

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,035,000
Building Size:	5,786 SF
Price / SF:	\$178.88/SF
Year Built:	2009

PROPERTY OVERVIEW

For Sale: This office building features high-end class A finishes throughout. The property has a very flexible layout with 2 separate entrances that could easily create two suites; so an owner-occupant could lease the other naturally. The location features close proximity and easy access to I-35.

This property is also For Lease. Inquire for additional information.

- - Large Conference Room
- - Granite Conference Table Included
- - Large Lobby Area With Reception Desk
- - Executive Office With Private Restroom & Shower
- - Large Offices
- - Smaller Office/Work Rooms
- - Top of the Line Finishes Throughout

SPACES

LEASE RATE

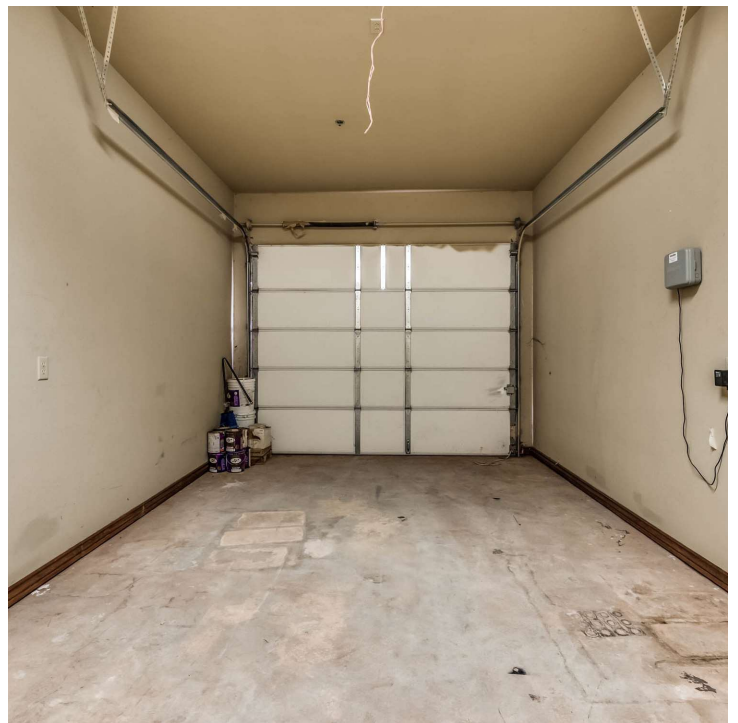
SPACE SIZE

3027 Willowood Rd	Negotiable	5,786 SF
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TYLER HUXLEY
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ADDITIONAL PHOTOS



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3027 WILLOWOOD RD.
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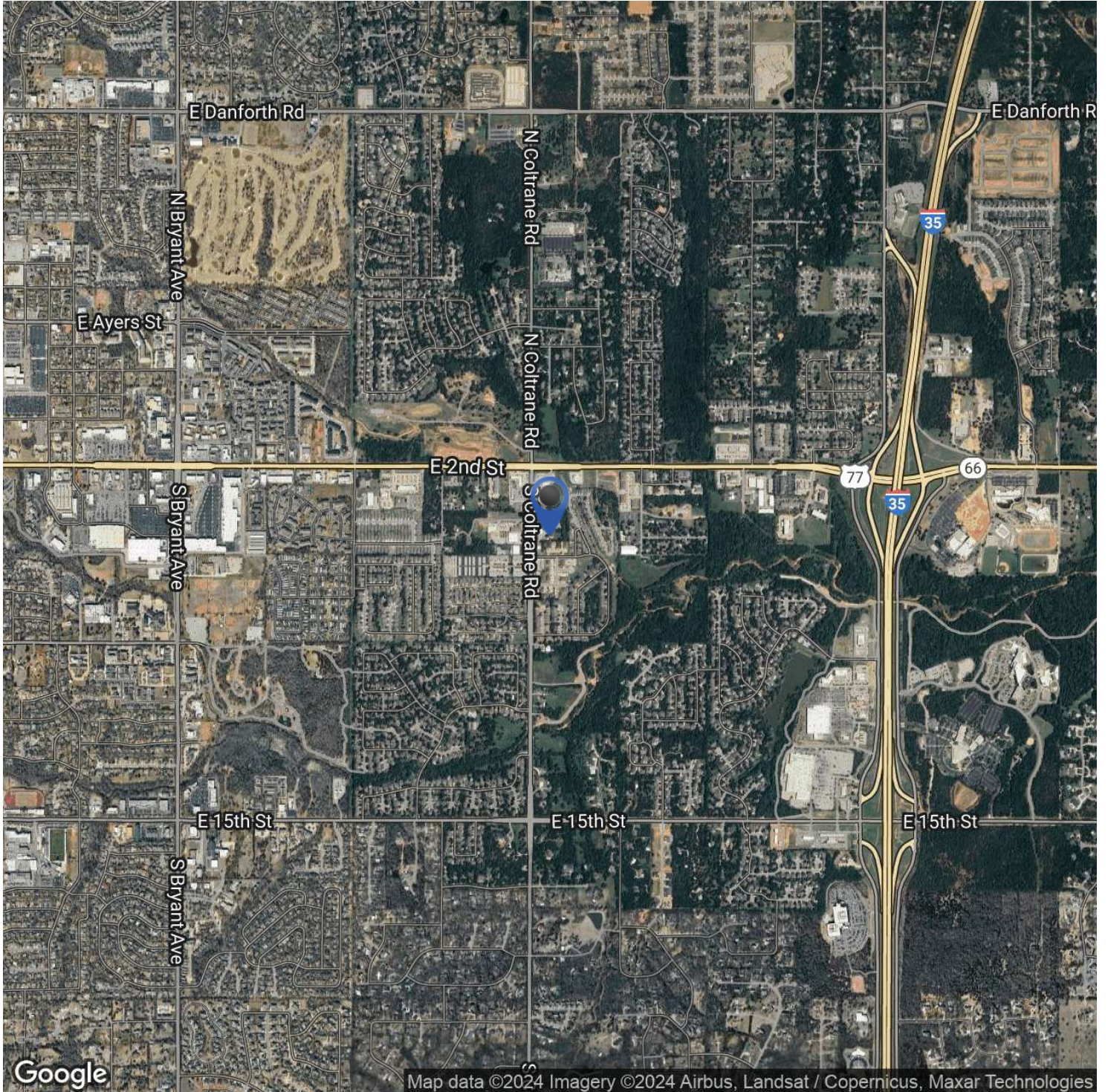


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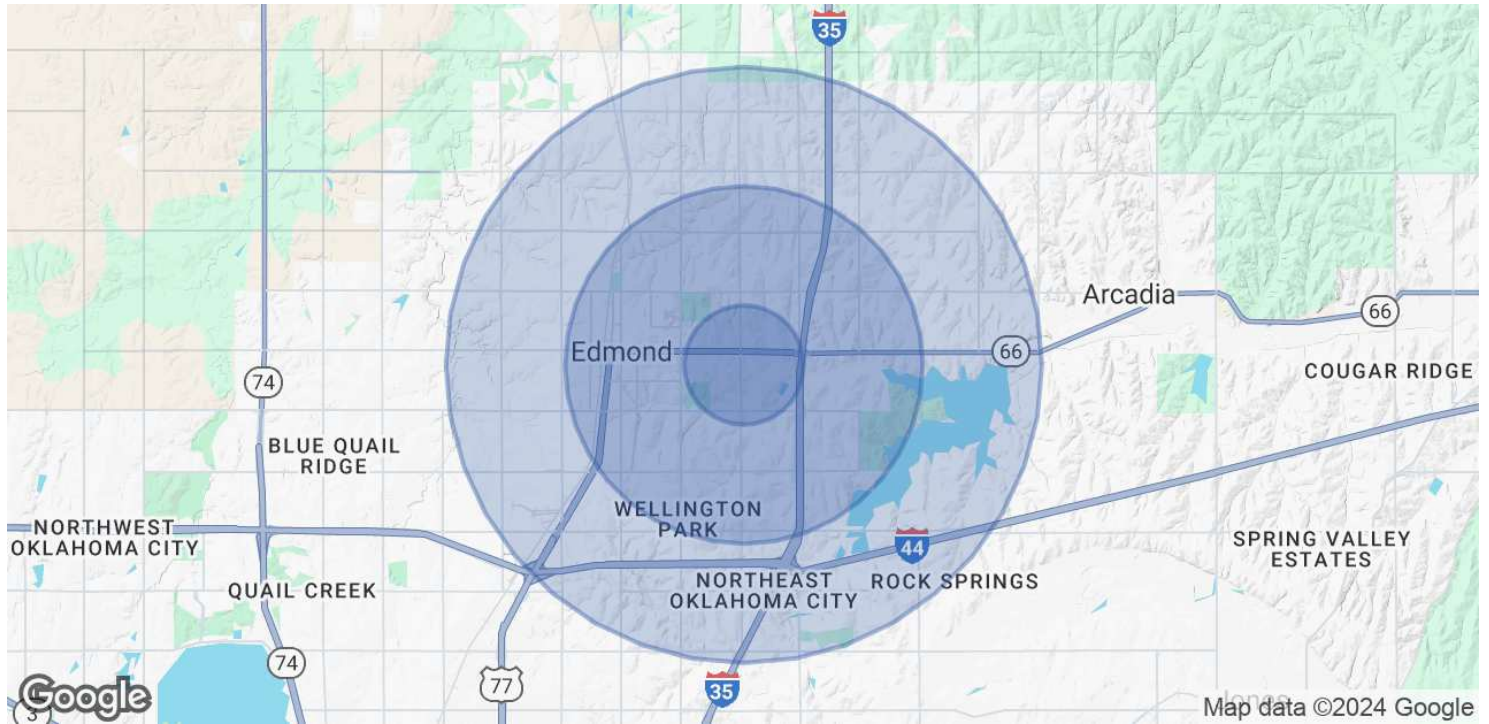
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,177	52,805	116,428
Average age	37	39	39
Average age (Male)	37	38	38
Average age (Female)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,379	20,858	44,429
# of persons per HH	2.4	2.5	2.6
Average HH income	\$135,321	\$126,094	\$133,754
Average house value	\$395,568	\$358,223	\$376,126

* Demographic data derived from 2020 ACS - US Census

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