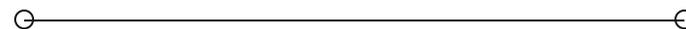


WALK-IN READY PRESCHOOL - SOUTHLAKE

For Lease

280 COMMERCE ST.

Southlake, TX 76092



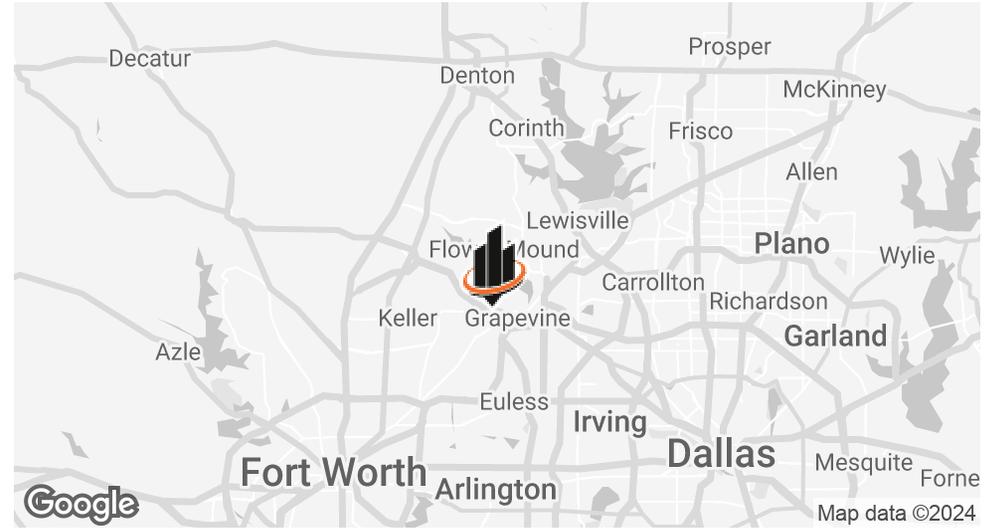
PRESENTED BY:

MATT MATTHEWS, MBA, CCIM

O: 972.765.0886

matt.matthews@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call Broker
AVAILABLE SF	6,428 SF
BUILDING SIZE:	105,000 SF
IDEAL USER:	Preschool/Childcare

PROPERTY OVERVIEW

The space is walk-in ready, perfectly suited for a preschool or childcare facility seeking to establish or expand its presence in the vibrant community of Southlake. With its strategic location, high visibility, and proximity to major amenities, the property offers an ideal environment for businesses dedicated to serving families and children.

PROPERTY HIGHLIGHTS

- Former Spanish School House tenant
- Youth-Centric Environment: Positioned in a location with a strong emphasis on youth-centric services, ideal for businesses catering to families and children.
- Situated in Southlake, a thriving community known for its affluent population and robust local economy.
- Offers excellent visibility to passersby, ensuring maximum exposure for businesses.
- Conveniently accessible from major roadways, facilitating ease of commute for customers.
- Attracts a diverse and upscale demographic, providing an excellent opportunity for retail businesses.

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280 SPORTS INTERIOR

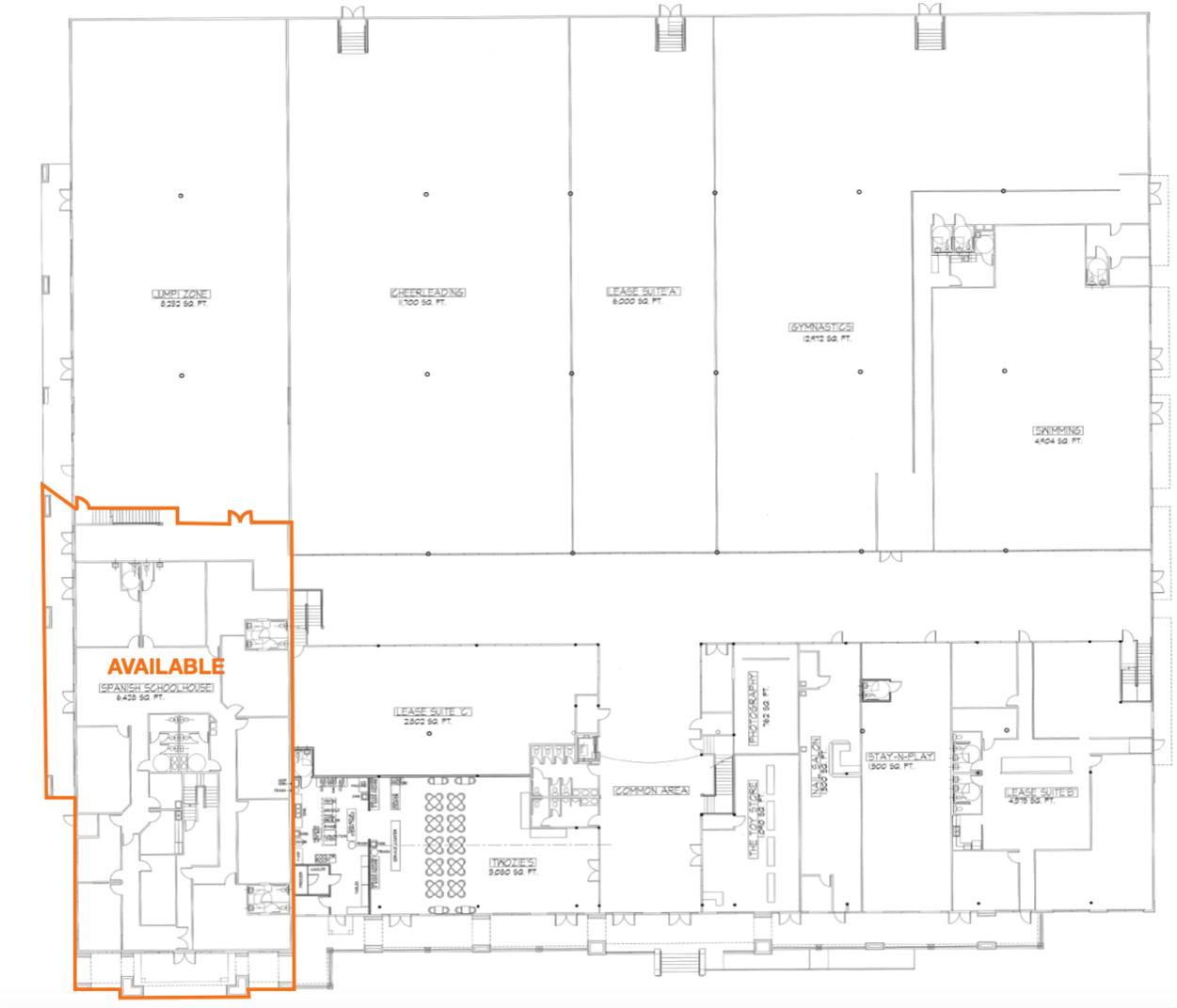


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FLOOR PLAN



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RETAILER MAP

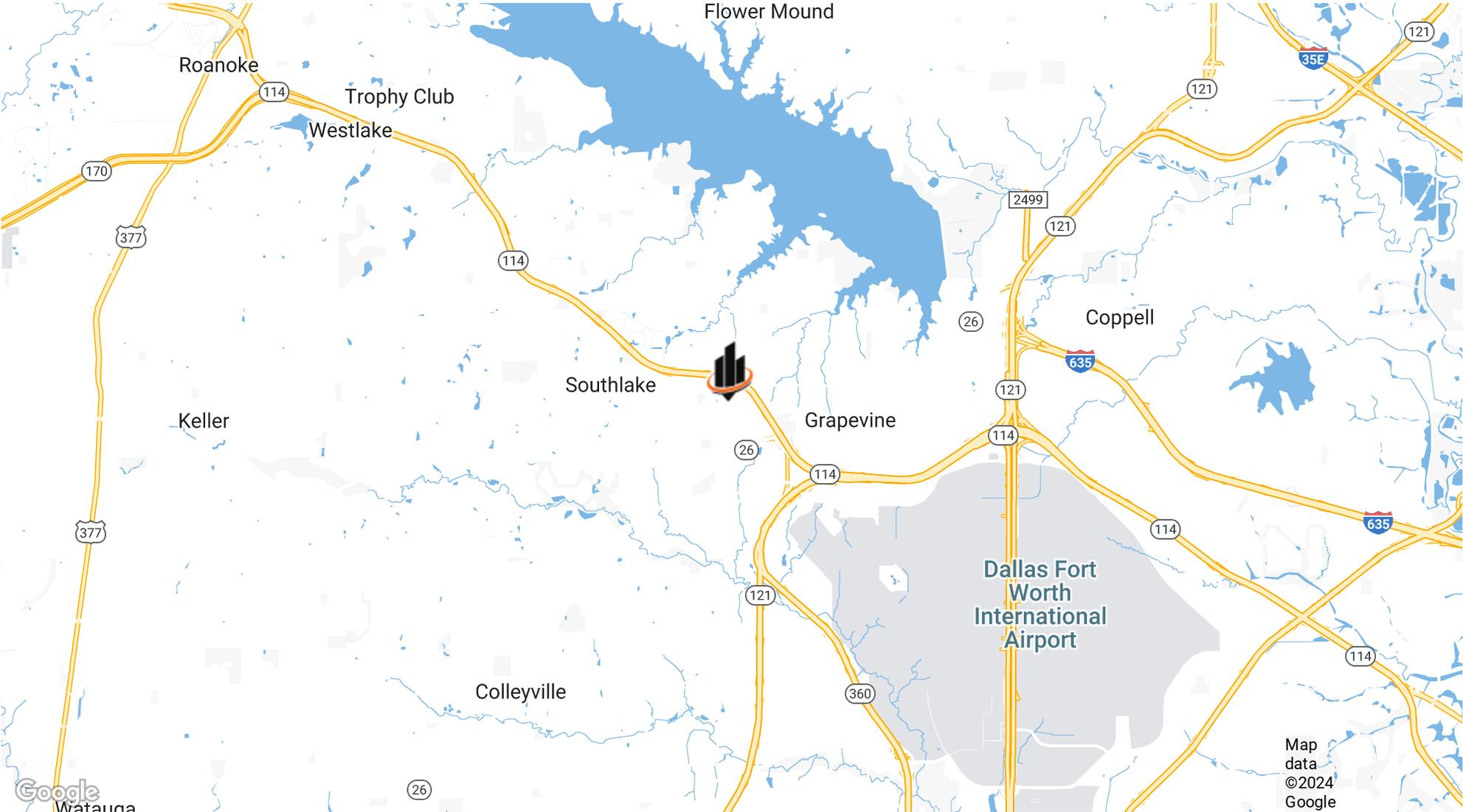


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LOCATION MAP



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DEMOGRAPHICS

ACCESS TO TRANSPORTATION

Southlake is conveniently situated in the Dallas-Fort Worth metroplex, providing easy access to major highways. Some of the significant roadways in the area include:



State Highway 114: This major east-west highway runs through Southlake, connecting it to Dallas and Fort Worth.



State Highway 121: This highway, also known as the Airport Freeway, provides a direct route to DFW Airport and the surrounding area.



DFW Airport, one of the largest and busiest airports in the United States, is just minutes away from Southlake. This airport offers a wide range of domestic and international flights, making air travel convenient for residents and businesses in the area.

KEY ECONOMIC INDICATORS

LABOR POOL AGES 20-64

- ✦ Within 5 miles of Southlake: 70,471
- ✦ Within 10 miles of Southlake: 292,298
- ✦ Within 20 miles of Southlake: 1,423,533

EMPLOYMENT BY OCCUPATION

- ✦ 62.9% Managerial/Professional
- ✦ 25.8% Sales & Office
- ✦ 5.0% Service Occupations
- ✦ 1.8% Construction/Maintenance
- ✦ 4.4% Production/Transportation

LOCAL AND STATE FACTS

- ✦ Approx. 2,600 Businesses and Non-Profit Organizations
- ✦ Over 15 Million Square Feet of Commercial Space
- ✦ Texas is a "Right-to-Work" State
- ✦ Texas has No State Personal Income Tax

POPULATION	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	3,683	53,279	119,707
AVERAGE AGE	42.3	41.0	41.8
2023 POPULATION (MALE)	1,790	26,572	59,349
2023 POPULATION (FEMALE)	1,893	26,707	60,358

HOUSEHOLD	1 Mile	3 Mile	5 Mile
TOTAL HOUSEHOLDS	1,534	20,192	44,992
AVERAGE HOUSEHOLD SIZE	2.37	2.62	2.65
AVERAGE HH INCOME	\$134,897	\$168,588	\$184,844
MEDIAN HOME VALUE	\$361,979	\$460,206	\$500,590

 POPULATION 32,376	 EMPLOYEES 13.9K+
 HOUSEHOLD 9,323	 AVG. INCOME \$325,046
 BUSINESSES 2,600+	 MEDIAN AGE 40.0
 DFW AIRPORT 6.5 MILES	 TRAFFIC CNT. 32,771

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ADVISOR BIO



MATT MATTHEWS, MBA, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Matt Matthews is the Managing Director for SVN Trinity Advisors - Matthews Group at the Keller, Texas office.

Matt has created market expansion for the team primarily through Office and Land acquisitions and dispositions. He is focused on guiding local investors and business owners through the real estate process while building and maintaining their portfolios.

Matt grew up in Northeast Tarrant County and now lives in Keller with his wife, Cassie, and their four wonderful children. They enjoy most anything outdoors, anything Baylor, and making an impact within their church and local community.

EDUCATION

Baylor University, B.A
St. Edward's University, M.B.A. (Finance)
CCIM (North Texas Chapter)

MEMBERSHIPS

Board Member, Keller Economic Development
Board of Directors, Keller Chamber of Commerce
Past President, Rotary Club of Golden Triangle
Masonic Lodge of Keller

SVN | Trinity Advisors

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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.

11-2-2015



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.

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.

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

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date