

# FOR SALE/LEASE MEDICAL OFFICE CONDO



## 3055-3071 W SOUTHLAKE BLVD, SOUTHLAKE TX

### BROKER CONTACTS

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# PROPERTY INFORMATION



## PROPERTY HIGHLIGHTS

- ±2,300 - 3,317 SF Medical/Office Condo Units
- 2nd Generation / Shell Deliveries
- Building/Monument Signage
- Tenant Improvement Allowance
- Strong Southlake Demographics
- Located at Southlake Blvd & Pearson Road

## LEASE AVAILABILITY

Suite	Square Footage	Lease Type	Price	Description
3055-SUITE 200	3,278	NNN	CALL FOR PRICING	SHELL
3061 SUITE 120	2,300	NNN	CALL FOR PRICING	2ND GEN
3065 SUITE 200	2,914	NNN	CALL FOR PRICING	SHELL
3071 SUITE 100	3,317	NNN	CALL FOR PRICING	2ND GEN

Champions DFW Commercial Realty  
880 S Village Center Dr., Suite 200, Southlake, TX 76092

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# FLOOR PLAN - 3055 W SOUTHLAKE BLVD, SUITE 200



# FLOOR PLAN - 3061 W SOUTHLAKE BLVD, SUITE 120

3061 W SOUTHLAKE BLVD  
SUITE 120  
±2,300 SF



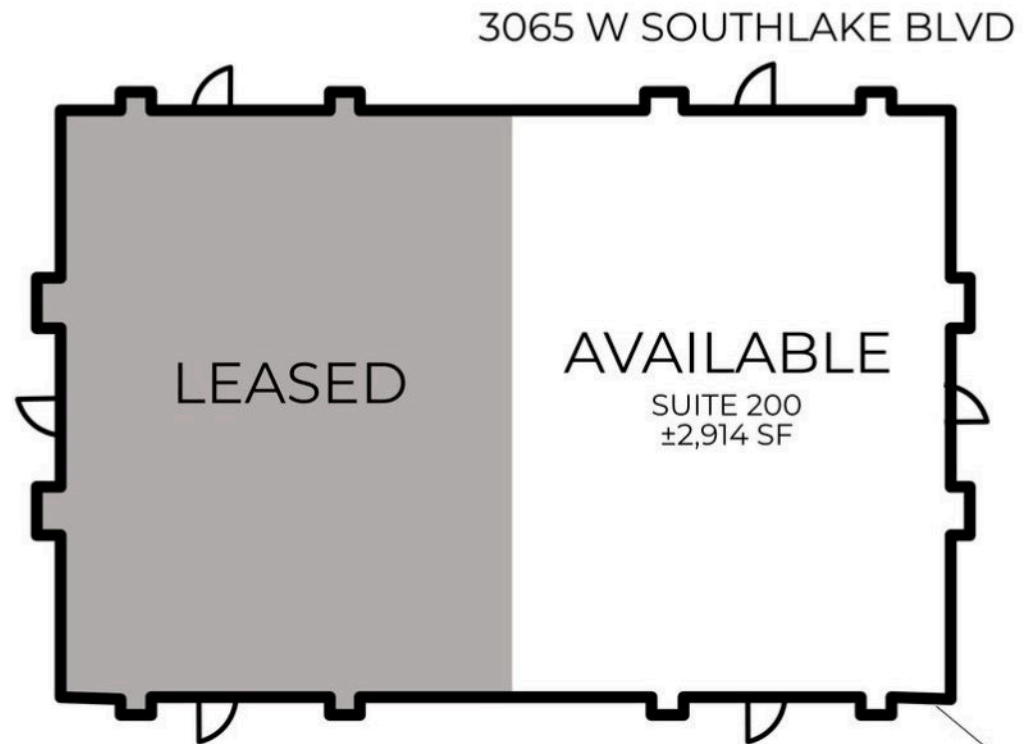
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# FLOOR PLAN - 3065 W SOUTHLAKE BLVD, SUITE 200



# CONCEPTUAL FLOOR PLAN - 3065 W SOUTHLAKE BLVD

SKETCH 01B - SOUTH ENTRY



# FLOOR PLAN - 3071 W SOUTHLAKE BLVD, SUITE 100

3071 W SOUTHLAKE BLVD

SUITE 100  
±3,317 SF



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# PROPERTY PHOTOS



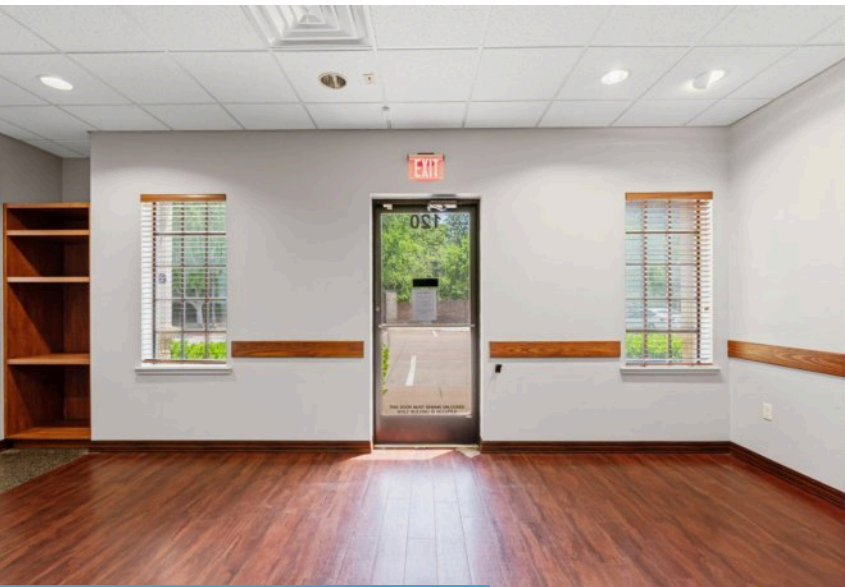
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# DEMOGRAPHICS

## Population

	2 miles	5 miles	10 miles
2020 Population	27,067	186,399	719,617
2024 Population	27,799	189,198	739,477
2029 Population Projection	29,328	200,489	791,281
Annual Growth 2020-2024	0.7%	0.4%	0.7%
Annual Growth 2024-2029	1.1%	1.2%	1.4%
Median Age	45.2	41.4	38.1
Bachelor's Degree or Higher	66%	52%	41%
Avg Household Income	\$197,710	\$163,699	\$121,981
Median Household Income	\$182,646	\$133,864	\$93,580
< \$25,000	405	3,368	21,514
\$25,000 - 50,000	624	4,758	40,625
\$50,000 - 75,000	663	7,341	42,566
\$75,000 - 100,000	644	7,388	39,483
\$100,000 - 125,000	694	6,874	29,457
\$125,000 - 150,000	824	5,858	22,500
\$150,000 - 200,000	1,190	8,826	29,292
\$200,000+	4,218	19,199	42,663



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## 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.

2-10-2025



### 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/ Associate Name	License No.	Email	Phone

## ABOUT CHAMPIONS DFW COMMERCIAL REALTY

Champions DFW Commercial Realty, LLC is a full service brokerage commercial real estate company providing the highest level of strategy, services and solutions to our clients.

At Champions DFW Commercial Realty, LLC, we pride ourselves in championing your Dallas/Fort Worth commercial real estate cause. Headquartered in Southlake, Texas, we are a team of knowledgeable and highly motivated professionals whose objective is to help you succeed in all your commercial real estate endeavors.

## OUR SERVICES

- Commercial Leasing
- Commercial Sales
- Investment Sales
- Tenant/Buyer Representation
- Development/Advisory Services
- Commercial Property Management

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