

# FOR SALE

## OFFICE LIVE/WORK UNIT BUILDING



1250 W SOUTHLAKE BLVD, SOUTHLAKE, TX 76092



### PROPERTY HIGHLIGHTS

- ±12,000 SF
- Professional Corporate Office Property
- Owner/User Building
- Land ±1.45 Acres
- Zoned O1 (Office)
- Includes Garage Building
- Covered Parking
- Near Carroll ISD Senior High School
- Located on Southlake Blvd and Southridge Lakes Pkwy

SALE PRICE CALL FOR PRICING

### CONTACT INFORMATION

**JIM KELLEY**  
Cell: 817.909.7875  
Office: 817.488.4333  
jim@championsdfw.com

**Champions DFW Commercial Realty**

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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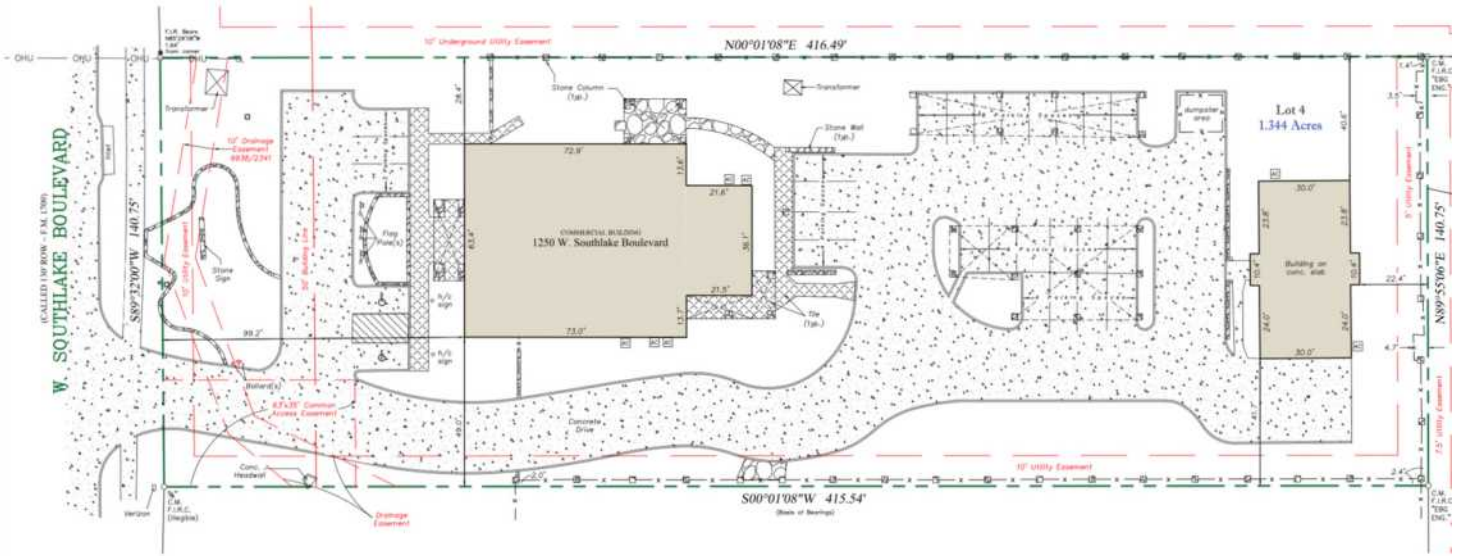
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### SURVEY



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**FLOOR PLAN - FIRST FLOOR**



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**FLOOR PLAN - SECOND FLOOR**



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**EXTERIOR PHOTOS**



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**INTERIOR PHOTOS**



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**INTERIOR PHOTOS**



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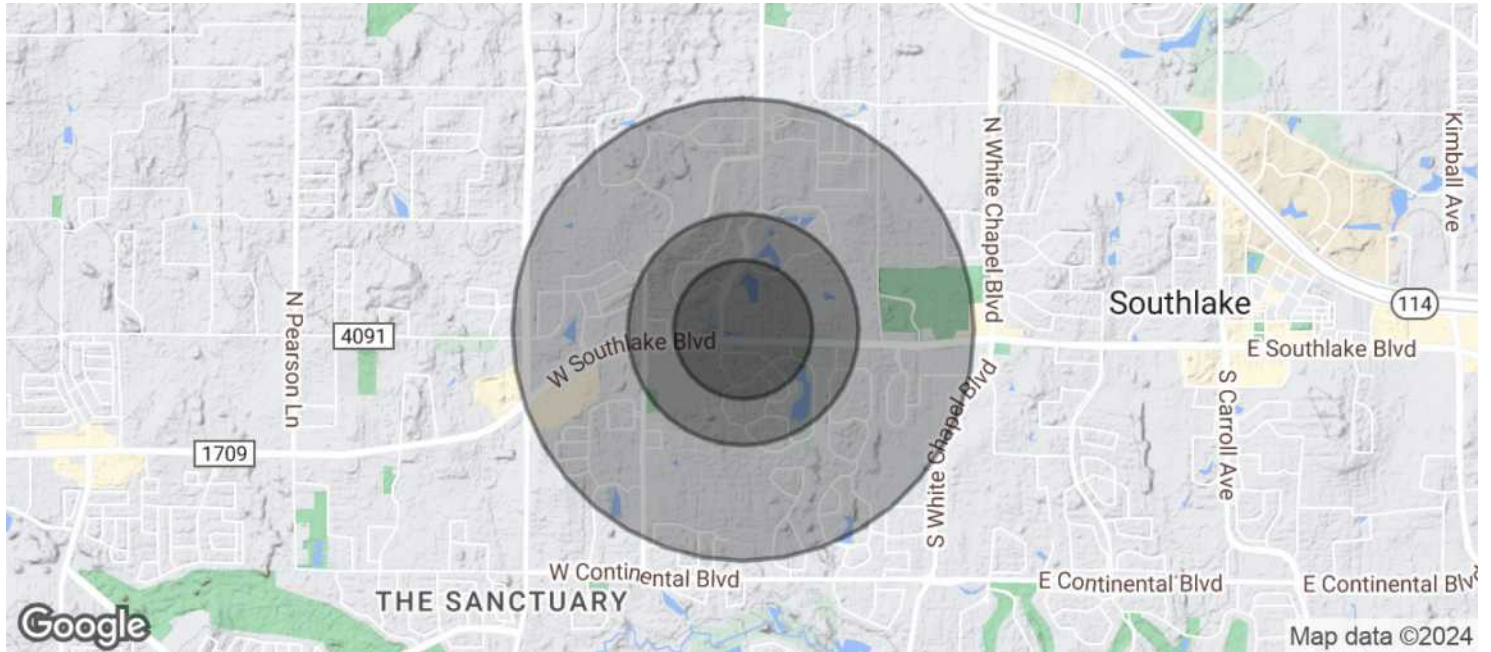
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### DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	514	1,882	7,288
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	150	549	2,114
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$332,890	\$325,116	\$316,439
Average House Value	\$963,514	\$940,580	\$966,038

Demographics data derived from AlphaMap

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**BROKER CONTACT**



**JIM KELLEY**

Principal/Broker

**Direct:** 817.488.4333 **Cell:** 817.909.7875  
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**CHAMPIONS**  
DFW COMMERCIAL REALTY

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