

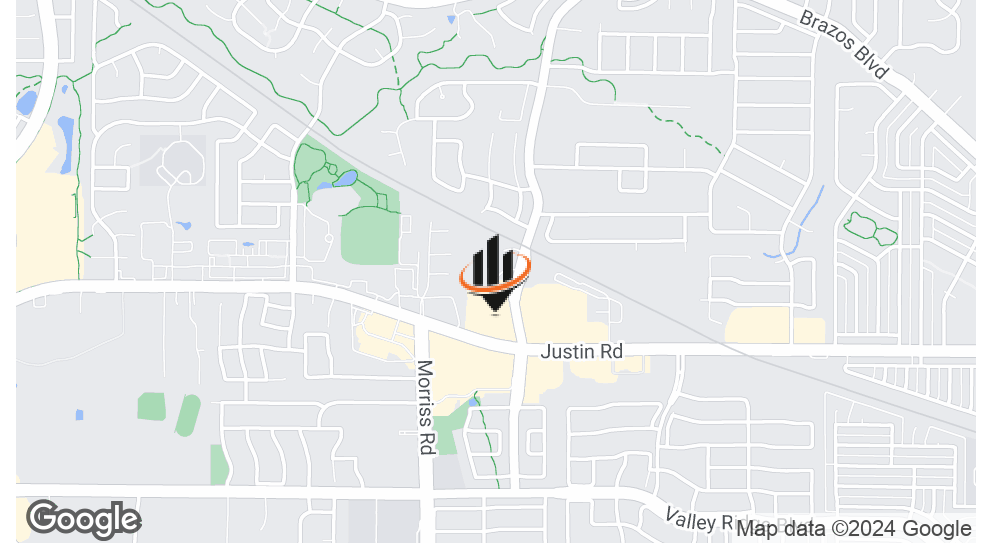


BUILDING 4 - VILLAGE CREEK

2300 HIGHLAND VILLAGE RD
HIGHLAND VILLAGE, TX 75077

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	12,371 SF
Market:	Highland Village

PROPERTY OVERVIEW

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.

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,192 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 450	Available	1,192 SF	NNN	\$18.00 SF/yr	-

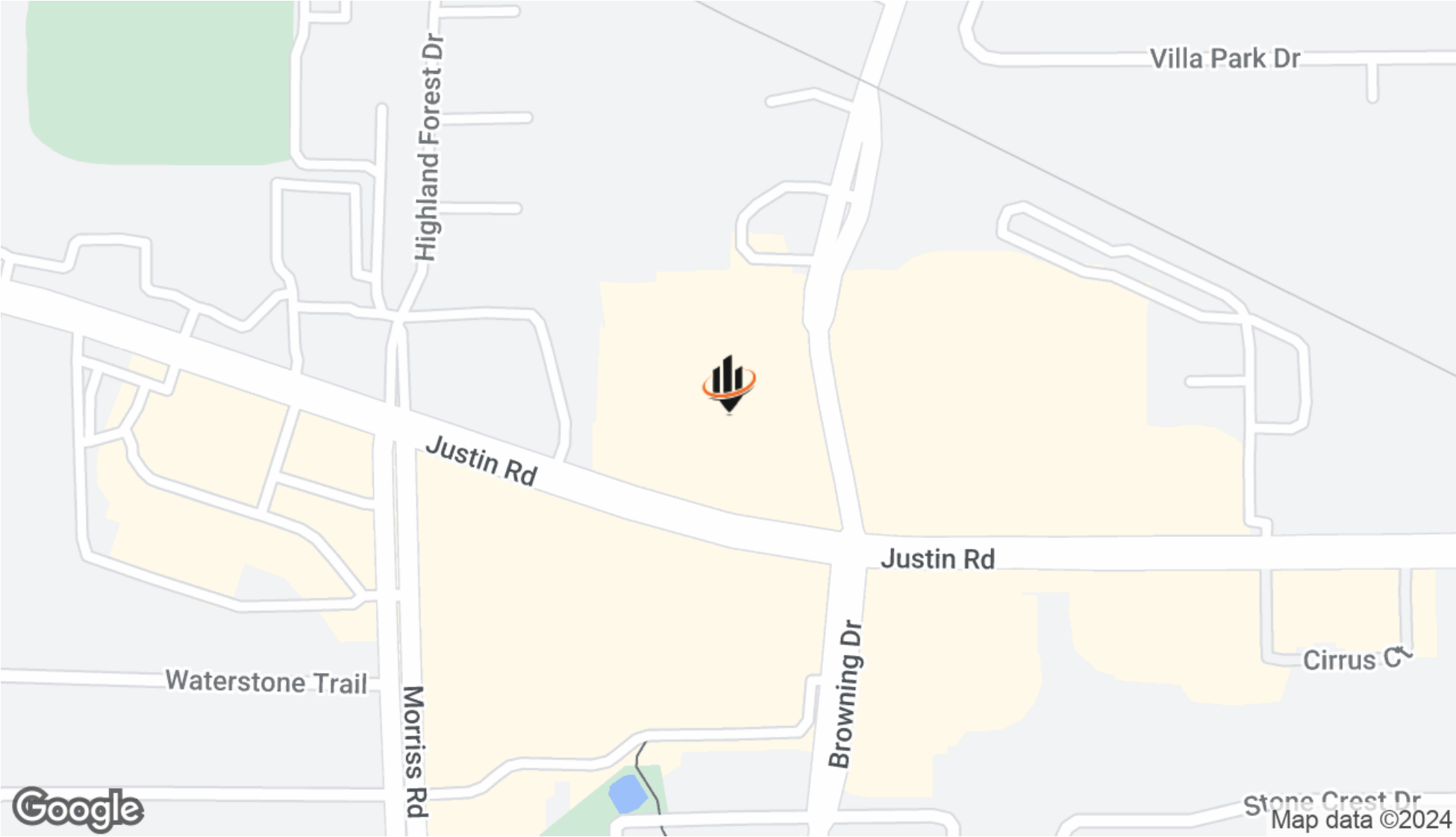
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Additional Photos



BUILDING 4 - VILLAGE CREEK | 2300 HIGHLAND VILLAGE RD HIGHLAND VILLAGE , TX 75077

Location Map



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Demographics Map & Report

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	684	2,621	10,664
Average Age	41.8	41.0	39.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	225	829	3,373
# of Persons per HH	3.0	3.2	3.2
Average HH Income	\$168,248	\$164,221	\$154,227
Average House Value	\$383,036	\$384,215	\$372,300

* Demographic data derived from 2020 ACS - US Census

