

Medical/Office Pad Site for Sale

247 W SH 114, Southlake, TX 76092

1.7082 Acres
(74,409 SF)



Contact: Justin Smith - 214.207.7173 - jsmith@txreproperties.com



Property Highlights

- Approved by City of Southlake for a 3 Story Class “A” 22,000 SF Medical/Office Building
- Excellent accessibility to/from State Highway 114 and 15 minutes to DFW Airport
- The building site has fantastic exposure and an unrivaled presence on W SH 114, serving 124,364 vehicles each day
- This prime location provides a short drive to major freeways and Dallas-Fort Worth International Airport, plus Delta Hotels by Marriott and Methodist Hospital are just across White Chapel Boulevard

**Approx. 1.7082 Acres
(74,409 SF) FOR SALE**



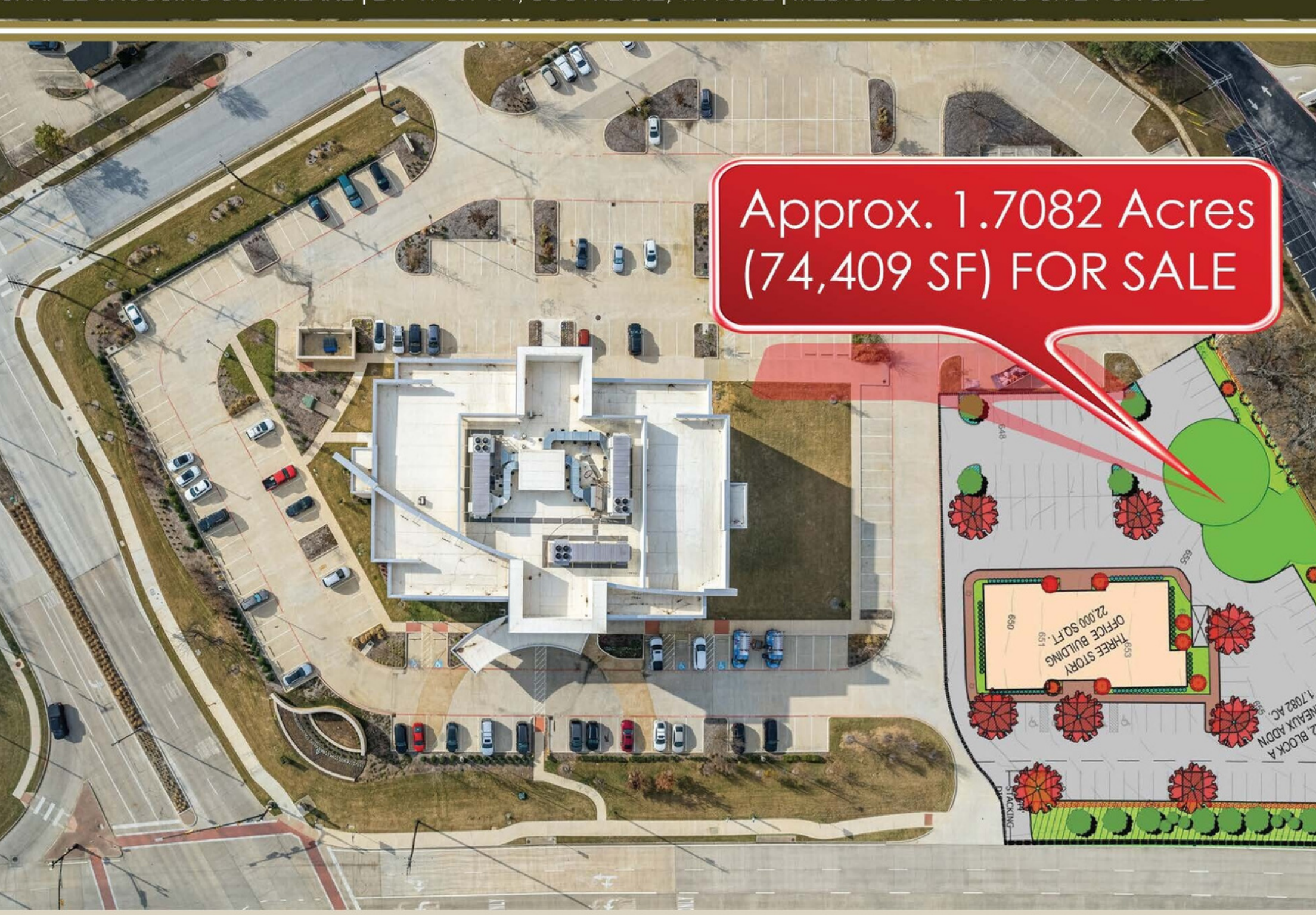
124,364 VPD



Address	247 W SH 114 Southlake, TX 76092
Lot Acreage & SF	1,7082 Acres (74,409 SF)
Approved Stories	3
Zoning	SP II Commercial Zoning
Proposed Building SF	22,000 SF
Utilities to Site	Development ready site has access to electricity, gas, and water
Sales Price	\$2,200,000 (\$29.56 PSF)
Site Highlights	<ul style="list-style-type: none">• Build/Shovel Ready Site• Approved Site/Building Plan• Located SWQ SH 114 & White Chapel Blvd.• Easy Ingress/Egress to Major Freeways• 124,364 VPD
Excellent Demographics	Primed to serve Southlake's affluent, rapidly growing community with households within two miles boasting an average income of \$229,0555/year
Parking	115 Approved Surface Parking Spaces
Great Location	The pad site has superb visibility and an unrivaled presence on the Southlake 114 Corridor



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Bufferyard Summary Chart - 191017

Location	Length	Bufferyard Width	Type	Canopy Trees	Accent Trees	Shrubs	Fence / Screening Height & Material
North (Hwy 138)	Required: 577 Provided: **4619	25' Type I	5'	30	14	91	None
South	Required: 492 Provided: **462	5' Type A	5'	10	10	39	None
East	Required: 796 Provided: 296	30' Type B	5'	8	8	24	None
West	Required: 706 Provided: 306	5' Type A	5'	6	6	109	None

**Bufferyard length has been reduced to accommodate the shown drives.

- General Streetscape Standard Notes:**
1. Specific plant types and locations are subject to review by the Landscape Administrator during the building permit application process.
 2. A canopy tree planted on the site must be a minimum of 4" in caliper.
 3. Accent / Understory trees are required to be a minimum of 6' in height when planted.
 4. All plant materials are to be maintained in perpetuity.

Summary Chart Interior Landscape - 191113

Req'd or Provided	Landscape Area (s.f.)	% of area in front or side	Canopy Trees	Accent Trees	Shrubs	Ground Cover (s.f.)	Seasonal Color
Required	3,687	75%	7	15	92	1,565	74
Provided	73,711	100%	13	15	92	15,132	74

NOTE: PROVIDED CANOPY TREES INCLUDE (13) PARKING LOT TREES.

BUFFERYARD - Plant List and Schedule

ACCENT TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
(Red circle)	Red Oak	10	10" DBH @ 10' H	Minimum 6" caliper when planted

SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
(Green circle)	Shrub	92	18" DBH @ 10' H	Minimum 6" caliper when planted

INTERIOR - Plant List and Schedule

CANOPY TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
(Green circle)	Canopy Tree	13	12" DBH @ 10' H	Minimum 6" caliper when planted

ACCENT TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
(Red circle)	Accent Tree	15	10" DBH @ 10' H	Minimum 6" caliper when planted

SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
(Green circle)	Shrub	92	18" DBH @ 10' H	Minimum 6" caliper when planted

GROUND COVER

SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
(Blue square)	Groundcover	15,132	1" x 1"	Minimum 6" caliper when planted

Legend

- Existing Saved Tree (Green circle)
- Interior Landscape Canopy Tree - 4" (Red circle)
- Interior Landscape Accent Tree - 6' Height Min. (Green circle with red center)
- Interior Landscape Shrub - 3 Gallon Min. (Green circle)
- Groundcover - 4" Containers Min. (Blue square)
- Seasonal Color - 4" Containers Min. (Orange square)
- Bufferyard (Light green area)



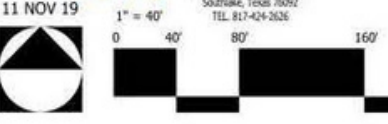
Owner:
Chapel Owner, LP
1440 Eagle Bend
Southlake, TX 76092
972-839-3777
Contact: Steven Sanders

Applicant:
Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817-424-2626
Contact: Curtis Young, A.I.A.

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture

1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-424-2626



Landscape Plan (6.14 ac.)

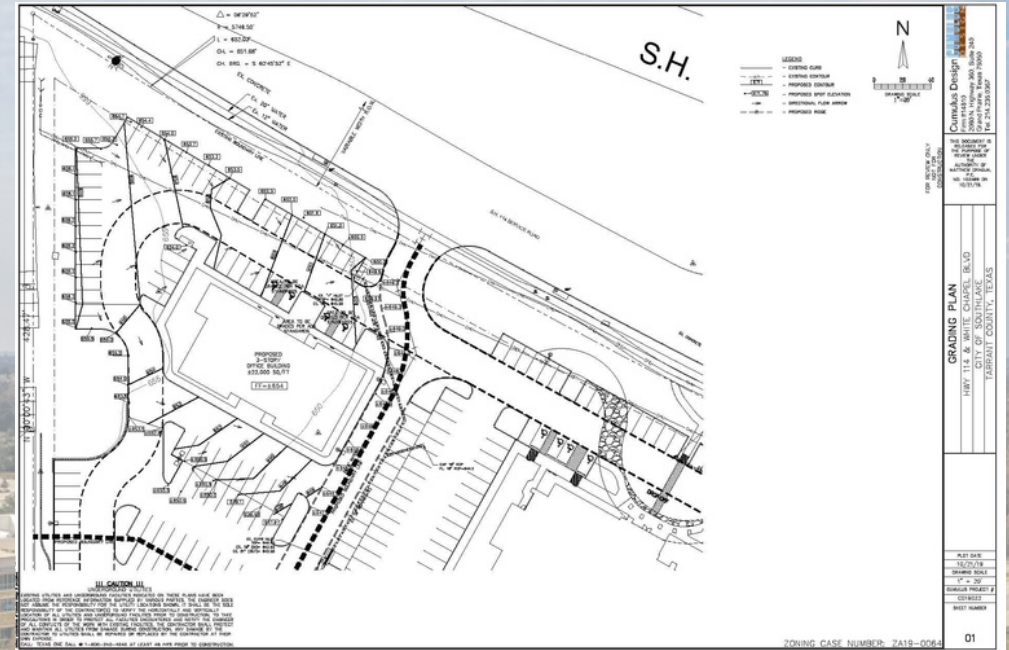
T.M. Hood Survey, Abstract No. 706

Zoning Case #ZA19-0064

Chapel Crossing

Southlake, Tarrant County, Texas

- **Shovel Ready**
- **Fully Entitled**



Expansion Concept Plan

Civil Plans

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