

# FOR SALE/FOR LEASE MEDICAL OFFICE BUILDING



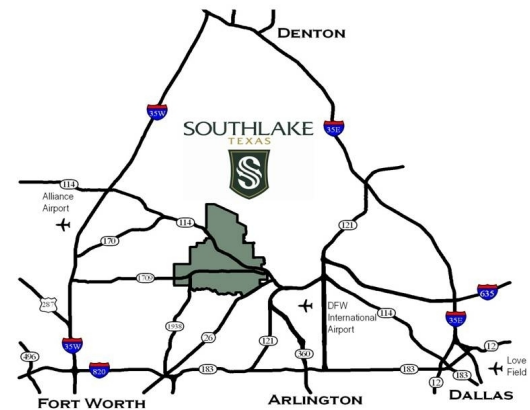
2510-2550 E SH 114, SOUTHLAKE, TX 75092



## PROPERTY HIGHLIGHTS

- ±4,000-9,000 SF Condo Unit Building Options
- Owner/User Buildings
- Four (4) 6,000 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 | NNN



## CONTACT INFORMATION

### LACY MILANI-INGALLS

Office: 817.488.4333  
Cell: 214.228.7936  
lacy@championsdfw.com

### JIM KELLEY

Office: 817.488.4333  
Cell: 817.909.7875  
jim@championsdfw.com

### ERIC GOODWIN

Office: 817.488.4333  
Cell: 214.642.8928  
eric@championsdfw.com

### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

# FOR SALE/FOR LEASE MEDICAL OFFICE BUILDING



2510-2550 E SH 114, SOUTHLAKE, TX 75092

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	Call For Pricing
Lease Rate:	\$34.00 SF/yr (NNN)
Building Size:	46,000 SF
Available SF:	4,000 - 46,000 SF
Year Built:	2024

## PROPERTY OVERVIEW

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.

### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

# FOR SALE/FOR LEASE MEDICAL OFFICE BUILDING



2510-2550 E SH 114, SOUTHLAKE , TX 75092

## 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	
Building 1	Available	4,000 SF	NNN	\$34.00 SF/yr	-
Building 2	Available	8,000 SF	NNN	\$34.00 SF/yr	-
Building 3	Available	8,000 SF	NNN	\$34.00 SF/yr	-
Building 4	Available	8,000 SF	NNN	\$34.00 SF/yr	-
Building 5	Available	9,000 SF	NNN	\$34.00 SF/yr	-
Building 6	Available	9,000 SF	NNN	\$34.00 SF/yr	-

#### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

**FOR SALE/FOR LEASE**  
MEDICAL OFFICE BUILDING

2510-2550 E SH 114, SOUTHLAKE, TX 75092

**SITE PLAN**



**Champions DFW Commercial Realty**

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

# FOR SALE/FOR LEASE MEDICAL OFFICE BUILDING



2510-2550 E SH 114, SOUTHLAKE, TX 75092

## AERIAL PHOTOS



### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

# FOR SALE/FOR LEASE MEDICAL OFFICE BUILDING



2510-2550 E SH 114, SOUTHLAKE, TX 75092

## SOUTHLAKE HIGHLIGHTS

### AIRPORTS

- **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**

#### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

# FOR SALE/FOR LEASE MEDICAL OFFICE BUILDING



2510-2550 E SH 114, SOUTHLAKE, TX 75092

## AERIAL RETAILER MAP



### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

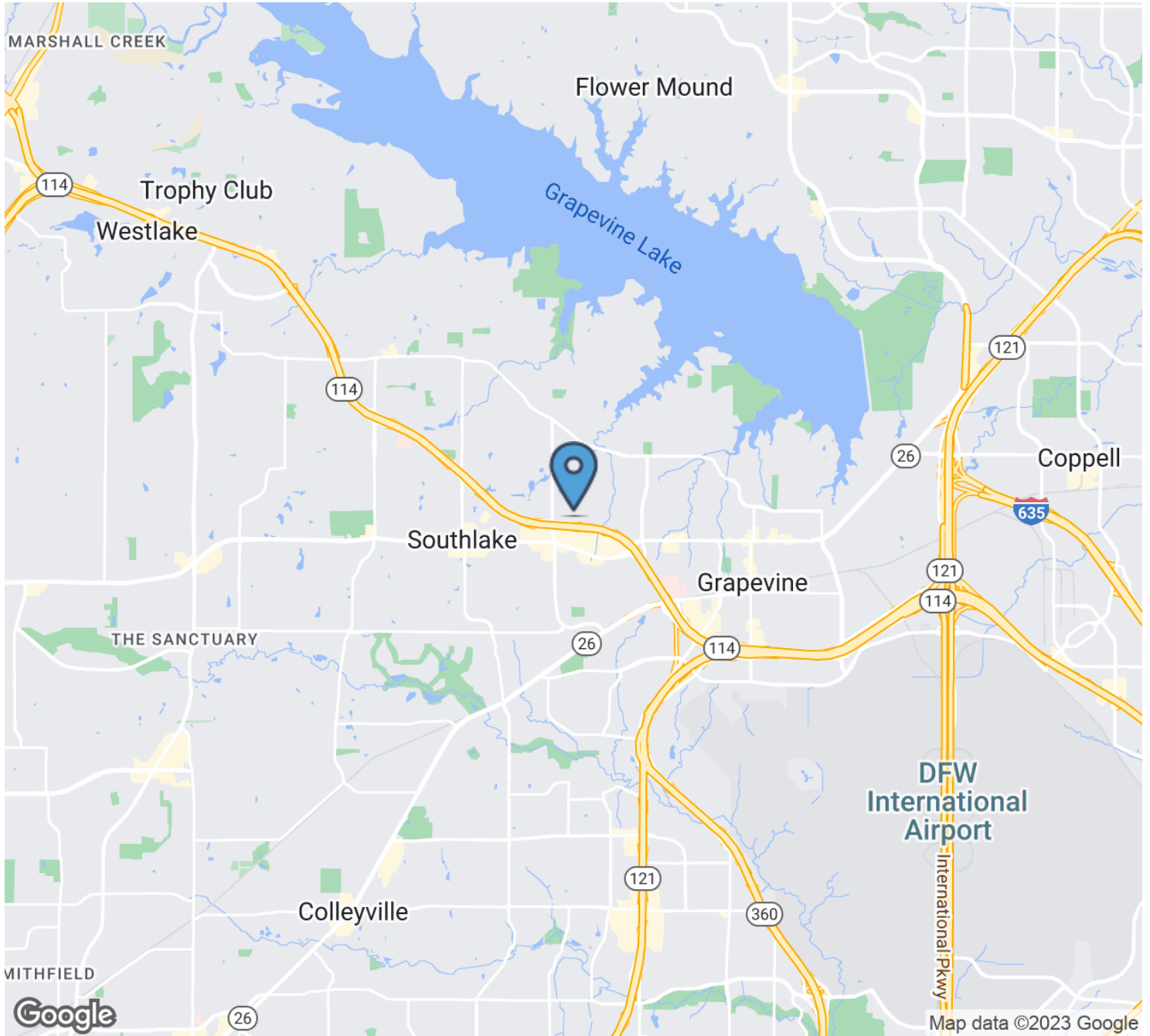
All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

# FOR SALE/FOR LEASE MEDICAL OFFICE BUILDING



2510-2550 E SH 114, SOUTHLAKE , TX 75092

## LOCATION MAP



### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

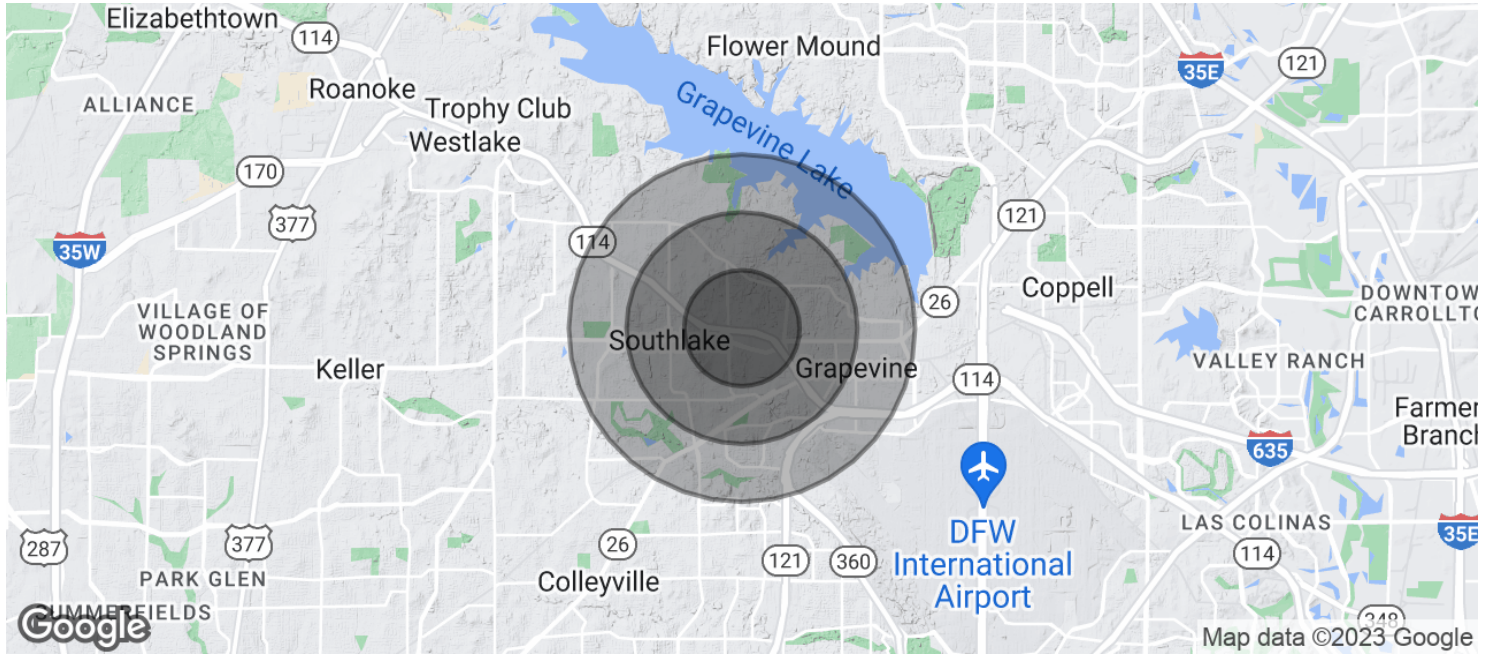


# FOR SALE/FOR LEASE MEDICAL OFFICE BUILDING



2510-2550 E SH 114, SOUTHLAKE, TX 75092

## 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

\* Demographic data derived from 2020 ACS - US Census

### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice

# FOR SALE/FOR LEASE MEDICAL OFFICE BUILDING



2510-2550 E SH 114, SOUTHLAKE , TX 75092

## BROKER CONTACTS



**LACY MILANI-INGALLS**

Director of Healthcare Real Estate Services

C: 214.228.7936

lacy@championsdfw.com



**JIM KELLEY**

Principal/Broker

C: 817.909.7875

jim@championsdfw.com



**ERIC GOODWIN**

Director of Office & Industrial Services

C: 214.642.8928

eric@championsdfw.com



**AMY PHAM-WOODWARD**

Sales Associate

C: 817.455.7025

amy@championsdfw.com

### Champions DFW Commercial Realty

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice



**CHAMPIONS**<sup>™</sup>  
DFW COMMERCIAL REALTY

**Champions DFW Commercial Realty**

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

©2023 Champions DFW Commercial Realty LLC.

All rights reserved. The information contained herein was obtained from sources believed to be reliable. It is subject to verification. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice