52,400+**

residents

3-MILE POP.

**\$189K**

3-mile radius

AVG HH INCOME

**168,000+**

residents

5-MILE POP.

**\$143K**

Southlake MSA

MEDIAN HH INCOME

**73,000+**

3-mile radius

DAYTIME POP.

**32,000+**

VPD on Southlake Blvd

TRAFFIC COUNT

WHY SOUTHLAKE

- #1 Wealthiest City in Texas
- Top-ranked Carroll ISD school district
- Southlake Town Square — DFW's premier open-air retail
- Ideal med-spa & wellness corridor tenant profile

PREMIER RETAIL CORRIDOR

**SOUTHLAKE TOWN SQUARE  
JUST MINUTES AWAY**

Southlake Town Square

0.4 mi

DFW International Airport

12 min

Trophy Club / Westlake

5 min

Colleyville / Grapevine

8 min

# CONNECT WITH OUR TEAM

1695 E. SOUTHLAKE BLVD, SUITE 150 · SOUTHLAKE, TX 76092 · 1,984 SF



**PHILLIP MAXWELL**

FOUNDER & MANAGING BROKER

C: 817-889-3542

E: [pmaxwell@fieldcre.com](mailto:pmaxwell@fieldcre.com)



**JAKE COPELAND**

FOUNDING PARTNER

C: 817-917-9059

E: [jcopeland@fieldcre.com](mailto:jcopeland@fieldcre.com)



**Information About Brokerage Services**  
 Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

**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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential 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.

Field Commercial Real Estate, LLC	9016234	info@fieldcre.com	817.889.3542
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Phillip Maxwell	702869	pmaxwell@fieldcre.com	817.889.3542
Designated Broker of Firm	License No.	Email	Phone
Phillip Maxwell	702869	pmaxwell@fieldcre.com	817.889.3542
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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