

FOR SALE/LEASE  
PROFESSIONAL OFFICE

1420 W KIRKWOOD BLVD, SOUTHLAKE, TX

BROKER CONTACTS

**Lon Lloyd, CCIM**

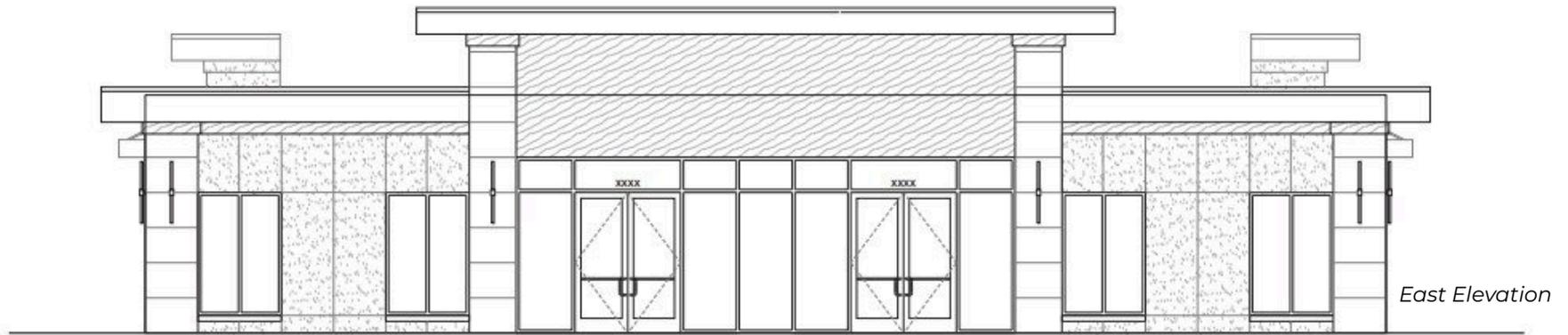
Senior Vice President  
817.528.0377  
lon@championsdfw.com

**Amy Pham-Woodward**

Senior Associate  
817.909.7875  
amy@championsdfw.com



# PROPERTY INFORMATION



## Property Highlights

- ±2,461- 4,922 SF Professional Office
- Boutique Professional Office Building for Sale/Lease
- New Construction
- Shell Available on April 1, 2026
- Ideal for any small service based business such as legal, financial, consulting and or private, high-end office
- Contemporary and modern design showcase beautiful exterior building materials
- Floor to ceiling windows provides a sleek building profile
- Conveniently near Restaurants, Retail and Southlake Town Square, and City Hall
- Located at Kirkwood Blvd and SH 114

## Sale Pricing

Call for Pricing

## Lease Spaces

Spaces	Lease Rate	Space Size	Lease Type
Suite 100	\$30.00-\$34.00/SF	2,461 sqft	NNN
Suite 110	\$30.00-\$34.00/SF	2,461 sqft	NNN

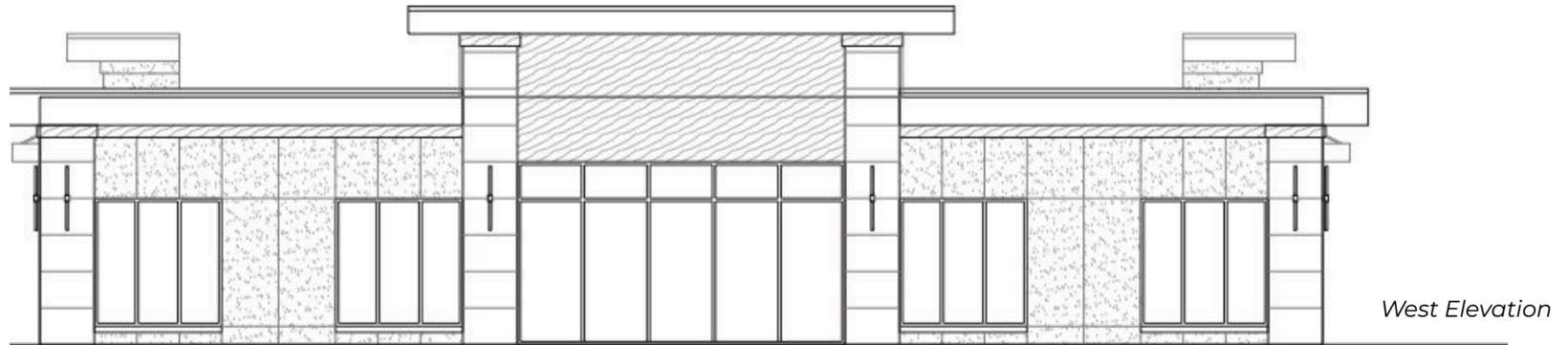
Champions DFW Commercial Realty  
880 S Village Center Dr., Suite 200, Southlake, TX 76092

©2025 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.



# PROPERTY INFORMATION



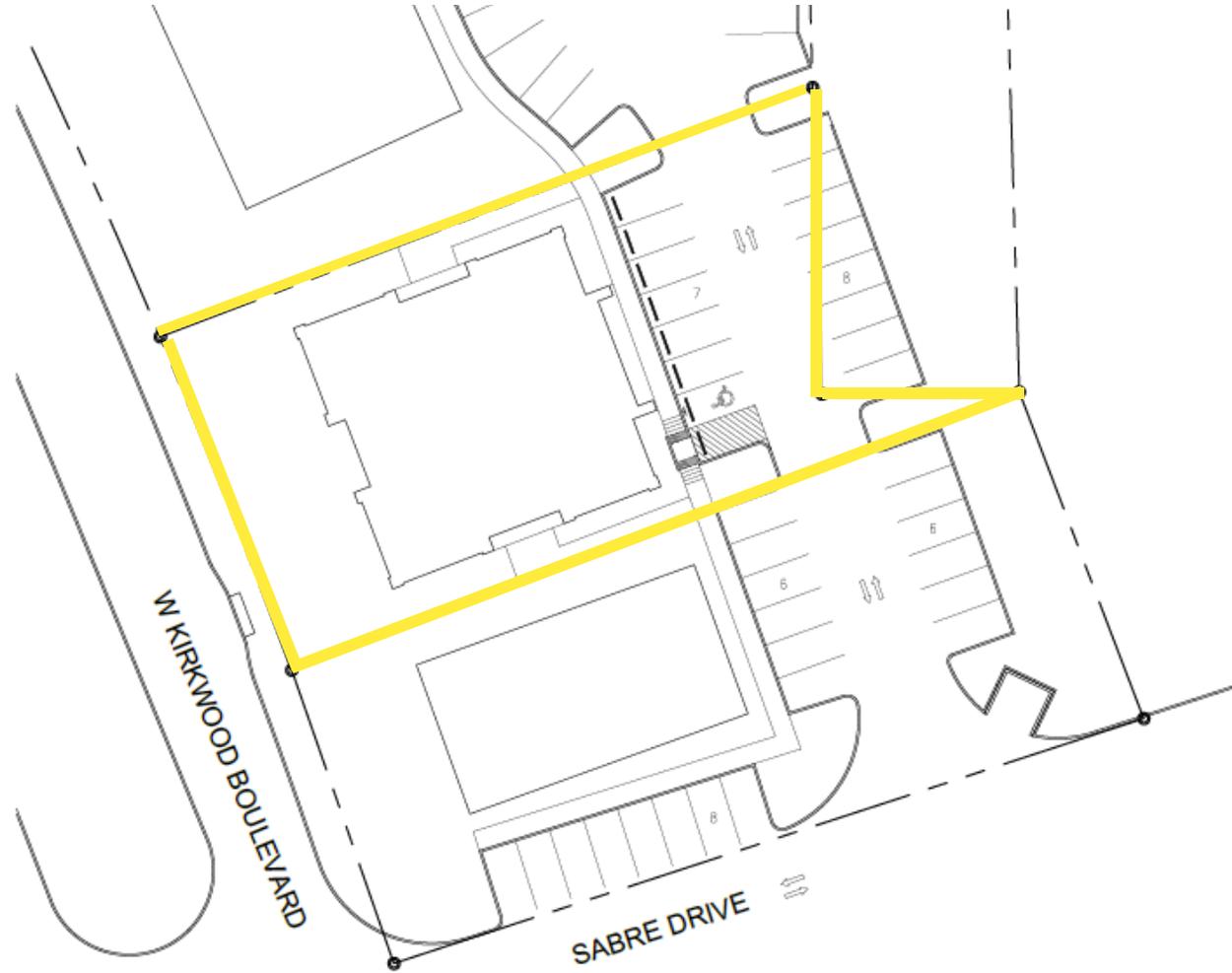
## Property Summary

An exceptional opportunity for a boutique office location in one of DFW's most prestigious corridors. This ±4,922 SF building is being developed by a proven local sponsor with a strong track record of luxury and Class A construction.

Currently in the final stages of city approvals, with permit issuance anticipated in May 2025. Construction is expected to begin November of 2025, with shell delivery with shell delivery targeted for April 1, 2026.

Situated on a 0.33-acre site just off Kirkwood Blvd and less than five minutes from the prestigious Westlake neighborhoods; Vaquero and The Estates of Quail Hollow.

# SITE PLAN



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

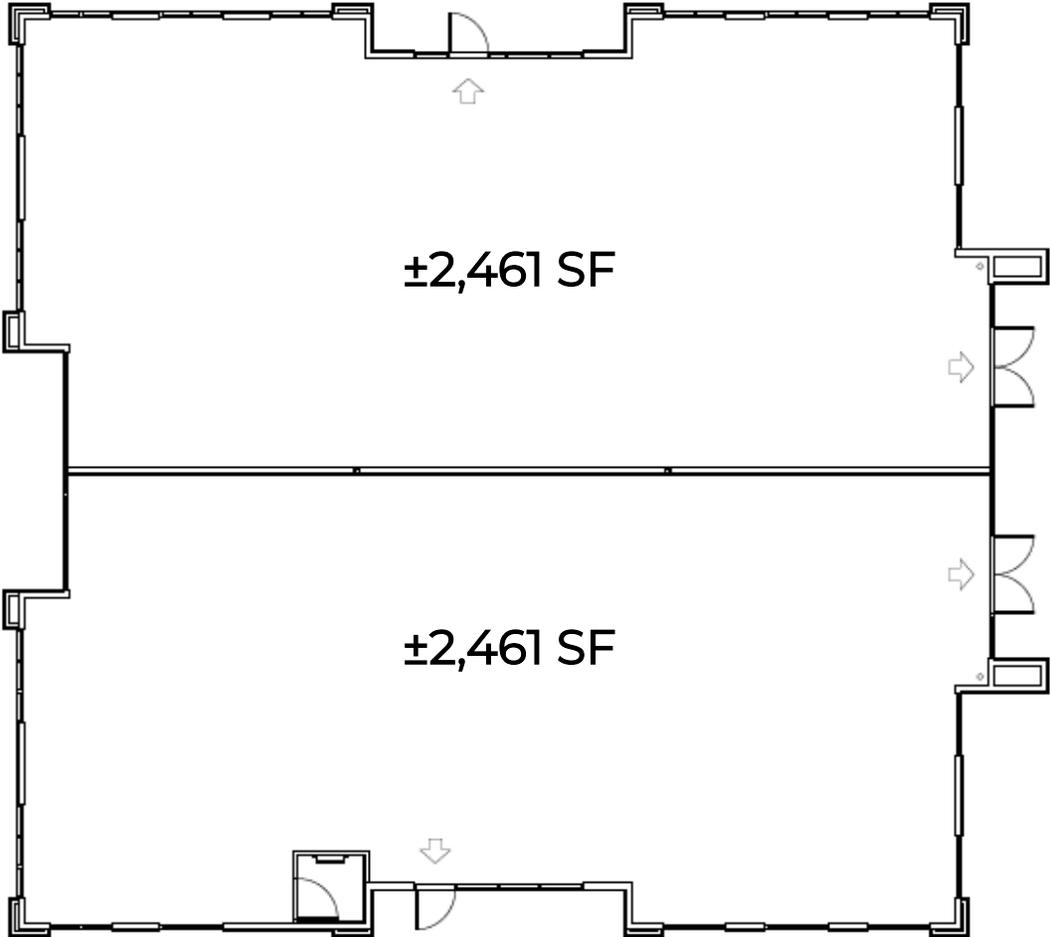
©2025 Champions DFW Commercial Realty LLC.

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.

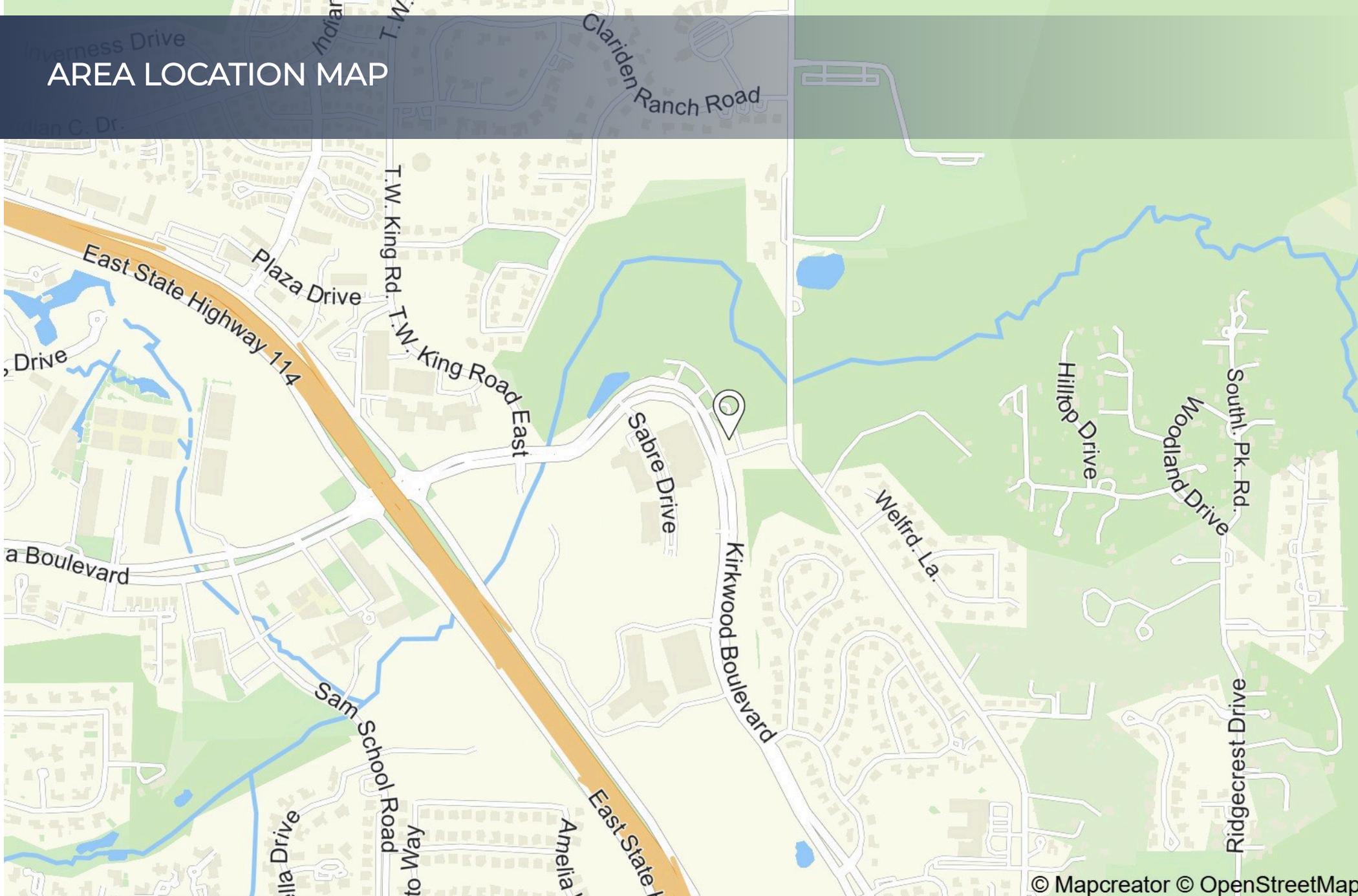


# FLOOR PLAN - SHELL

TOTAL ±4,922 SF



# AREA LOCATION MAP



© Mapcreator © OpenStreetMap

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

©2025 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.



# AERIAL PHOTOS



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

©2025 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.



# AERIAL RETAILER MAP

PEROT FIELD  
FORT WORTH  
ALLIANCE AIRPORT  
from Subject

Denton →

← Fort Worth



charles  
SCHWAB

aloft  
A FOLIO OF W HOTEL

Fidelity

HG  
SPLY  
CO.

Northwest Pkwy (85, 948 VPD)

varispace.  
SOUTHLAKE

Sabre

Quail Hollow

Vagners

W Kirkwood Blvd (10,520 VPD)



Subject  
Property

1420 W Kirkwood Blvd -  
Modern Design Meets  
Prime Location in Southlake, TX

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

©2025 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.



# DEMOGRAPHICS

	2 miles	5 miles	10 miles
2020 Population	14,639	99,320	625,477
2024 Population	15,445	103,159	649,778
2029 Population Projection	17,147	113,878	719,463
Annual Growth 2020-2024	1.4%	1.0%	1.0%
Annual Growth 2024-2029	2.2%	2.1%	2.1%
Median Age	44.2	42.9	40.1
Bachelor's Degree or Higher	69%	61%	48%
Avg Household Income	\$209,600	\$186,579	\$140,510
Median Household Income	\$196,063	\$164,884	\$111,903
< \$25,000	186	1,768	15,480
\$25,000 - 50,000	103	2,058	26,557
\$50,000 - 75,000	378	3,242	31,940
\$75,000 - 100,000	392	3,052	29,675
\$100,000 - 125,000	363	3,164	26,061
\$125,000 - 150,000	326	2,635	22,118
\$150,000 - 200,000	813	4,609	30,105
\$200,000+	2,433	14,054	50,185



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

©2025 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.





## 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.

**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.

Champions DFW Commercial Realty, LLC	584733	jim@championsdfw.com	817.488.4333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Kelley	545842	jim@championsdfw.com	817.488.4333
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

## BROKER CONTACTS

### Lon Lloyd, CCIM

Senior Vice President  
817.991.9478  
lon@championsdfw.com

### Amy Pham - Woodward

Senior Associate  
817.909.7875  
amy@championsdfw.com

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

©2025 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.

