

BUILD TO SUIT
50 VILLAGE TRAIL DRIVE
TROPHY CLUB, TX 76262

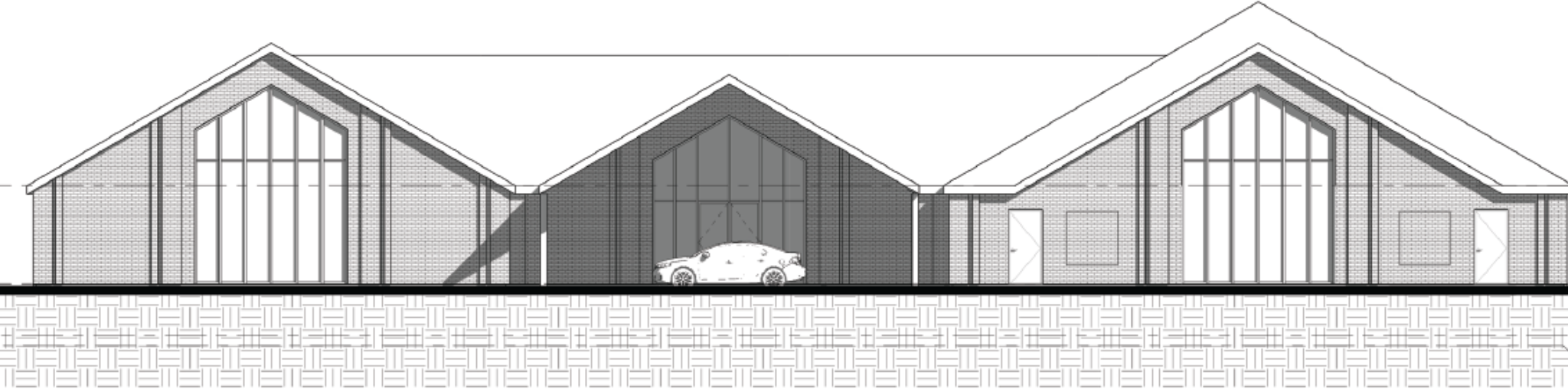


± 11,000 SF PROPOSED SCHOOL / DAYCARE FOR LEASE



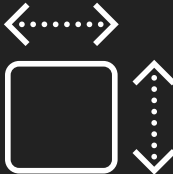
FOR LEASE
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BUILD TO SUIT



PROPOSED SOUTH ELEVATION


Property Details



± 11,000 SF
SPACE



26 PARKING
SPACES

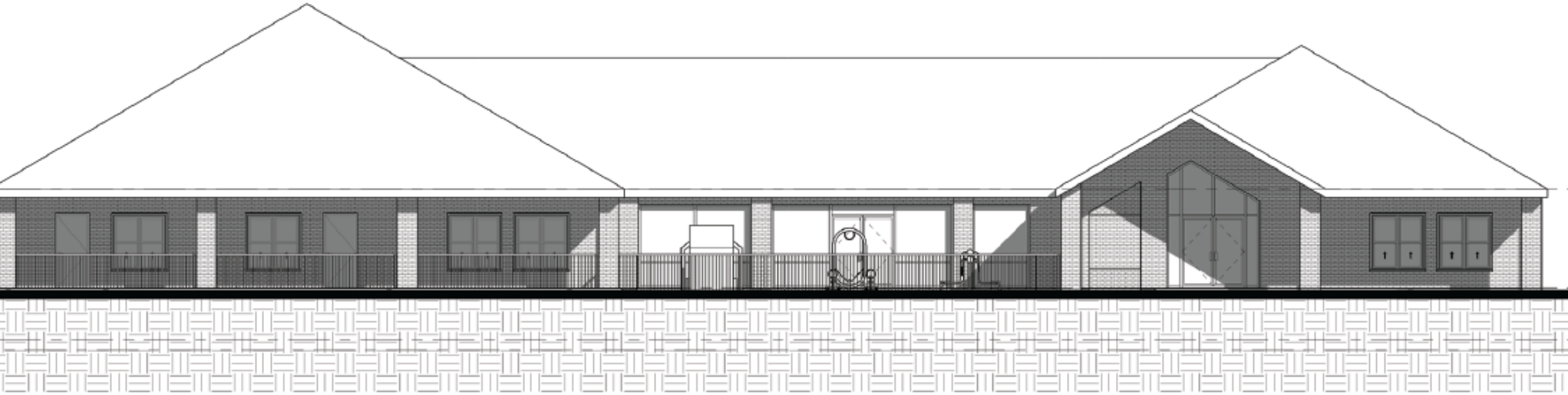


\$31.00 NNN
RENTAL RATE




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PROPOSED NORTH ELEVATION


Traffic Counts



@ SH 114 & SH 170
101,106
VPD



@ SH 114 N/S
67,085
VPD



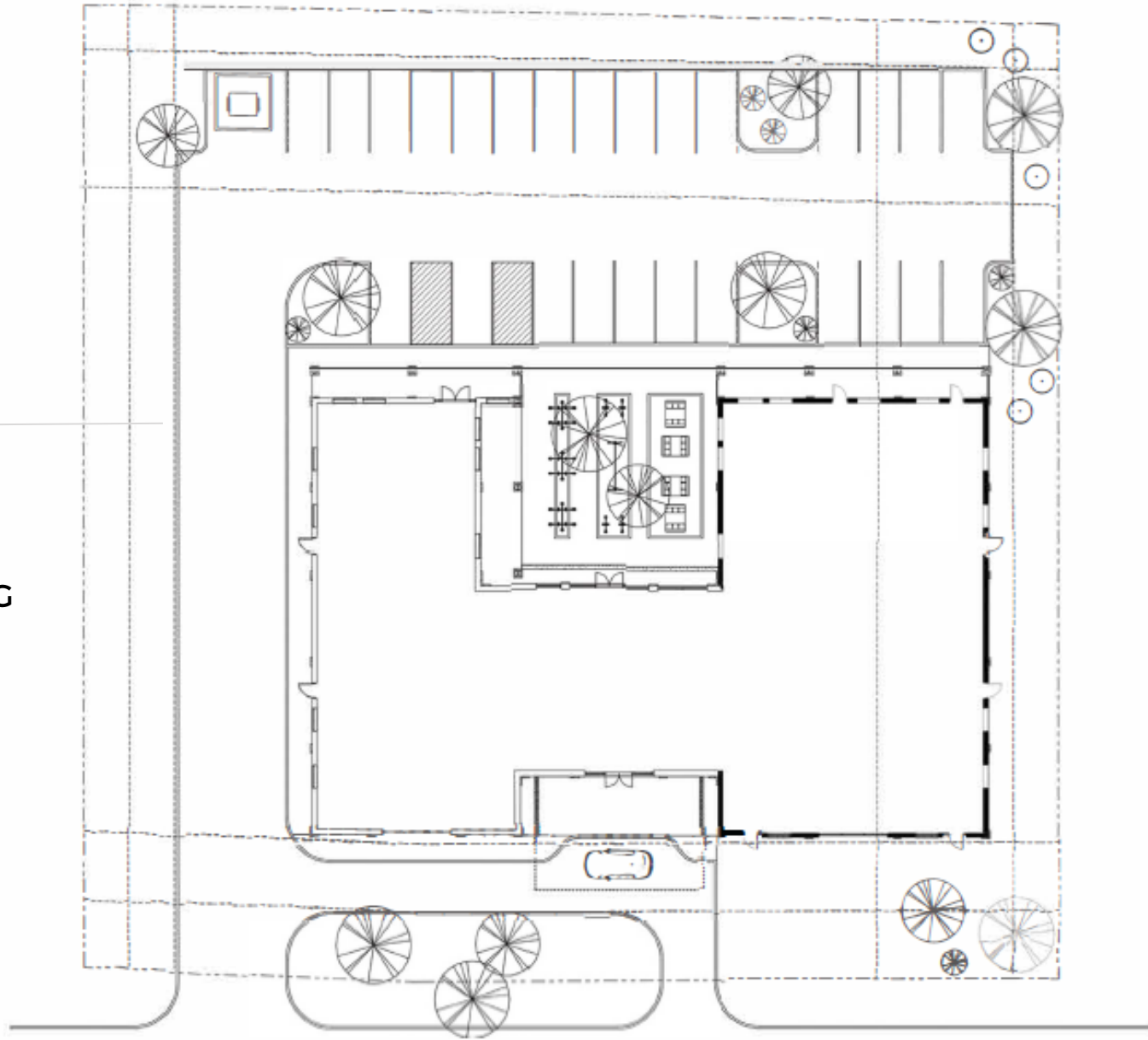
@ Trophy Lake Drive
19,793
VPD



Site Plan

BUILD TO SUIT

±11,000 SF
PROPOSED BUILDING
FOOTPRINT



FOR LEASE

**50 VILLAGE TRAIL DRIVE
TROPHY CLUB, TX 76262**

Area Demographics

Estimated Population

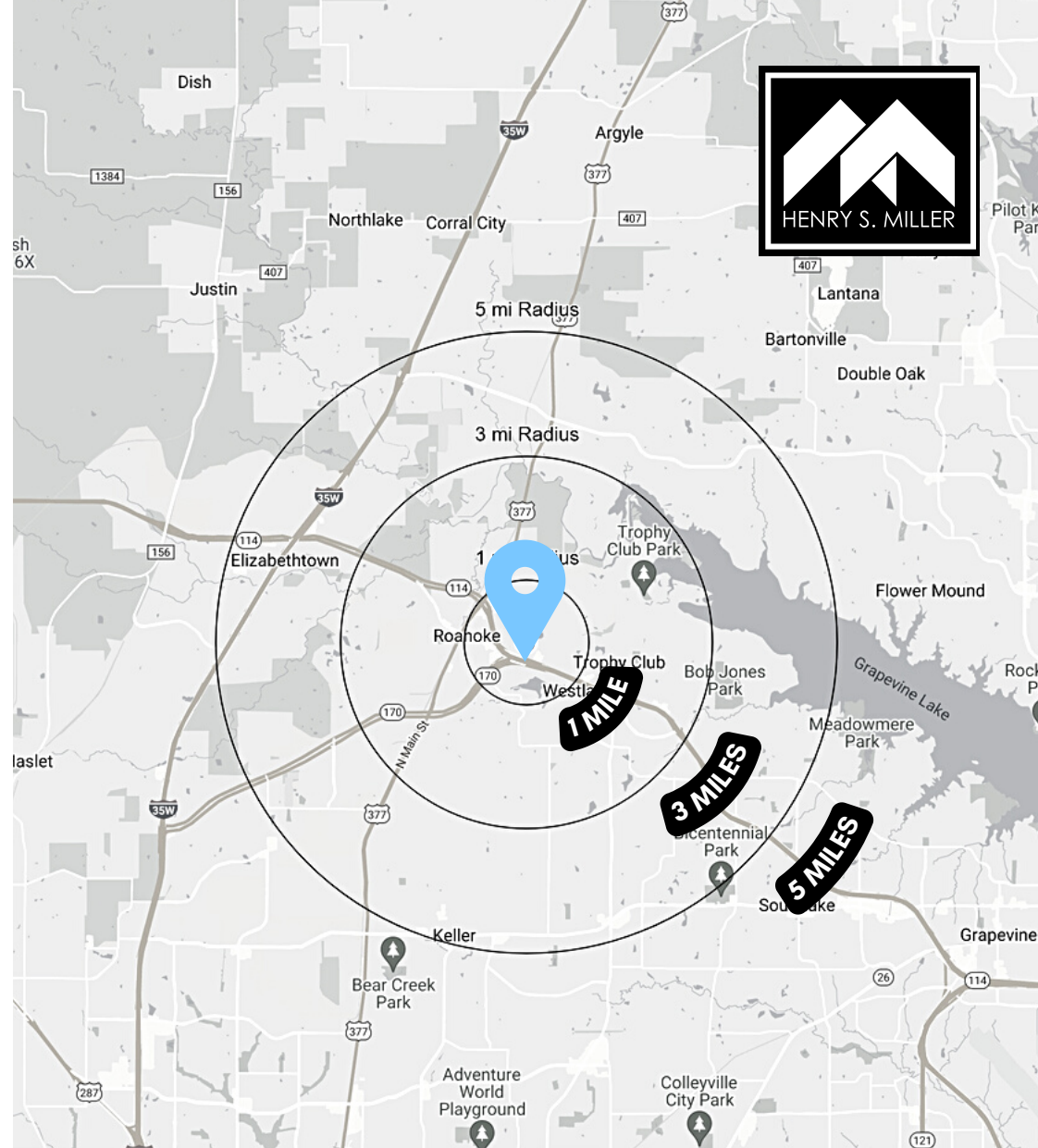
1 MILES	7,012
3 MILES	30,672
5 MILES	90,037

Average Household Income

1 MILES	\$156,828
3 MILES	\$164,609
5 MILES	\$172,510

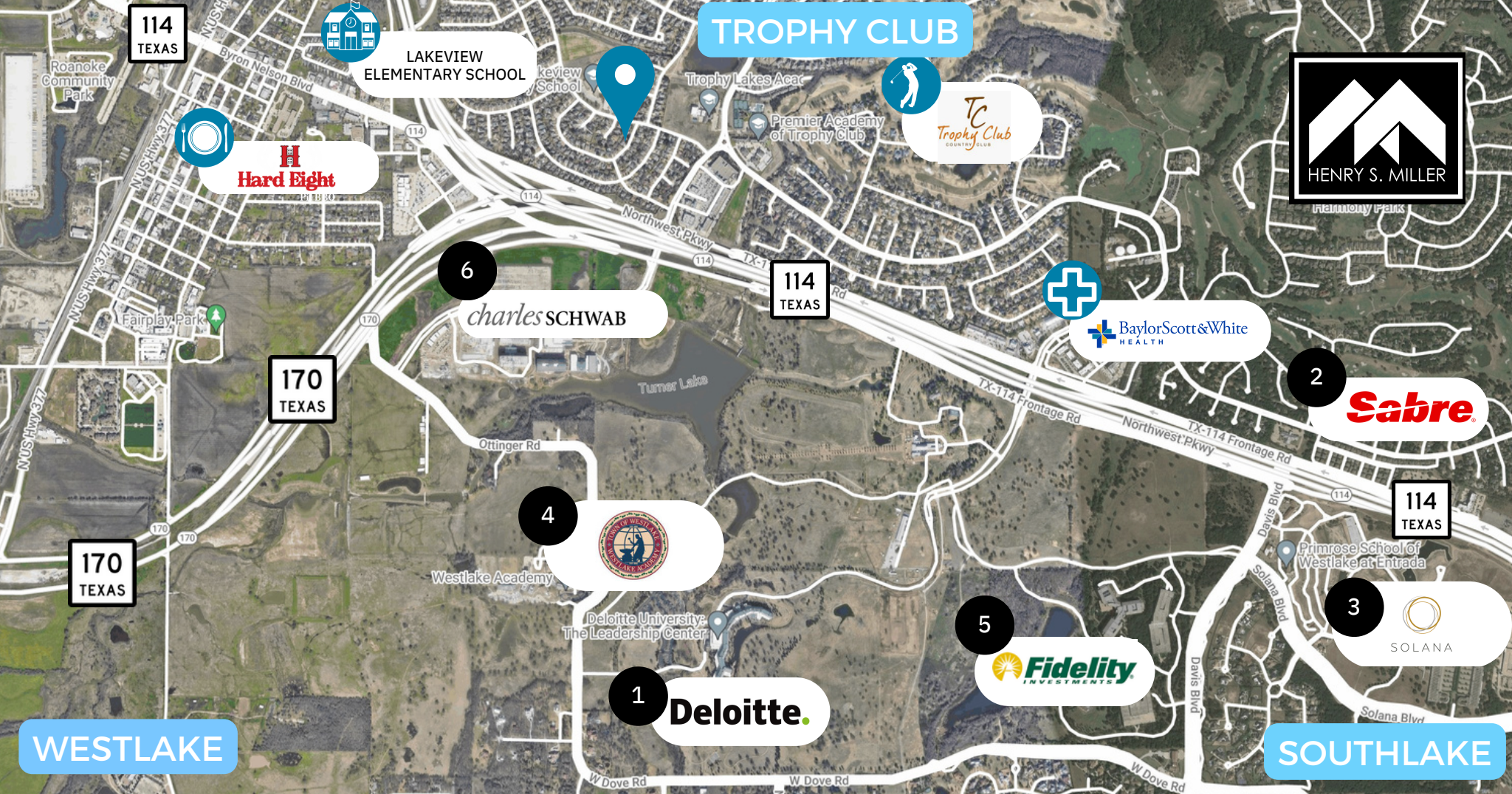
Number of Households

1 MILES	2,401
3 MILES	10,556
5 MILES	30,622



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Area Developments

1 **Deloitte.** 500 Employees

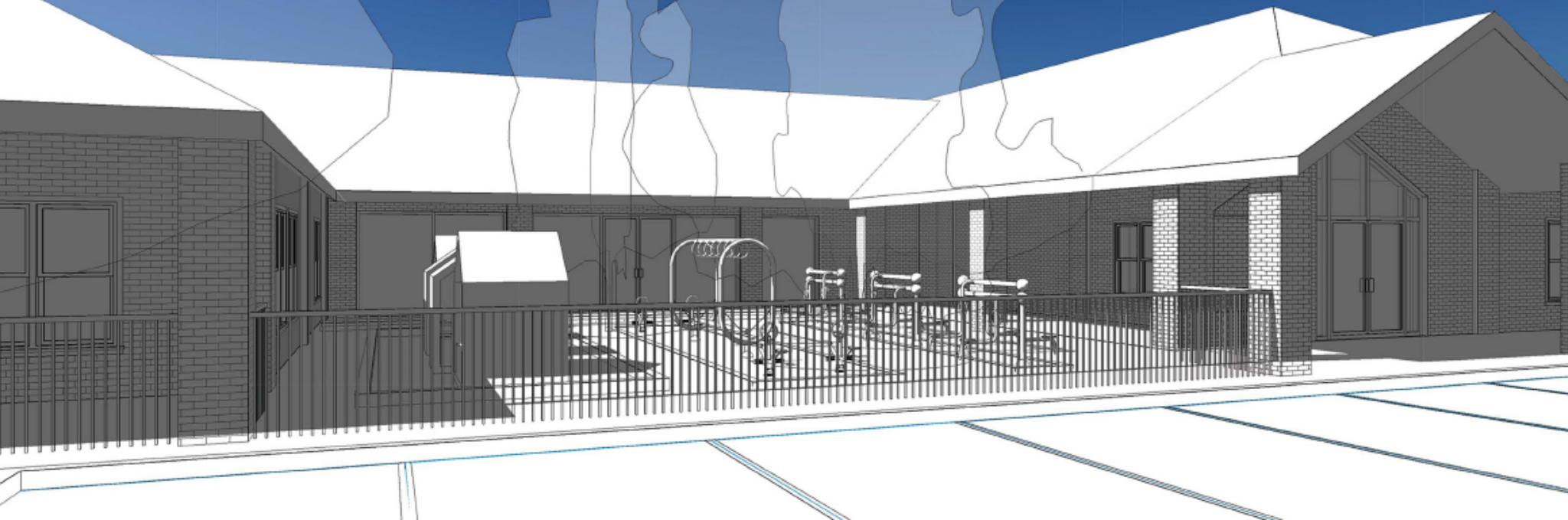
2 **Sabre** 900 Employees

3 **SOLANA** 3,000 Employees

4 **Westlake Academy** 800 Students

5 **Fidelity INVESTMENTS** 3,000 Employees

6 **charles SCHWAB** 1,200 Employees



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