

OFFICE/RETAIL FLEX SPACE

2100 Greenwood Dr. #100
Southlake, TX

AVAILABLE:
3,384 SF



LEASE PRICE
\$20/SF NNN

Great opportunity to lease office/retail flex, light industrial space in the highly desirable suburb of the Dallas-Fort Worth metroplex, Southlake. Approximately 2,250 SF of office/retail space and 1,100 SF of warehouse space is available in Suite 100.

FEATURES

Building Size: 16,768 SF
Available Space: 3,384 SF
Parking Spaces: 44

HIGHLIGHTS

- » Located perfectly between Keller and Southlake
- » Flex space allowing for large variety of usage

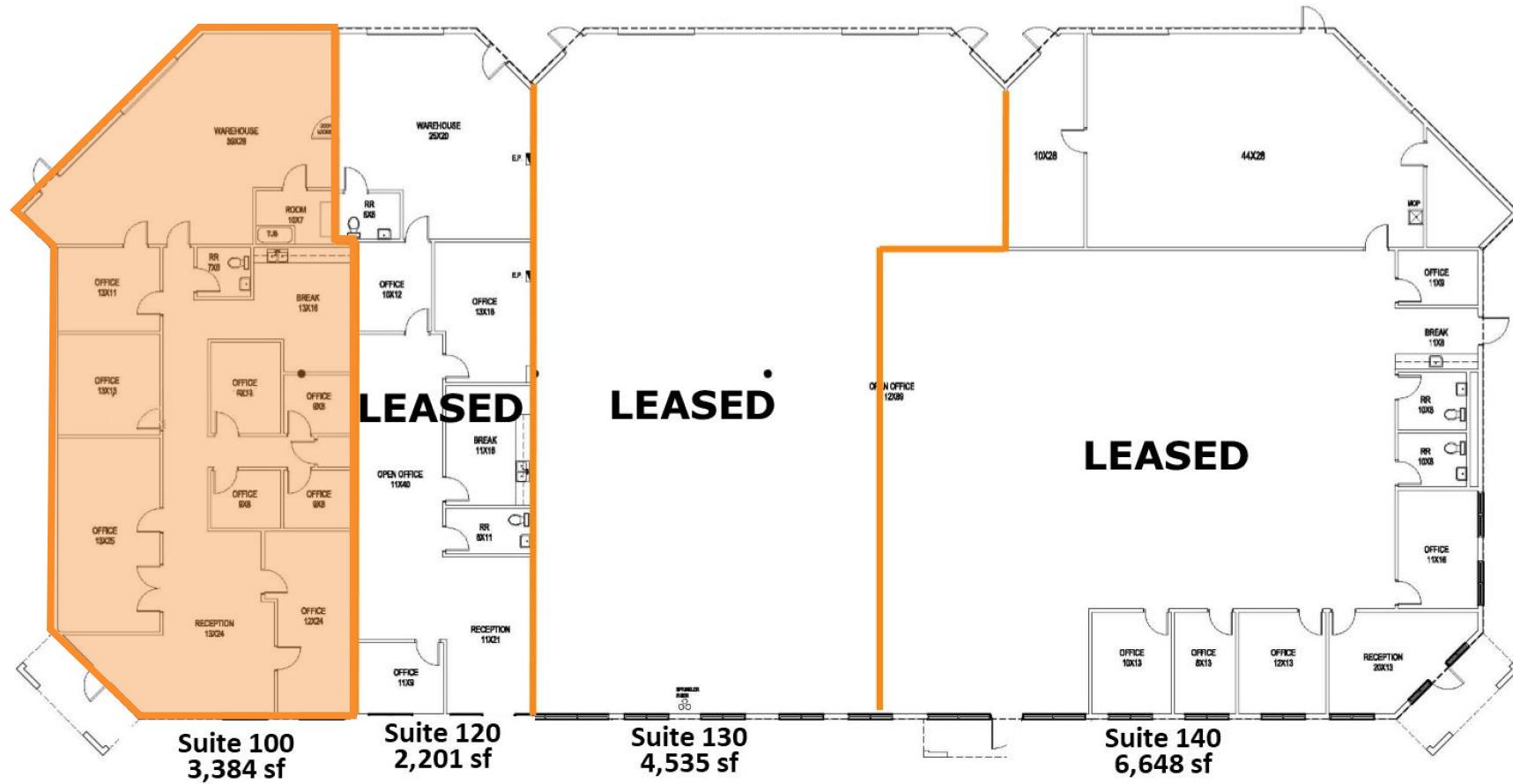
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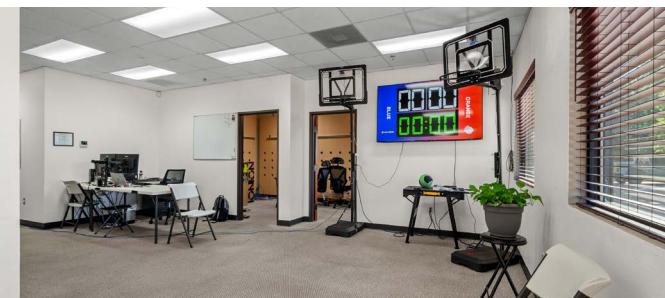
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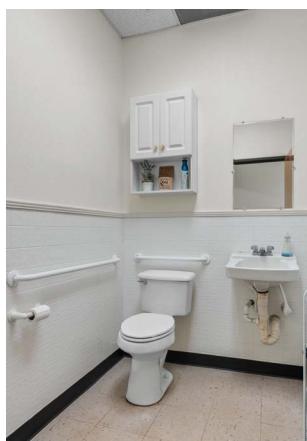
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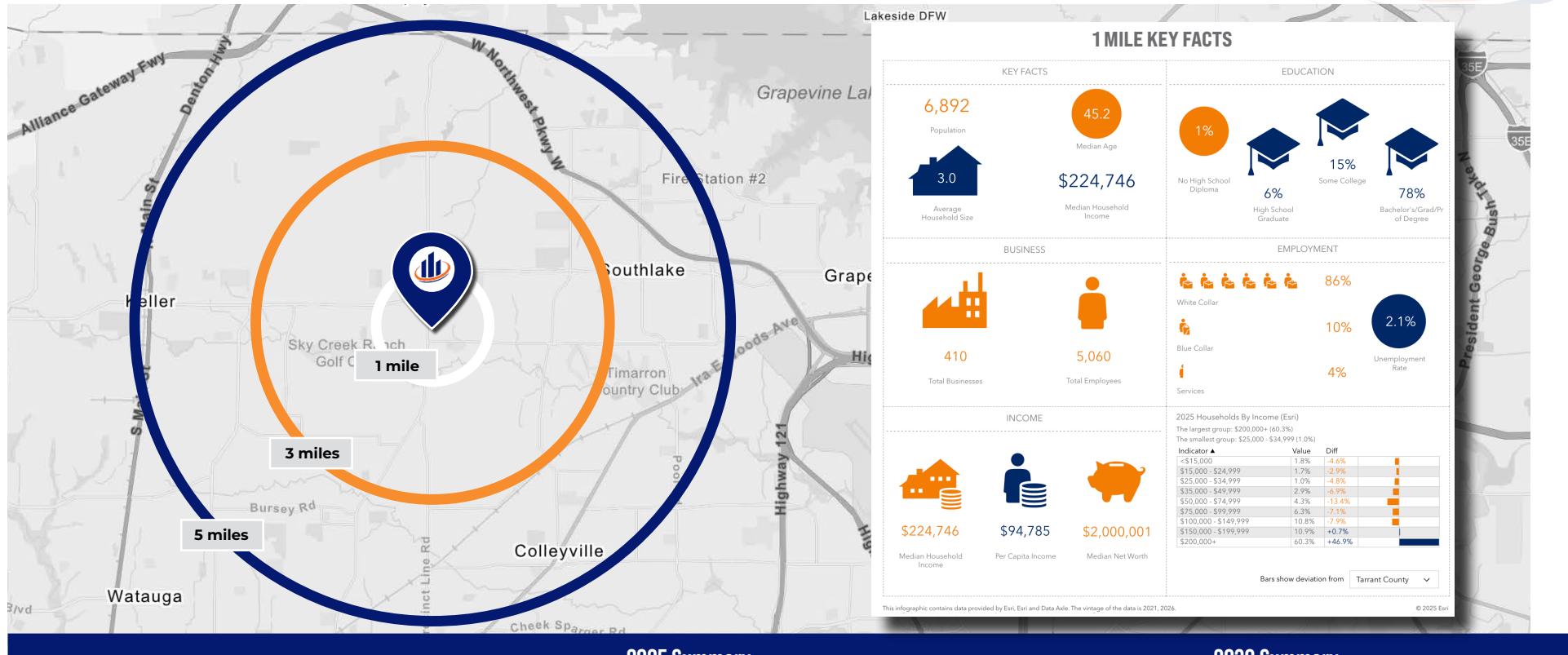
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Located in the heart of Southlake's prestigious business district—just minutes from State Highway 114 and Southlake Boulevard (FM 1709)—this site offers exceptional connectivity. Only 15 minutes from DFW International Airport and 30 minutes from Downtown Dallas, the property is surrounded by Southlake's premier retail, dining, and medical destinations, offering outstanding visibility and access within one of North Texas's most affluent commercial markets.

SINGLE TENANT OFFICE CAMPUS

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2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	6,892	56,474	175,870	6,842	56,603	178,022
Households	2,252	19,154	62,225	2,281	19,547	64,126
Families	1,953	16,498	50,297	1,968	16,782	52,559
Average Household Size	3.01	2.93	2.81	2.95	2.88	2.76
Owner Occupied Housing Units	2,063	17,420	51,184	2,104	17,859	53,013
Renter Occupied Housing Units	189	1,734	11,041	177	1,688	11,113
Median Age	45.2	45.9	43.4	45.8	46.3	43.9
Median Household Income	\$224,746	\$208,756	\$159,850	\$241,360	\$226,540	\$183,291
Average Household Income	\$287,329	\$279,515	\$226,767	\$302,072	\$297,795	\$244,761



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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date