

FOR SALE/FOR LEASE MEDICAL OFFICE BUILDING



2510-2550 E SH 114, SOUTHLAKE, TX 75092



PROPERTY HIGHLIGHTS

- ±4,000-9,000 SF Condo Unit Building Options
- Owner/User Buildings
- Four (4) 8,000 SF Buildings & Two (2) 9,000 SF Buildings
- Sale/Lease Options
- Shell/Turn Key Delivery Options
- Building/Monument Signage
- Parking 6/1000
- Available 4th Quarter 2023
- Strong Southlake demographics
- Located on SH 114 between NW Hwy and Kimball Ave

SALE PRICE CALL FOR PRICING
LEASE RATE \$34.00 SF/YR

CONTACT INFORMATION

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Champions DFW Commercial Realty

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

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Champions DFW Commercial Realty is pleased to present six (6) medical office buildings from ±4,000 - 9,000 SF available for lease/sale in Southlake TX.

Take advantage of exceptional exposure with monument signage and a strategic position on W SH 114, serving 124,364 vehicles each day. This brand-new medical office construction is strategically situated in the thriving DFW suburb of Southlake that offers shell or turnkey delivery.

Primed to serve Southlake's affluent, rapidly growing community where households within three miles boast an average income of \$216,739/year.

OFFERING SUMMARY

Sale Price:	Call For Pricing
Lease Rate:	\$34.00 SF/yr (NNN)
Available SF:	4,000 - 46,000 SF
Building Size:	46,000 SF

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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 - 9,000 SF	Lease Rate:	\$34.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	Available	4,000 SF	NNN	\$34.00 SF/yr	The building can be demised into two (2) 4,000 SF Suites
Building 2	Available	8,000 SF	NNN	\$34.00 SF/yr	The building can be demised into two (2) 4,000 SF Suites
Building 3	Available	8,000 SF	NNN	\$34.00 SF/yr	The building can be demised into two (2) 4,000 SF Suites
Building 4	Available	8,000 SF	NNN	\$34.00 SF/yr	The building can be demised into two (2) 4,000 SF Suites
Building 5	Available	9,000 SF	NNN	\$34.00 SF/yr	-
Building 6	Available	9,000 SF	NNN	\$34.00 SF/yr	-

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SITE PLAN



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ADDITIONAL PHOTOS



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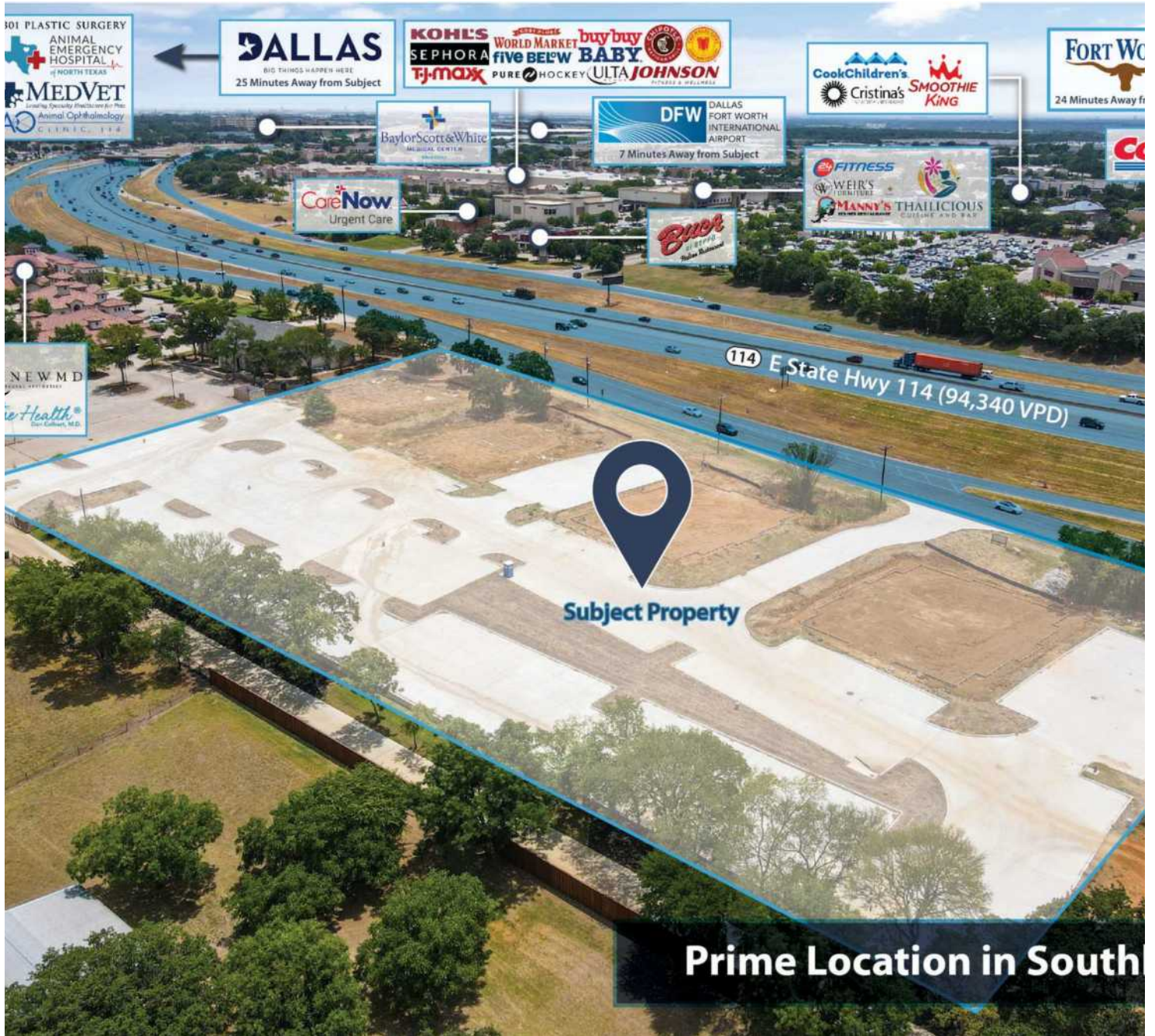
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AERIAL RETAILER MAP



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SOUTHLAKE AREA HIGHLIGHTS

MAJOR TRANSPORTATION

- **DFW International Airport:** Second most connected airport in the world with over 62.5 million passengers in 2021. Over 192 domestic destinations and 67 international destinations. Provides over 228,000 jobs.
- **Fort Worth Alliance Airport:** Nation's 1st industrial airport that provides over 44,000 area jobs.
- **Major Highways:** State Hwy 114, FM 1938, FM 1709
- **Train Stations:** Rapid Transit (DART), TEXRail Transit, and Trinity Metro connect to DFW metroplex.

LOCAL ECONOMY

- Total Businesses: 2,600+ 2022
- Unemployment Rate: 3.1%
- Retail Occupancy: 4,642,199 SF
- 2022 Retail Occupancy Rate: 95%
- Office Occupancy: 5,047,060 SF
- 2022 Office Occupancy Rate: 81%
- Top Employers: Sabre Holdings - 2,200, TD Ameritrade - 1,867, Carroll ISD - 1,176, Verizon Wireless - 650, Keller Williams - 650

HEALTHCARE

- **Cooks Children Urgent Care and Pediatric Specialties** - 30 Exam Rooms; Mix of Providers
- **Methodist Southlake Hospital** - 54 Private Rooms; 10 Family Rooms; 6 ICU Beds; 12 Operating Rooms; 20 Dedicated Specialties; Fully Operations Emergency Room; 200 Medical Staff
- **Texas Health Harris Methodist Southlake** - 24 Overnight Suites; 365 Medical Staff
- **Baylor Scott & White Medical Center** - Grapevine
- **Level II Trauma Center Designation** - 302 Beds; 995 Medical Staff

EDUCATION

- **Carroll ISD** - Enrollment - 8,318, 100% Graduation Rate
- **Northwest ISD** - Enrollment - 25,264, 95% Graduation Rate
- **Keller ISD** - Enrollment - 34,279, 96% Graduation Rate Grapevine -
- **Colleyville ISD** - K-12 Attendance - 13,890, 97% Graduation Rate
- **20 Universities within 40 Miles**

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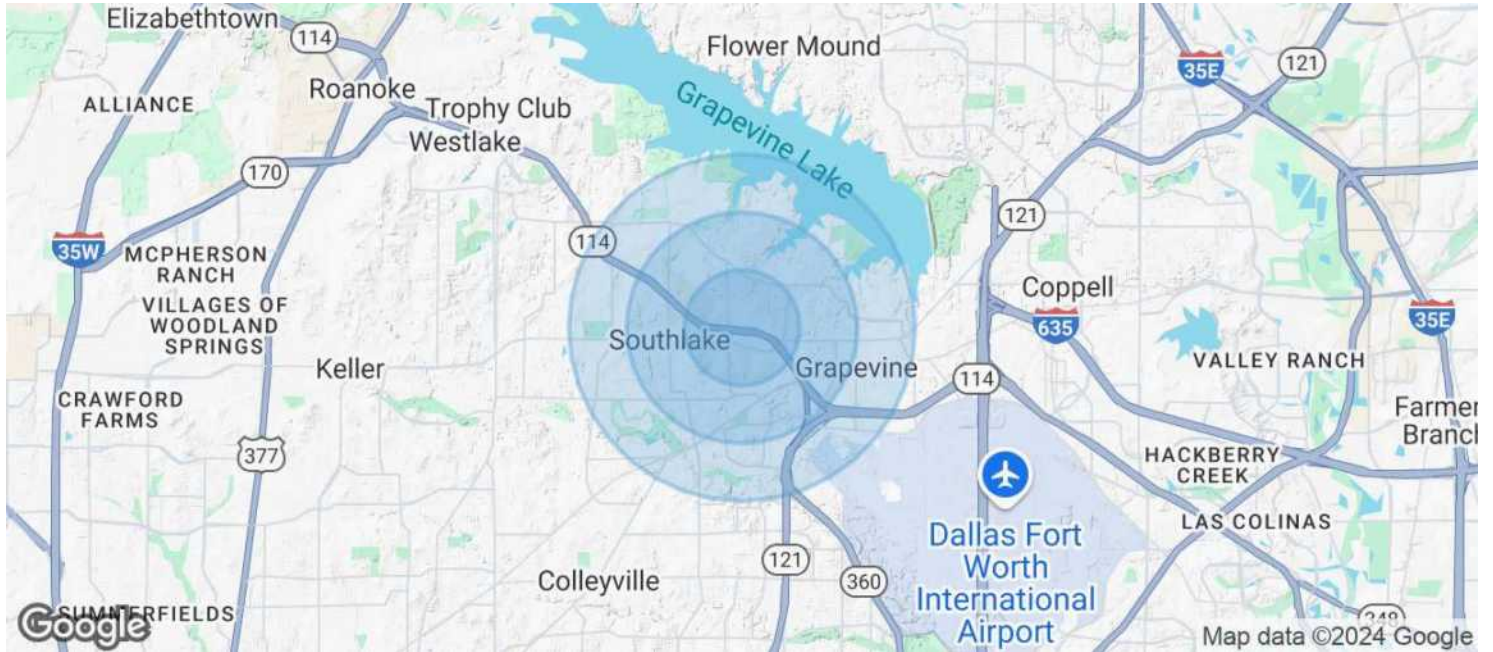
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,756	11,119	21,478
Average Age	35.1	36.7	37.6
Average Age (Male)	30.9	35.8	37.9
Average Age (Female)	37.4	36.6	37.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,243	4,211	7,980
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$119,348	\$141,715	\$150,847
Average House Value	\$279,314	\$319,333	\$401,496

2020 American Community Survey (ACS)

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BROKER CONTACTS



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INFORMATION ABOUT BROKERAGE SERVICES



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.

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.

Champions DFW Commercial
Realty, LLC

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