

2200-2220 POOL ROAD

Grapevine, TX 76051



OFFICE BUILDING

FOR SALE

Russ Webb

Managing Partner / CCIM / Broker

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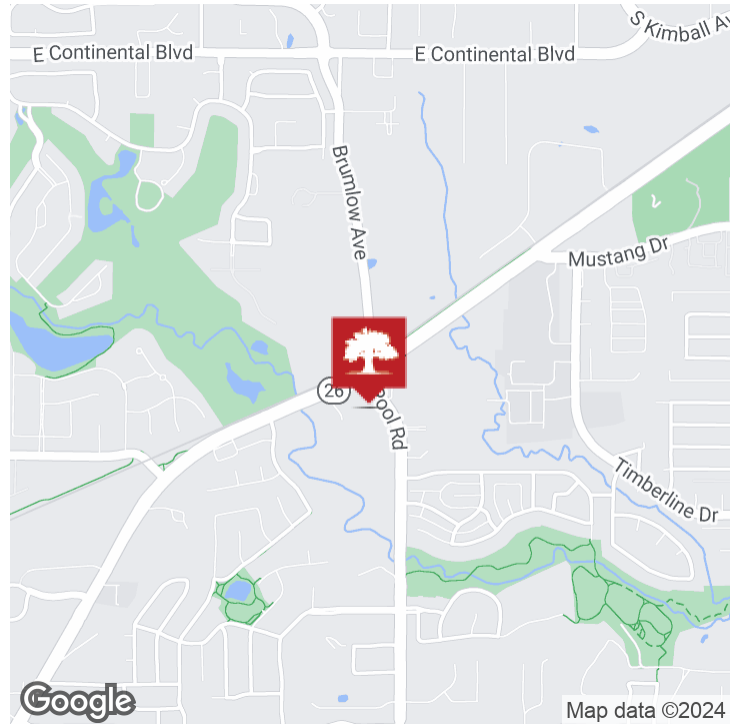
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OFFERING SUMMARY

Sale Price:	\$3,250,000
Building Size:	5,498 - 15,605 SF
Land Size:	1.26 AC
Price / SF:	\$154.00 / SF
Occupancy:	93%
Year Built:	2005
Zoning:	CC - Community Commercial
Parking Ratio:	3.89/1000
Market:	Grapevine
Submarket:	Northeast Tarrant County

PROPERTY OVERVIEW

2200 & 2220 Pool Rd. offers the rare opportunity to own 2 attractive and move-in ready office buildings in the sought-after Southlake/Grapevine area. An ideal investment property with leases in place, both buildings are well-suited for professional office and medical use. 2200 Pool Rd. is a two-story building (15,605 sf); 2220 Pool Rd. is a single-story building (5,498 sf) an ideal owner occupy building.

The property is well located at the stop-lighted intersection of Pool Rd. and Hwy. 26, along the Southlake/Grapevine/Colleyville border. Signage is visible to over 13,000 daily drivers. Enjoy easy access to multiple major thoroughfares and the hundreds of major restaurants and retailers located in Southlake Town Square and Historic Downtown Grapevine. 10 minutes to DFW Airport.

PROPERTY HIGHLIGHTS

- Move-in ready!
- 2200 Building recently remodeled
- Construction - Stone / Stucco and concrete parking
- Strong area demographics
- Excellent condition
- Monument signage
- Stop lighted intersection
- 10 minutes to DFW Airport
- Minutes from Hwys. 114, 121, 360, and FM 170
- Buildings must be purchased together

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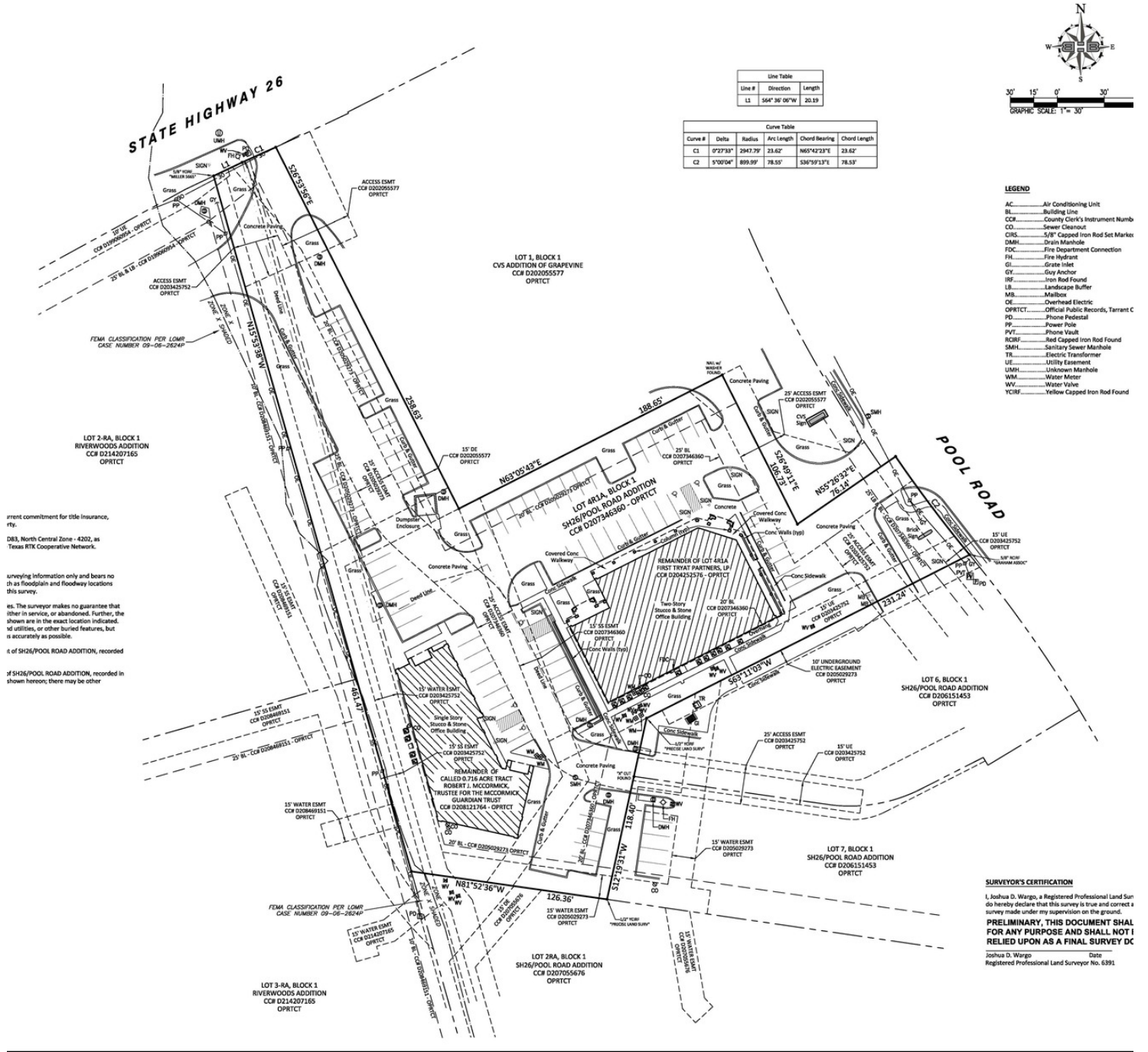
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DB3, North Central Zone - 4202, as
Texas RTX Cooperative Network.

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this survey.

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shown are in the exact location indicated.
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is accurately as possible.

of SH26/POOL ROAD ADDITION, recorded

of SH26/POOL ROAD ADDITION, recorded in
shown hereon; there may be other

SURVEYOR'S CERTIFICATION
I, Joshua D. Wargo, a Registered Professional Land Sur
do hereby declare that this survey is true and correct a
survey made under my supervision on the ground.
**PRELIMINARY. THIS DOCUMENT SHALL
FOR ANY PURPOSE AND SHALL NOT I
RELIED UPON AS A FINAL SURVEY DC**
Joshua D. Wargo Date
Registered Professional Land Surveyor No. 6391

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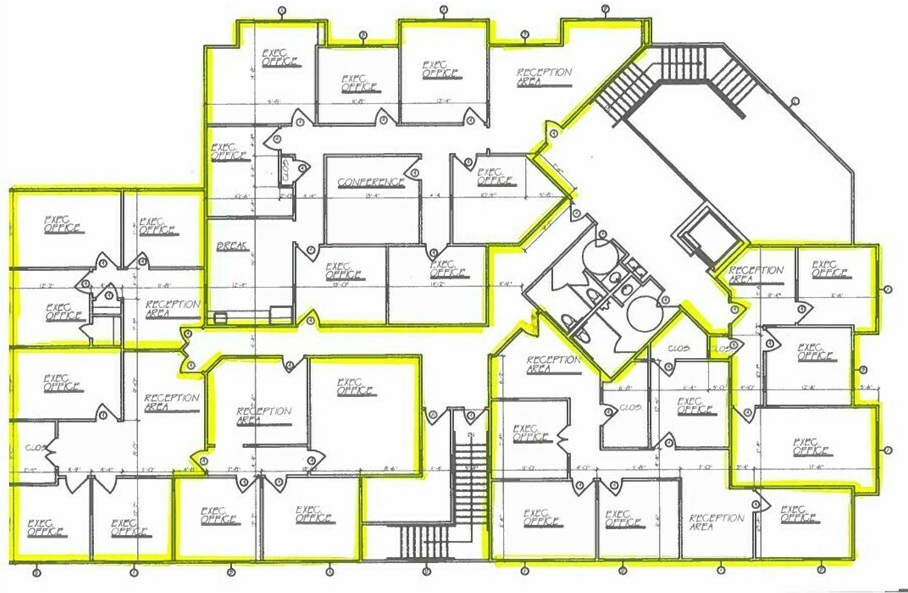


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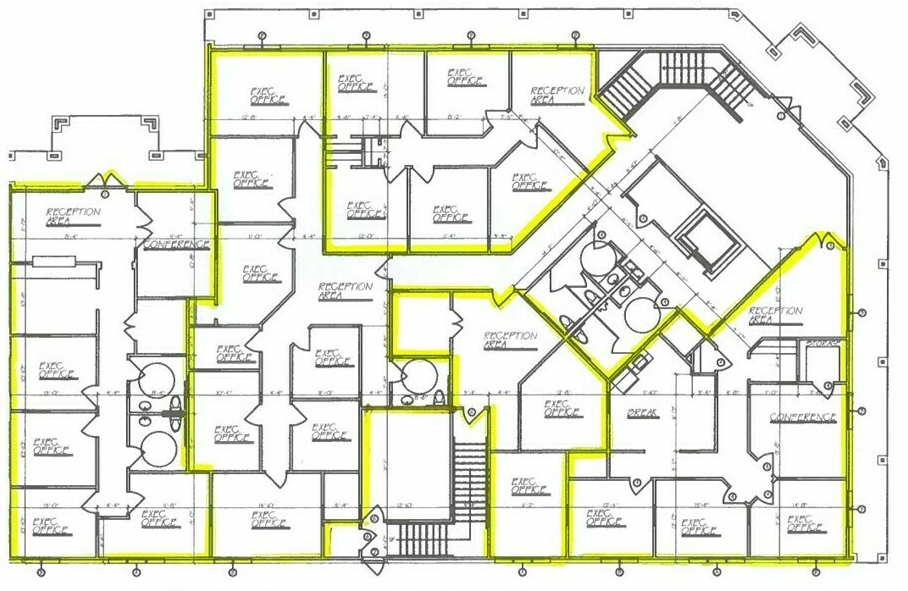
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2200 Pool Road – 1st Floor



2200 Pool Road – 2nd Floor



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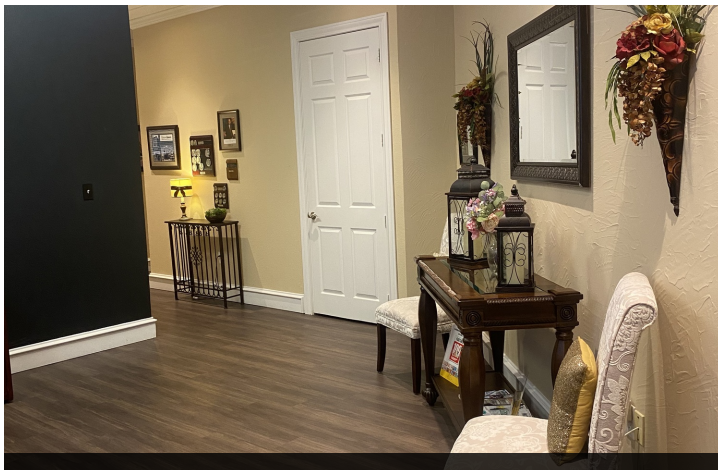
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2200 POOL ROAD - 15, 605 SF



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2220 POOL ROAD - 5,498 SF



2220 Main Corridor



2220 Break Room

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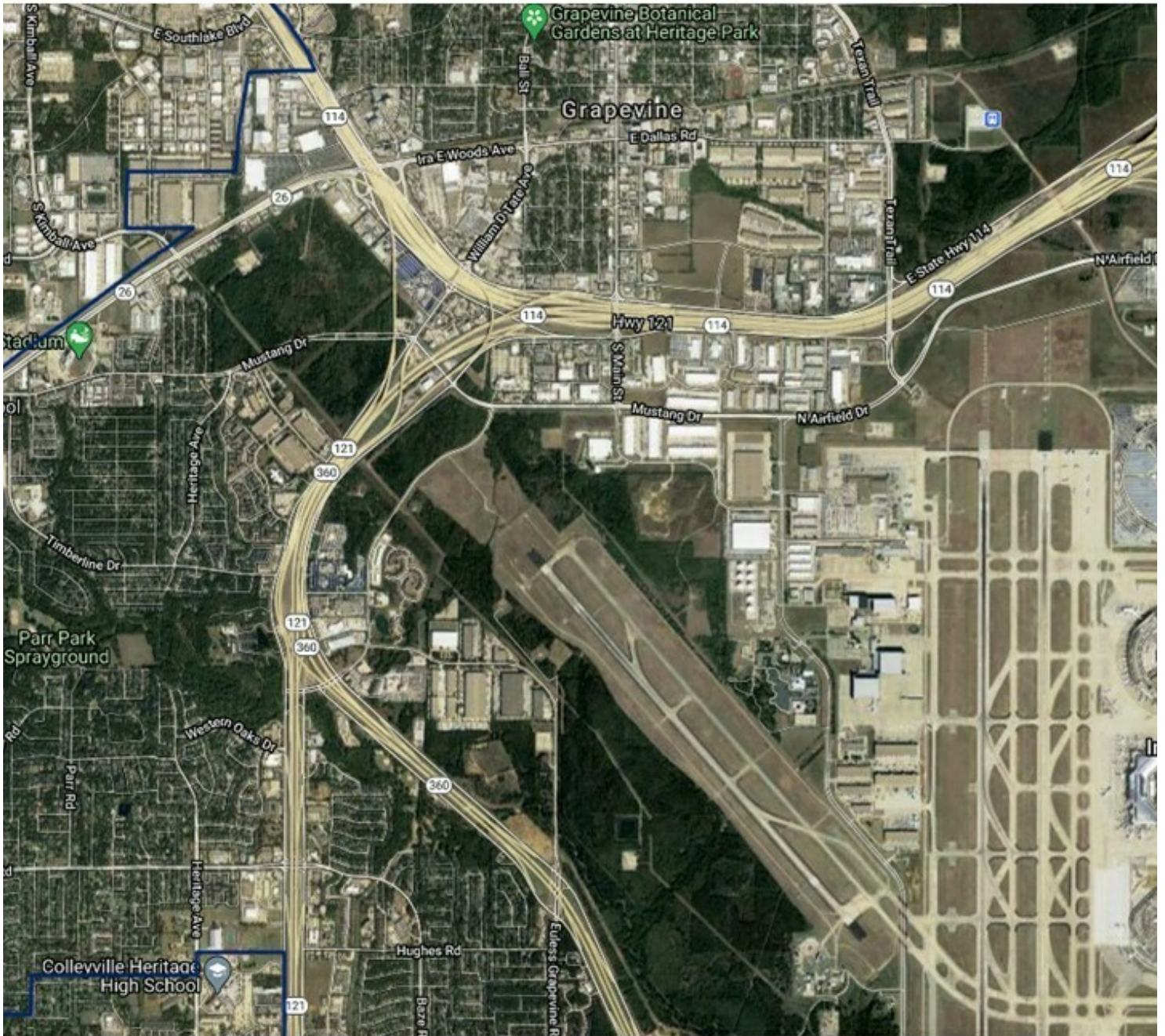
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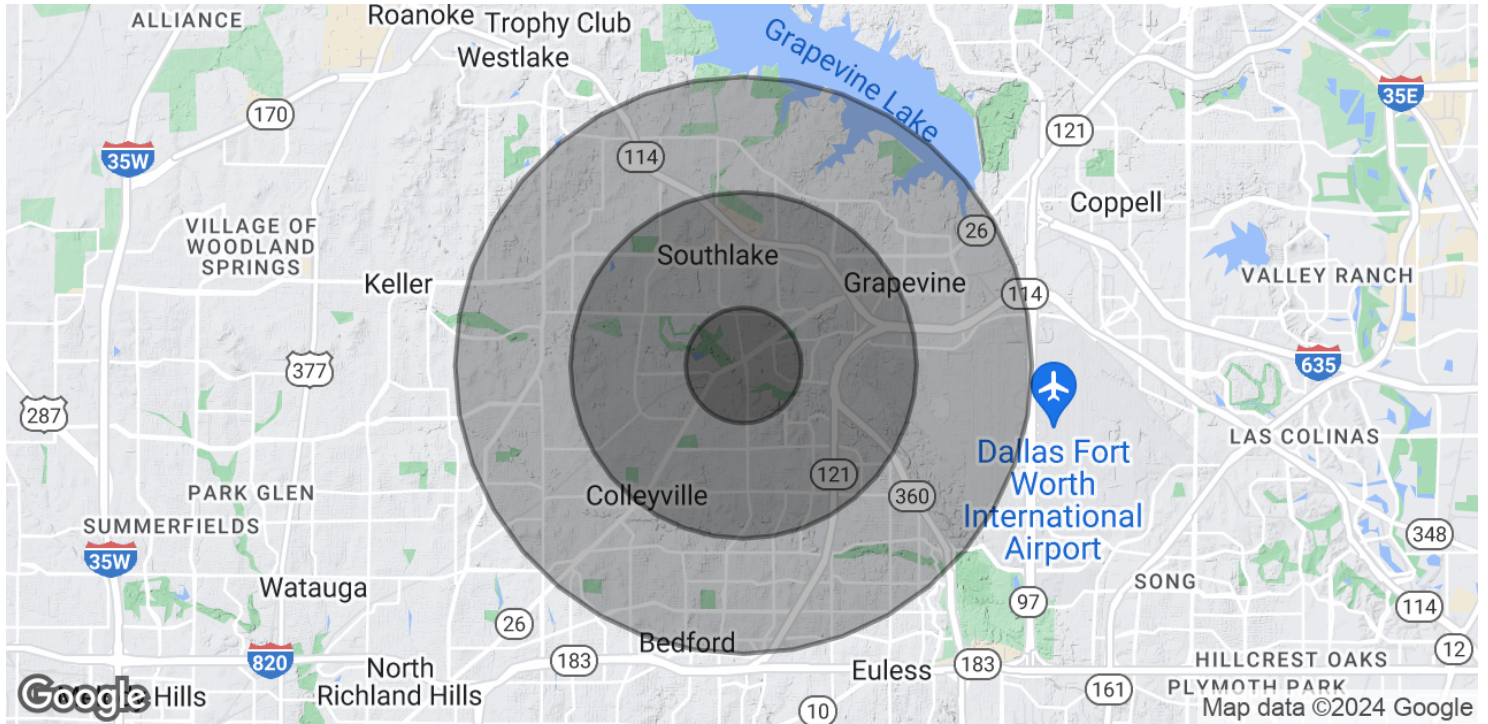
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,335	60,110	180,571
Average Age	41.7	42.4	41.7
Average Age (Male)	40.6	40.5	39.6
Average Age (Female)	40.6	42.8	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,610	21,559	69,189
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$164,921	\$186,087	\$147,907
Average House Value	\$487,283	\$565,587	\$418,332

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russ Webb	488983	rwebb@silveroakcre.com	(817)849.8282 x106
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date