

FOR LEASE
109 RIVER OAKS DR
SOUTHLAKE, TX



FOR LEASE

1,665 SQFT

1 UNIT

BUILT 2007

EXCLUSIVE LISTING & DISCLAIMER

The property described herein is exclusively listed for lease by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All inquiries, property tours, on-site visits, and lease negotiations must be conducted through the listing agents and Worldwide Commercial, PLLC.

The information provided has been supplied by the property owners or obtained from sources believed to be reliable and is based on assumptions considered reasonable and accurate. While the Broker has exercised reasonable care in gathering data and making projections based on this information, the Broker makes no representations or warranties, express or implied, regarding the property or any related matters.

Neither the property owners nor any of their officers, employees, or representatives make any representation, warranty, or guarantee as to the physical or environmental condition of the property or the accuracy of any information provided. All prospective tenants are advised to conduct their own due diligence and verify any information that may influence their leasing decision.



109 RIVER OAKS DR, SOUTHLAKE, TX 76092



Jerad Rector

President / Broker

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Bryce Gehlbach

Business Development Manager

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LEASING OVERVIEW



LEASE RATE \$17/SF/NNN



OCCUPANCY OWNER OCCUPIES
SECOND UNIT



LOT SIZE 0.71 ACRES



YEAR BUILT 2007



BUILDING 3,432 SF



PARKING RATIO 3.5/1000 SF

109

PROPERTY DESCRIPTION

109 RIVER OAKS DR

This move-in ready medical office space offers a professional environment with multiple private offices, a conference room, and a break room, designed to meet the needs of healthcare providers. The 2nd generation space is fully built out and available for immediate occupancy, providing a convenient solution for medical professionals looking to start operations quickly. Located just 19 minutes from DFW International Airport, the property also features ample parking with a ratio of 3.5 spaces per 1,000 square feet, ensuring easy access for patients and staff.

PROPERTY FEATURES

- Professional Office Space.
- 2nd Generation Space.
- Move-In Ready.
- 16 Minutes to DFW Int'l Airport.
- Multiple Offices, Conference & Break Room.
- Parking Spaces 3.5/1000



LEASING HIGHLIGHTS

- ±1,665 SF Professional/Medical Office
- Move-In Ready
- Space is equipped with private offices, reception and break room
- Building Signage
- Located on River Oaks Drive and Southlake Blvd



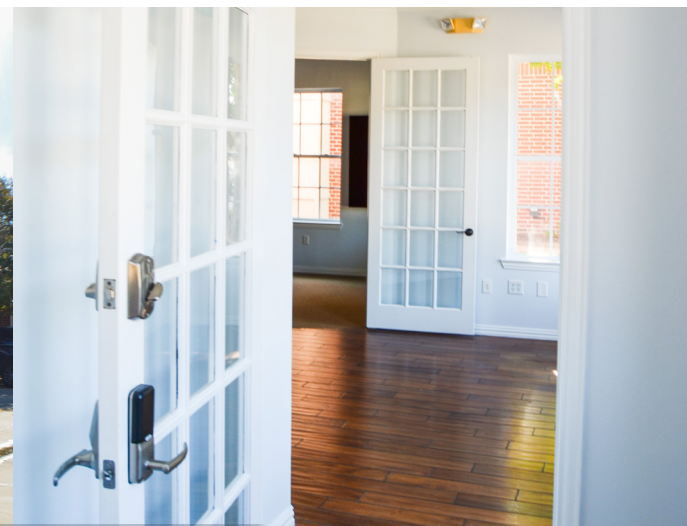
RENTABLE SPACE 1665 SF



YEAR BUILT 2007



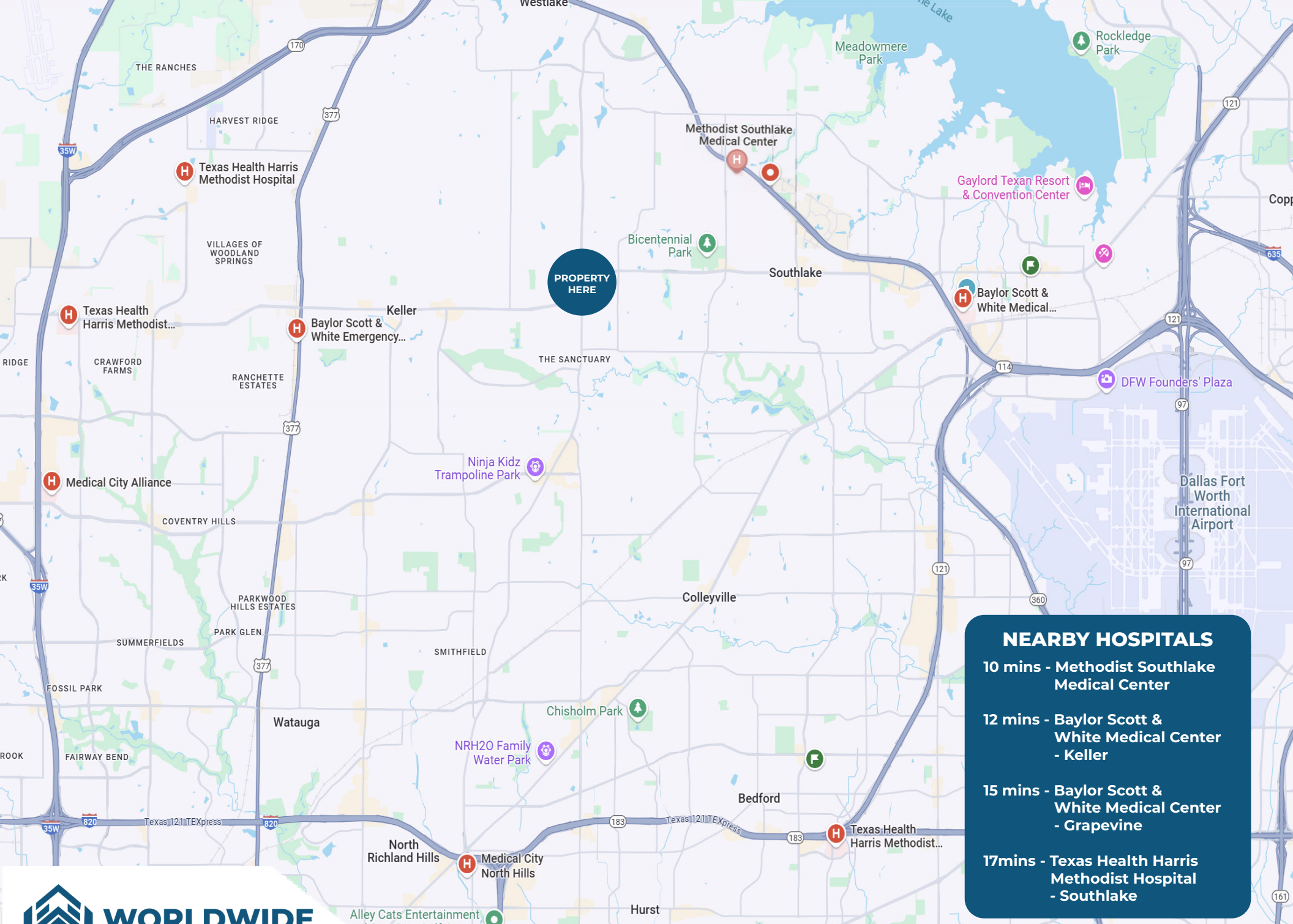
PARKING RATIO 3.5/1000 SF



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WORLDWIDE
COMMERCIAL



PROPERTY
HERE

NEARBY HOSPITALS

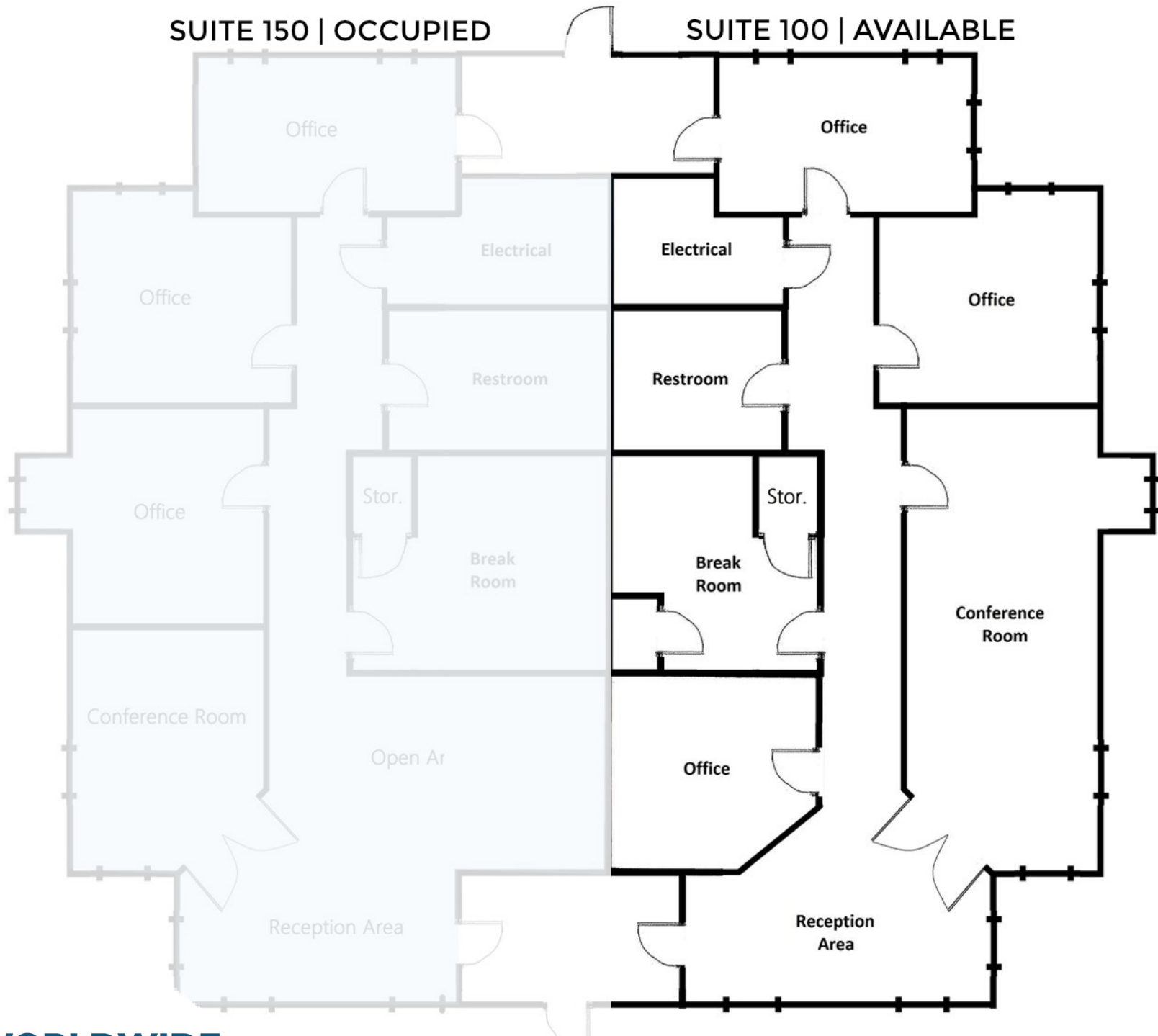
- 10 mins - Methodist Southlake Medical Center
- 12 mins - Baylor Scott & White Medical Center - Keller
- 15 mins - Baylor Scott & White Medical Center - Grapevine
- 17mins - Texas Health Harris Methodist Hospital - Southlake



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SUITE 150 | OCCUPIED

SUITE 100 | AVAILABLE



SOUTHLAKE, TX

Ranked among the wealthiest American suburbs in 2024, Southlake, Texas is a vibrant, upscale suburb located in the Dallas-Fort Worth metroplex, known for its family-friendly environment, strong community spirit, and high quality of life. Southlake has earned a reputation for its excellent public schools, primarily served by the Carroll Independent School District, which consistently ranks among the best in the state. The area boasts a mix of luxury homes, well-maintained parks, and recreational facilities, making it a highly desirable place for families and professionals seeking a suburban lifestyle with easy access to urban amenities. Southlake's strategic location near major highways, including State Highway 114, provides convenient connectivity to both Dallas and Fort Worth, as well as quick access to Dallas/Fort Worth International Airport.

The city's vibrant commercial and retail scene is anchored by Southlake Town Square, a popular destination offering a mix of high-end shopping, dining, and entertainment options. This charming, pedestrian-friendly area serves as the heart of Southlake, hosting community events, concerts, and festivals throughout the year. With a robust local economy and a focus on business development, Southlake has attracted numerous corporate headquarters, making it a dynamic hub for both residential and commercial growth. The city's blend of modern amenities, excellent schools, and a strong sense of community continues to draw residents and businesses alike, solidifying its status as one of the premier suburbs in North Texas.



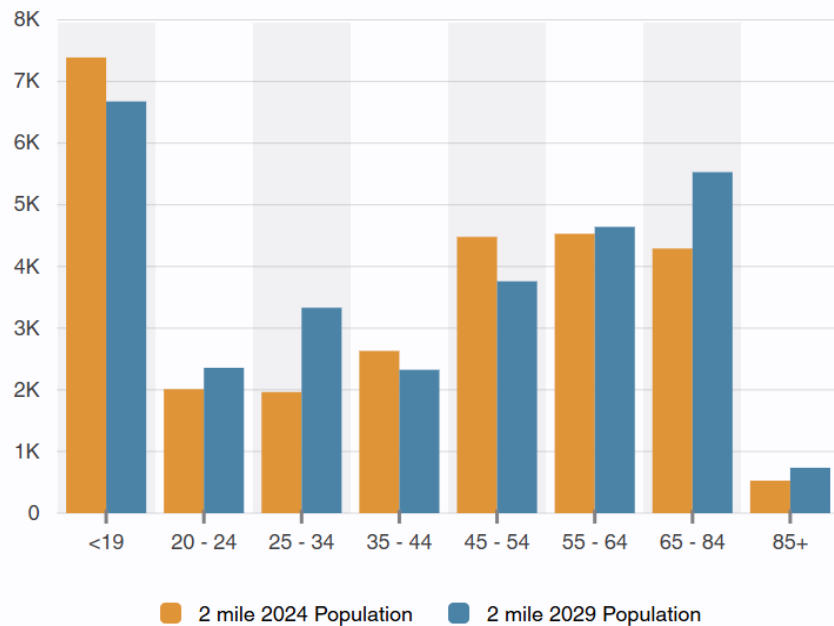
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DEMOGRAPHICS

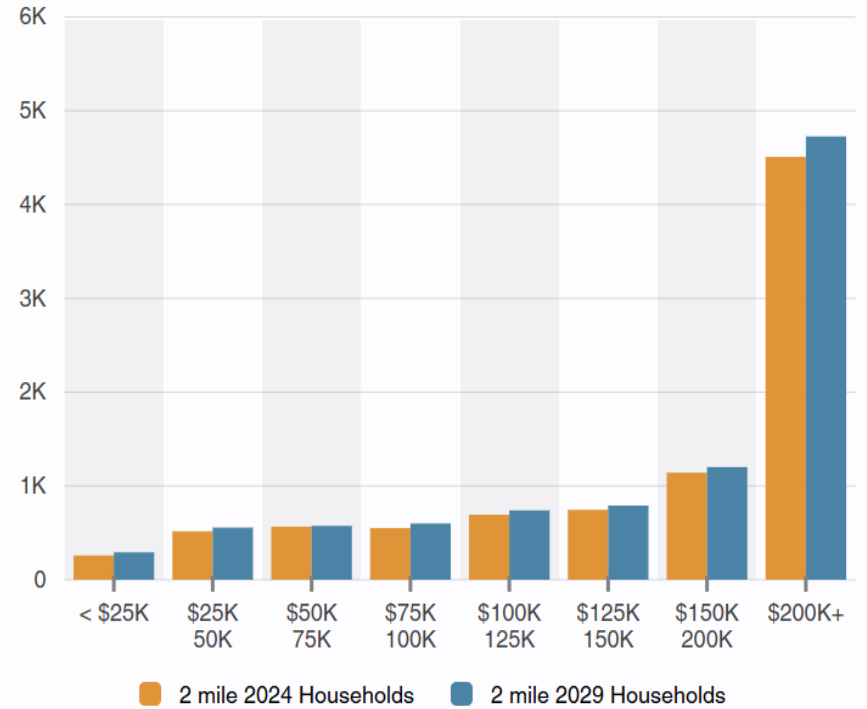
Households

	1 mile	2 mile	5 mile
2000	1,263	5,245	35,001
2020	2,052	8,745	58,129
2024	2,071	8,982	59,060
2029	2,180	9,486	62,856

Population By Age



Household Income



Population

	1 mile Population	2 mile Population	5 mile Population
2000	4,201	17,300	107,547
2020	6,254	27,097	171,163
2024	6,315	27,826	174,137
2029	6,643	29,356	185,035

Information gathered from Costar.com with permission from the Costar Group.



WORLDWIDE
COMMERCIAL

ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas with a satellite locations in Fort Worth, and Austin Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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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.

11-2-2015



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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryce Gehlbach	827650	bgehlbach@wwcpartners.com	832-574-6373
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date