



## ***One Metro Square***

***The Office Destination in DFW***

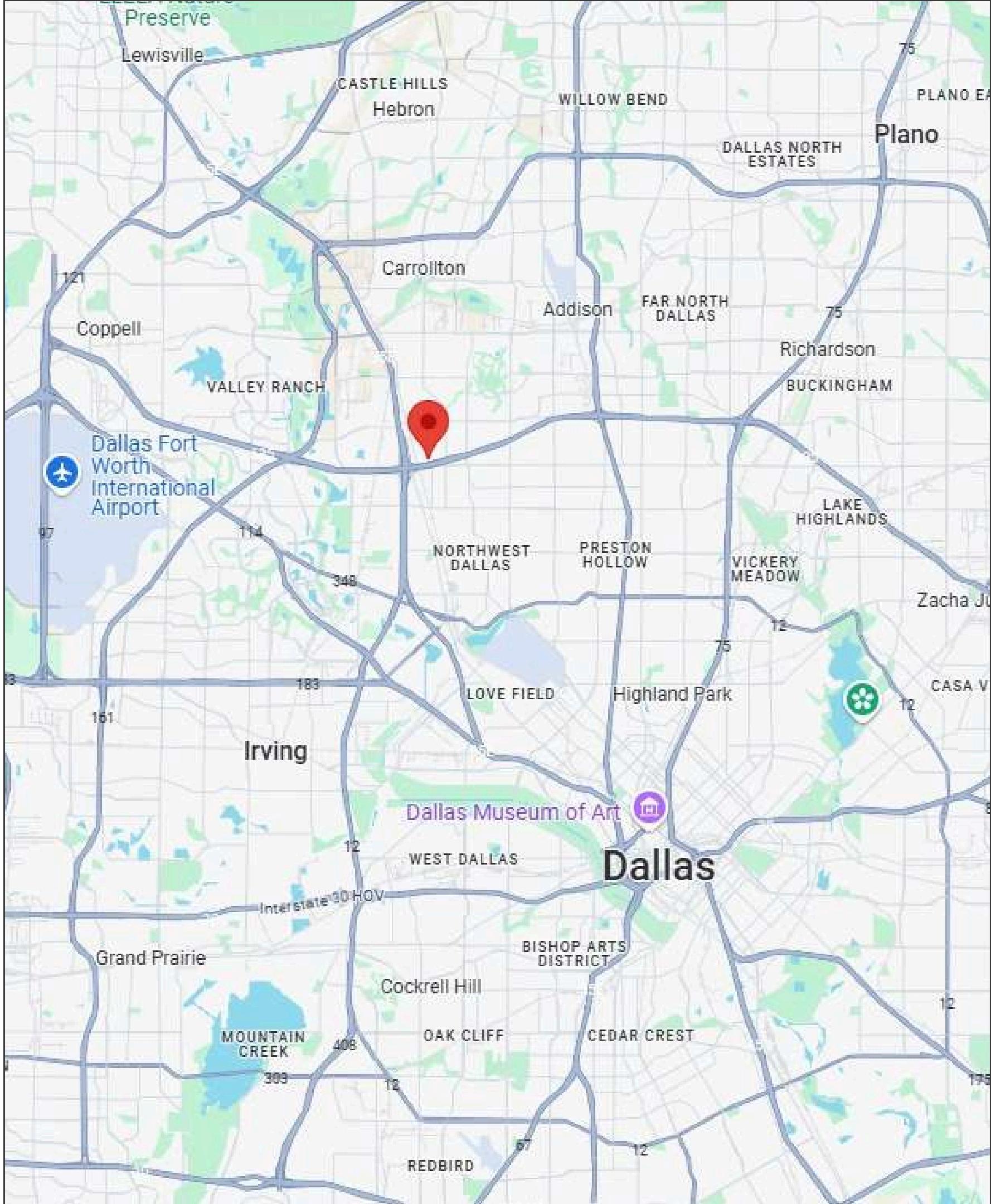
[Virtual Tour](#)

2655 Villa Creek Dr, Farmers Branch, TX 75234

# PROPERTY PROFILE

## 2655 Villa Creek Dr Farmers Branch, TX 75234

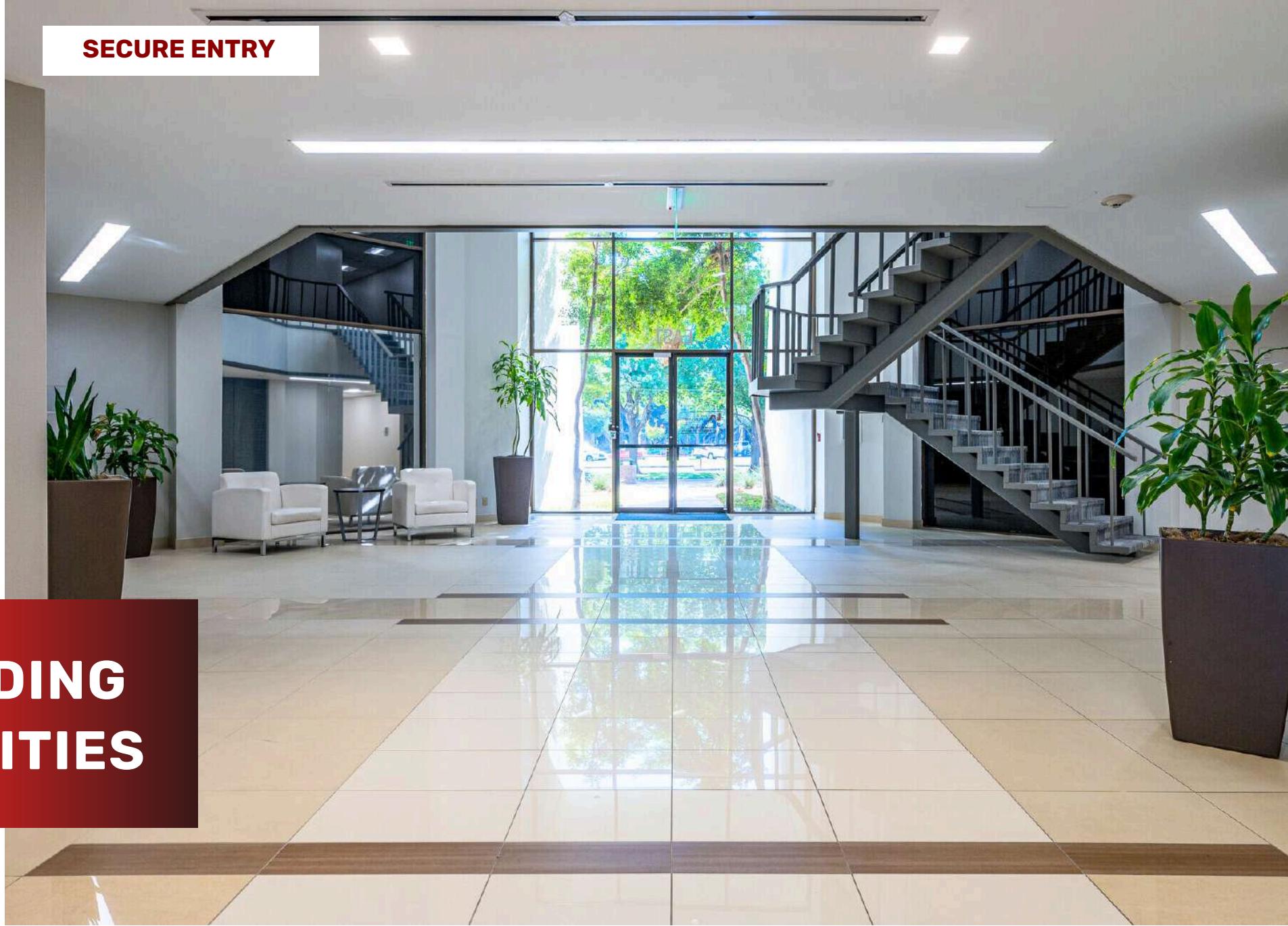
- ✓ **Building Size:** 94,343 sq ft office building on approximately 5.38 acres
- ✓ **Available Space:** 648 - 36,194 sq ft available
  - Maximum contiguous: Floor 1, ~ 10,847 sq ft
  - Minimum divisible: Floor 2, ~ 648 sq ft
- ✓ **Building Amenities:** Renovated in 2014, offering tenants, employees and visitors a clean, relaxing atmosphere, providing the following amenity package:
  - Free unreserved surface parking
  - New tenant conference room
  - Tenant break room with vending machines
  - Secure key-card access and camera surveillance
  - On-site engineering and responsive property management
- ✓ **Parking:** 322 surface spaces are available; Ratio of 3.41/1,000 SF
- ✓ **Year Built:** 1971, renovated 2014



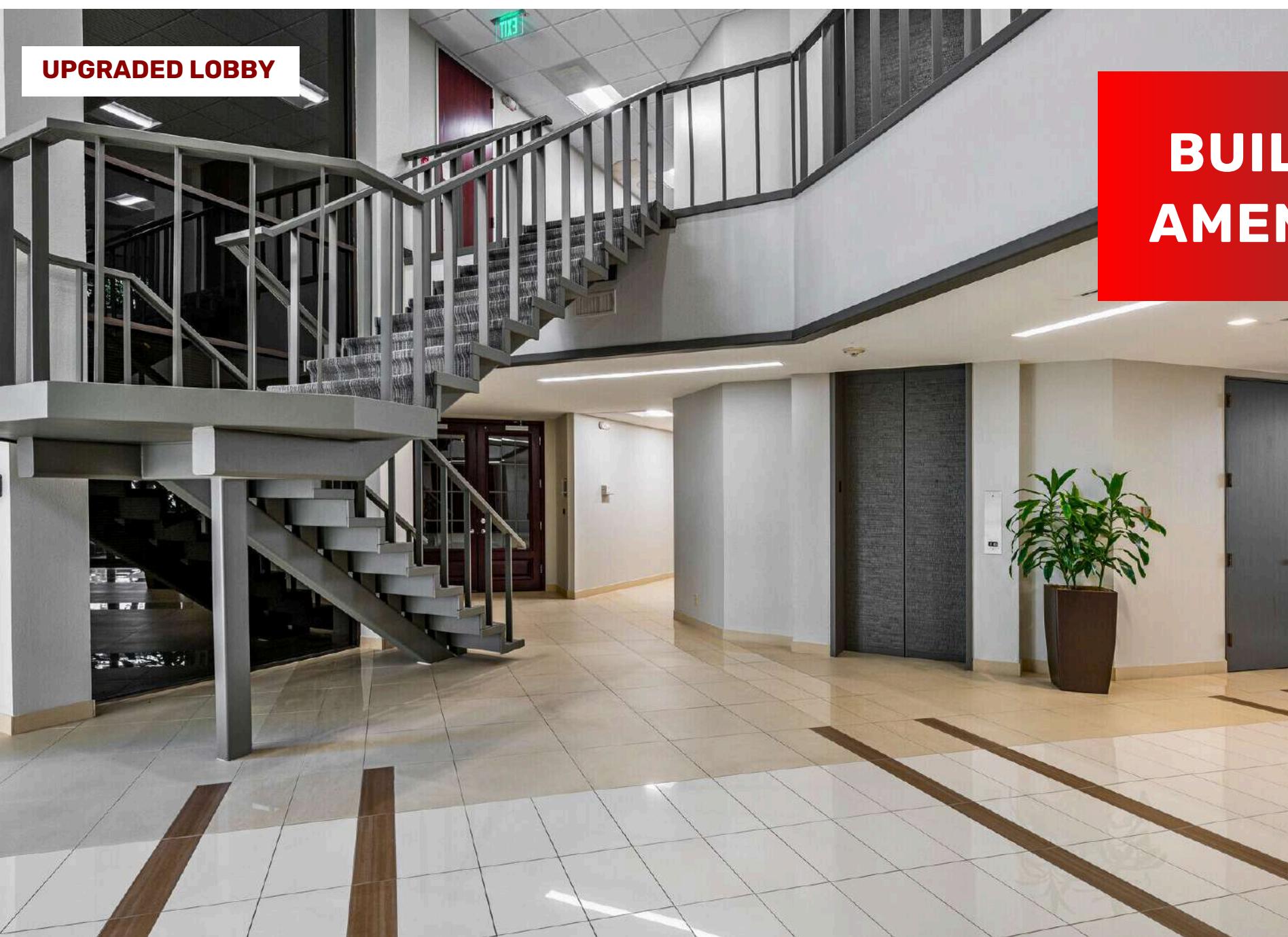
TENANT LOUNGE



SECURE ENTRY

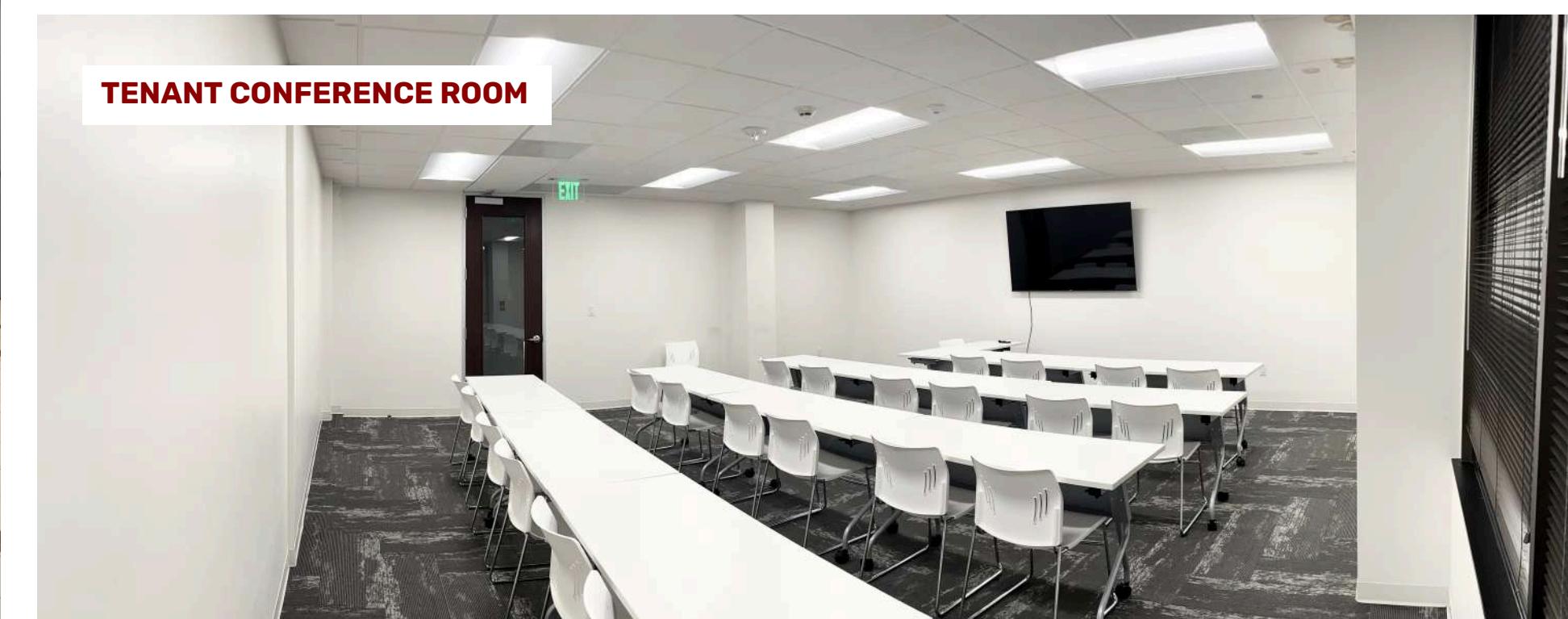


UPGRADED LOBBY



## BUILDING AMENITIES

TENANT CONFERENCE ROOM



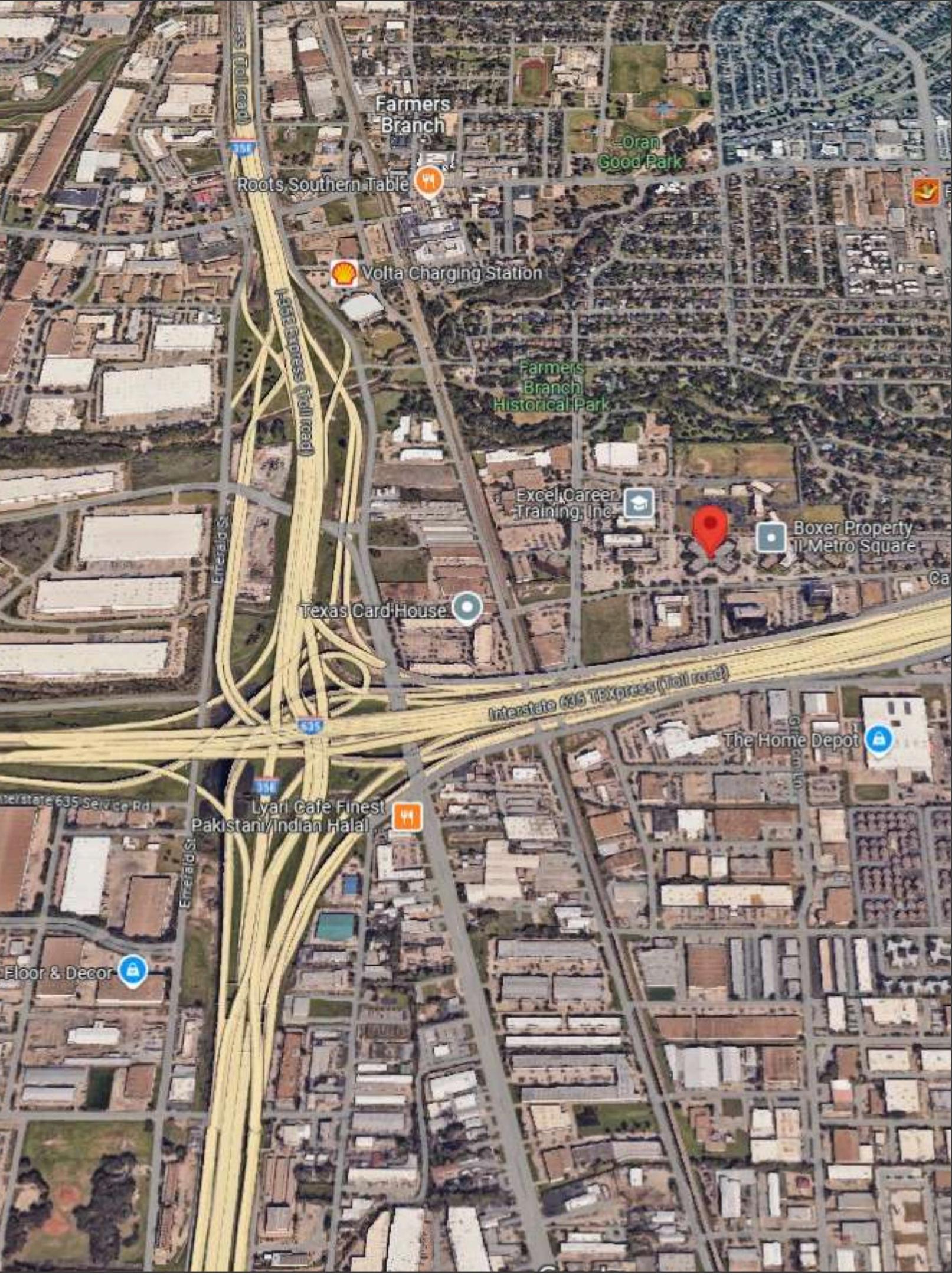
# EXECUTIVE OVERVIEW

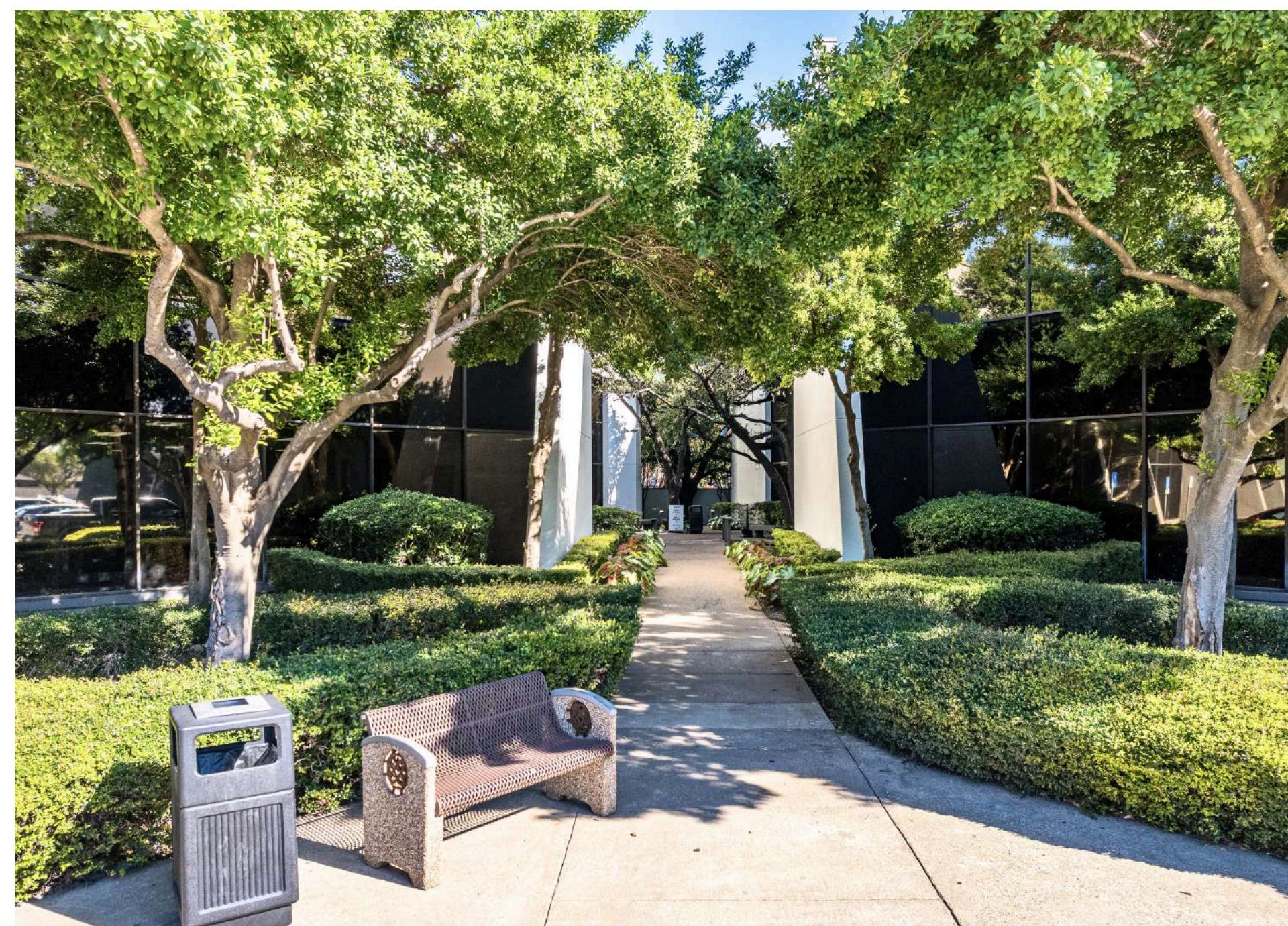
## **2655 Villa Creek Dr Farmers Branch, TX 75234**

The 2-story, 94,343 square foot office building is strategically positioned off the I-635 Freeway, at the intersection of the I-35E Freeway. This access to primary freeway arteries provides tenants and employees access to a large customer base, with easy access to the rapidly growing North Dallas market. Equidistance from DFW Airport (DFW) and Love Field Airport (DAL), the property is a convenient 20 minute drive to both airports, 40 minutes to Downtown Dallas, 40 minutes to Legacy West in North Dallas, and 55 minutes from Fort Worth.

The property's grounds are well-kept, clean and tranquil, and close by to a variety of shopping, restaurants, and retail destinations. Businesses can tap into a dense and accessible employee base, with a population of 275,000 within 5 miles, where 68.88% of workers have less than a 30 minute drive to their job.

Nearby, parks and golf courses sprinkle the landscape, providing tenants and employees outside options for relaxation and business meetings. 2655 Villa Creek Dr is an attractive option for growing businesses who desire a well-positioned business location with access to a market of complementing businesses, prospective employees and customers.







# PROPERTY HIGHLIGHTS

**2655 Villa Creek Dr  
Farmers Branch, TX 75234**

- ✓ Centrally-located within the DFW metroplex, with ease of access at large
- ✓ *Flexible office space options offering a range of sizes and configurations* for companies growing, stabilized, or downsizing
- ✓ In close proximity to major transportation arteries I-635, I-35E, Dallas North Tollway, George Bush Turnpike, and TX-114
- ✓ Abundance of free, surface parking, close to building entrances
- ✓ Clean and tranquil property grounds, with outside seating, water features, and shaded-trees along the perimeter of the building
- ✓ Nearby premier shopping destinations like the Dallas Galleria, restaurants, services, consumer staples, and outdoor recreation (parks & golf courses)

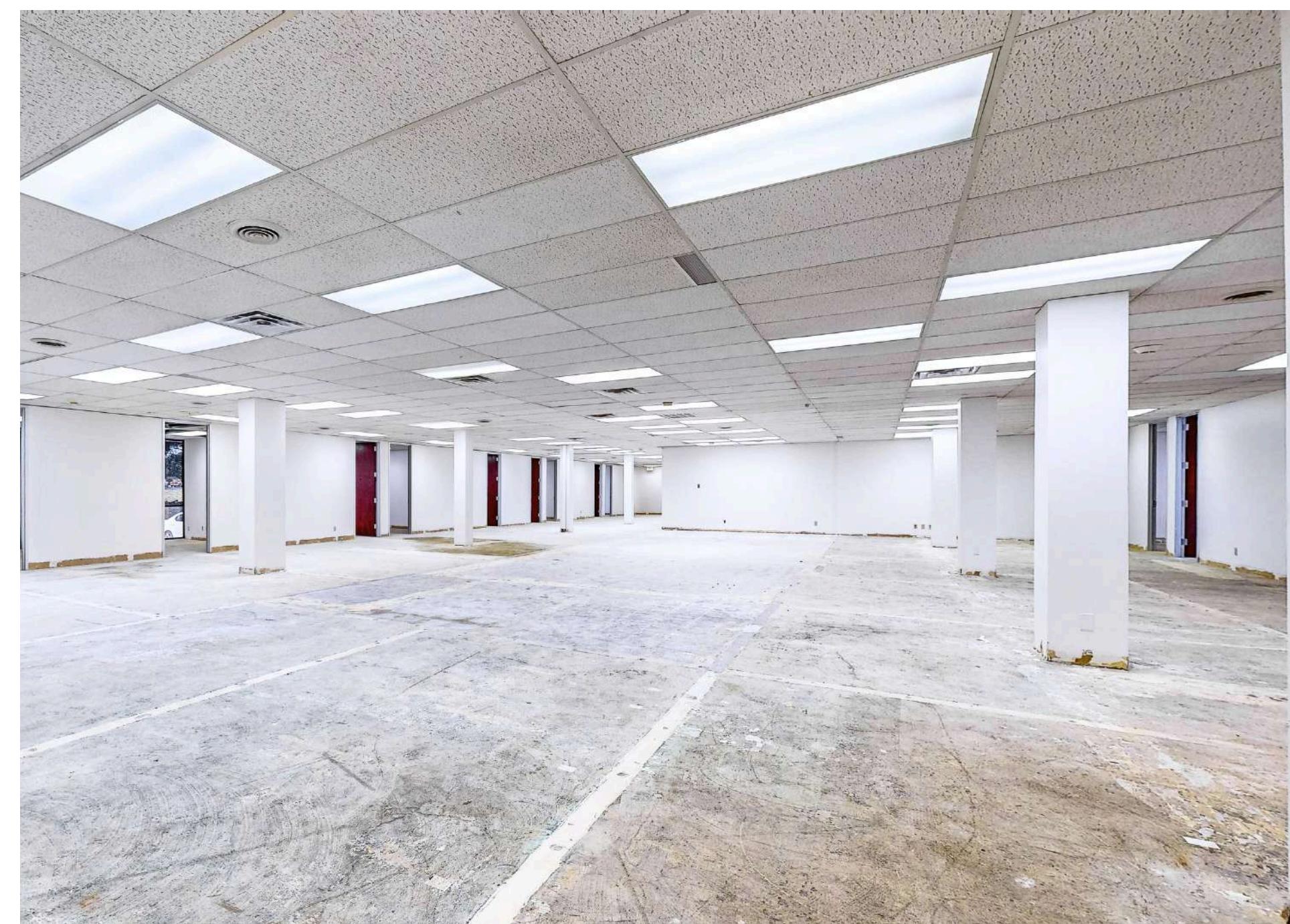


## AVAILABLE SPACE DETAILS

**Asking Rent:** \$14.50/sq ft, plus electricity

### Available Suites:

- Suite 105 - ~ 6,555 sq ft [Virtual Tour](#)
- Suite 120 - ~ 1,485 sq ft
- Suite 142 - ~ 2,208 sq ft
- Suite 160 - ~ 10,847 sq ft
- Suite 225 - ~ 3,963 sq ft
- Suite 233 - ~ 2,982 sq ft
- Suite 239 - ~ 648 sq ft
- Suite 250 - ~ 7,506 sq ft (Spec suite)
  - [Virtual Tour](#)



# 2655 Villa Creek Dr, Farmers Branch, TX 75234

View facing South

Distance to:

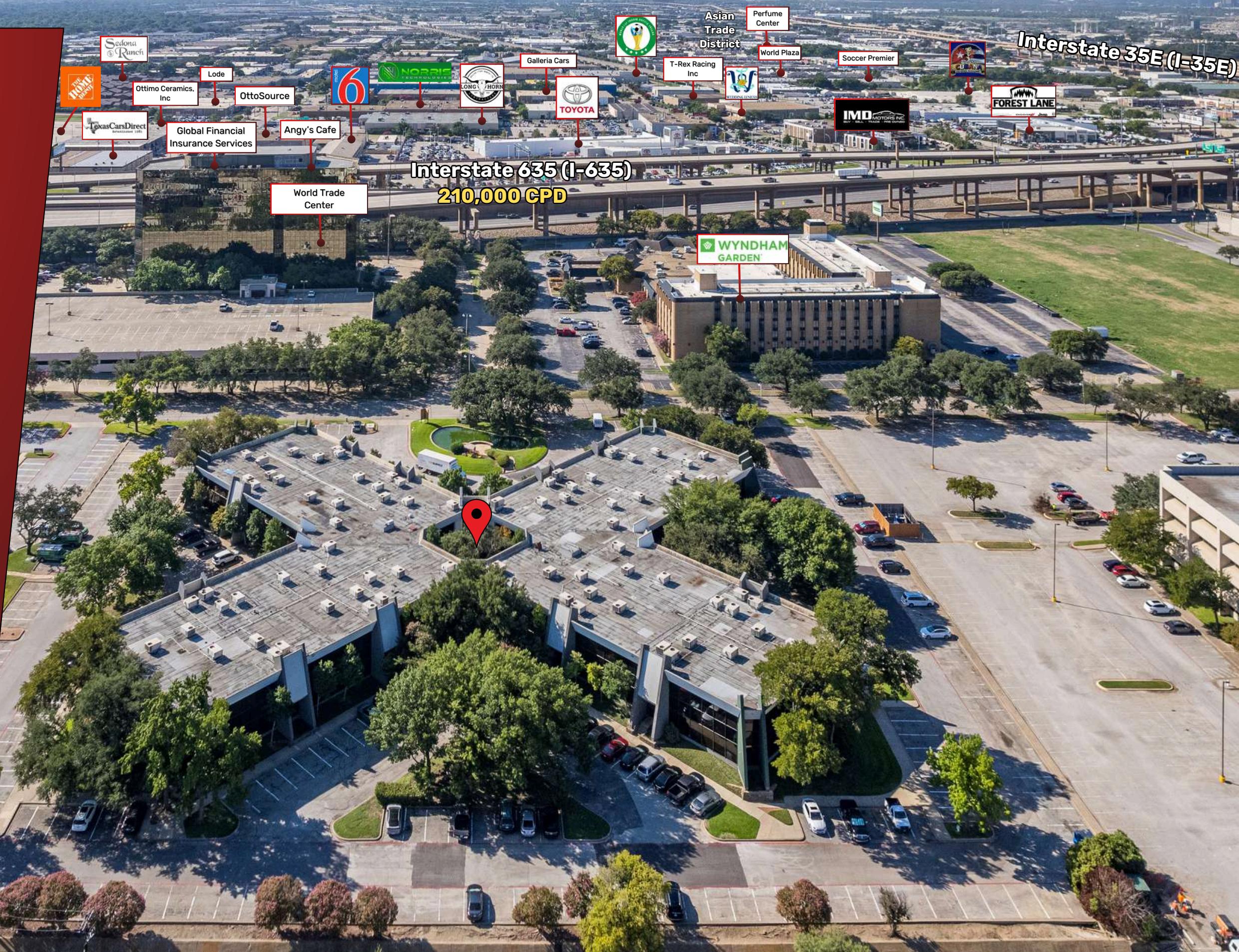
- Downtown Dallas - 14 miles
- Legacy West, Plano - 15 miles
- Dallas-Fort-Worth Airport - 12 miles
- Love Field Airport (DAL) - 8.4 miles

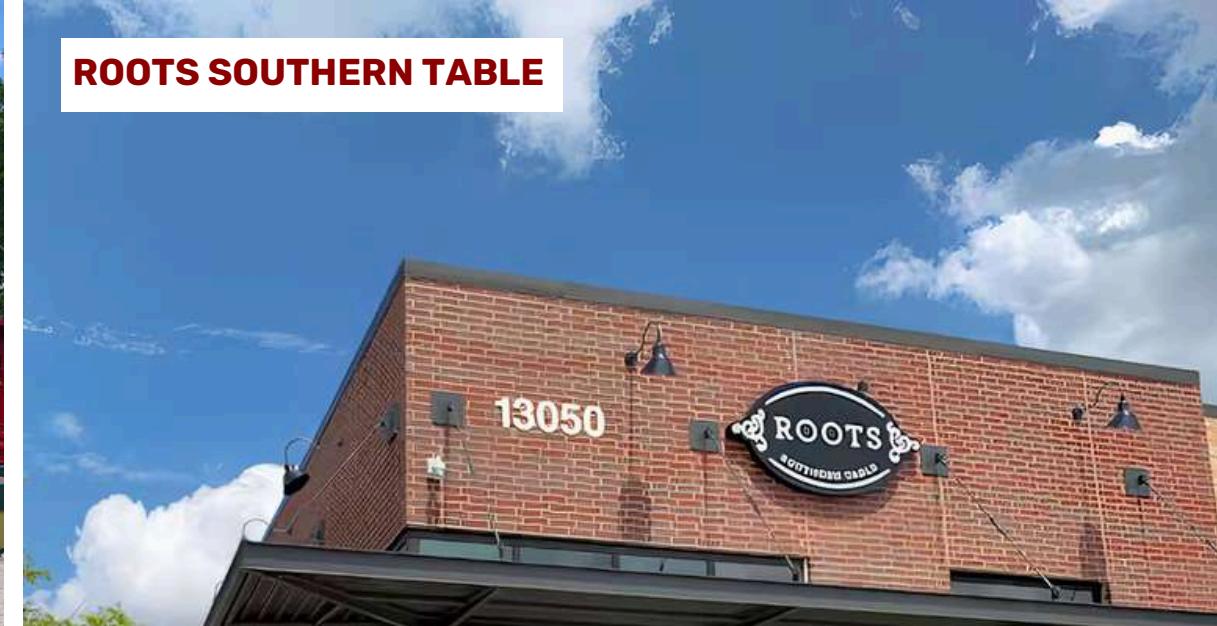
## Nearby Transportation Arteries

Distance to:

- I-35E - 0.5 miles
- Dallas North Tollway (DNT) - 4 miles
- George Bush Turnpike (PGBT) - 3 miles
- TX-114 - 5 miles

Downtown Dallas





2655 Villa Creek Drive is located in one of Farmers Branch's most vibrant areas. Find a unique twist on southern comfort at Roots Southern Table, offering a delightful mix of Southern cuisine, while the nearby Farmers Branch Historical Park provides a charming glimpse into the area's rich history with its beautiful gardens and historic buildings.

With the addition of John F. Burke Nature Preserve, residents can enjoy serene trails and bird watching, making it a perfect escape into nature. The property is also close to the Dallas Galleria, a premier shopping destination with a wide range of retail stores, dining options, and entertainment, along with Prestonwood Town Center, which offers a variety of consumer staple items, restaurant and services.

Farmers Branch offers convenient access to the DFW metroplex, its airports, and an abundance of food and shopping, parks and recreation, and a large employee and consumer base. It's the perfect time to explore this opportunity for your business.



# VILLA CREEK DEMOGRAPHICS

## The Community (3-Mile Radius)

- Population (2024 Est.): 94,362
  - Population Growth: (3-Mile Radius, 2020-2024): 5.42%
- Median Age (2024 Est.): 35.30
- Average Household Income (2024 Est.): \$103,496

- Households (2024 Est.): 35,864
- Population W/ Bachelor's Degree: 23.18%

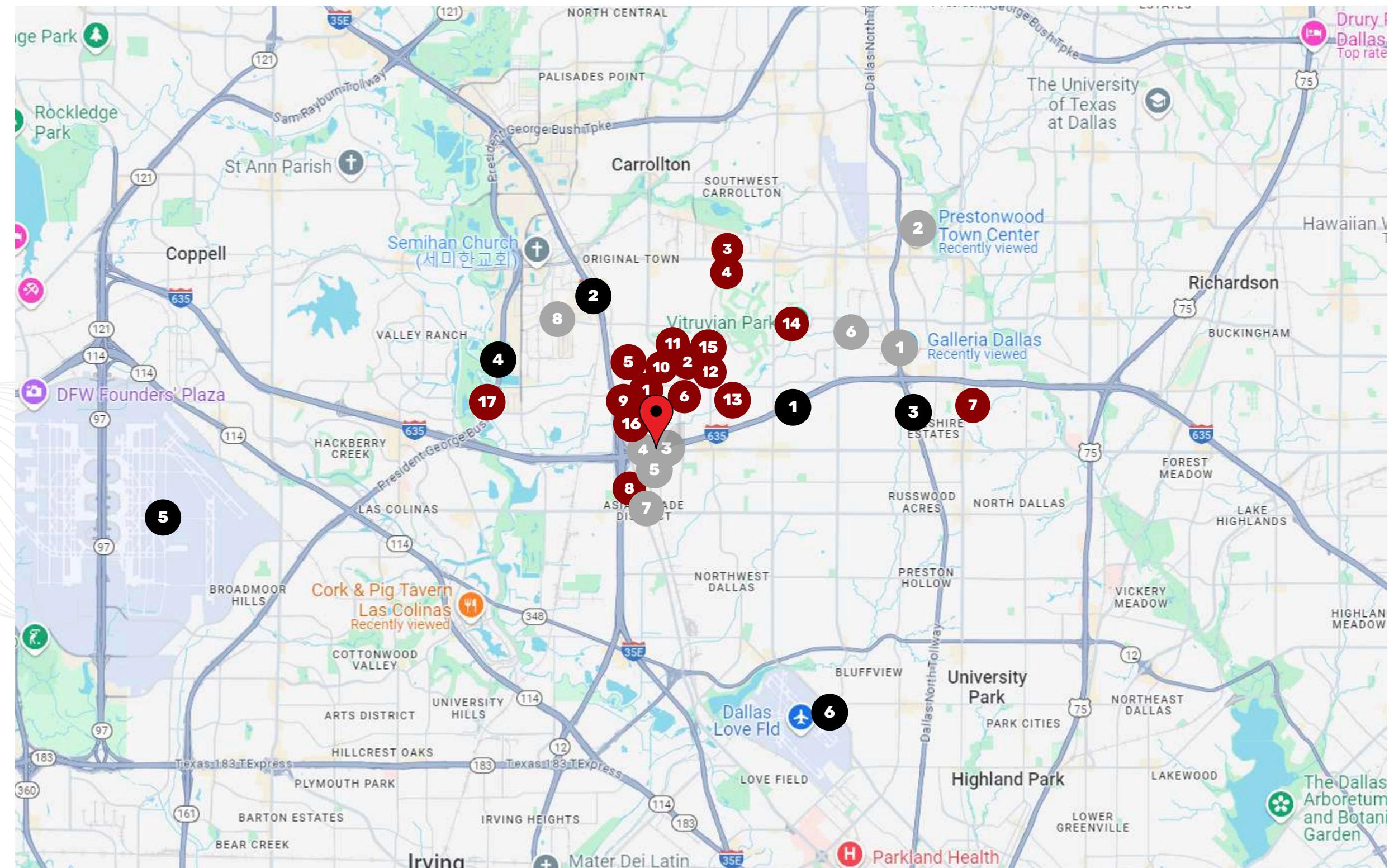
## Consumer Spending & Daytime Employment (1-Mile Radius)

- Total Daytime Employment: 16,386
- Largest Daytime Employment Sectors:
  - Retail & Wholesale Trade:
    - # of Businesses: 334
    - # of Employees: 5,232
  - Scientific & Technology Services:
    - # of Businesses: 273
    - # of Employees: 2,425

- Total Consumer Spending (1-Mile Radius): \$109,191,000
  - Transportation/Maintenance: \$28,775,000 (highest spending category)
  - Food and Alcohol: \$31,445,000
  - Household: \$16,343,000

# LOCAL AMENITIES, BUSINESSES & TRANSPORTATION

1	Roots Southern Table
2	El Refran Mexican Buffet
3	Taste of Towerwood
4	Dreams Kitchen
5	Starwood Cafe
6	Pollo Campero
7	Maple Leaf Diner
8	Ricura Cubana
9	Bankhead Brewpub
10	Marshall's Bar-B-Q
11	Cuquita's Restaurant
12	Little Caesars Pizza
13	Temple Trails Park Tennis Courts
14	Vitruvian Park
15	Rawhide Park
16	Farmers Branch Historical Park
17	John F. Burke Nature Preserve
1	Galleria Dallas
2	Prestonwood Town Center
3	Iconic Consulting Group, Inc.
4	Summit Hardscape
5	Boxer Property - II Metro Square
6	Farmers Branch Chamber of Commerce
7	World Plaza
8	Valwood Business Center by Link Parks
9	LBJ Freeway (I-635)
10	I-35E
11	Dallas North Tollway (DNT)
12	George Bush Turnpike (PGBT)
13	DFW Airport
14	Love Field Airport (DAL)



Local Amenities

Businesses

Transportation

**2655 Villa Creek Dr  
Farmers Branch, TX 75234**

36,194 SF of Office Space  
Central Dallas @ Intersection of I-635 Fwy and I-35E Fwy

**Contact us for more information.**

**ProperTx Property Information**

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