

# For Lease



## PROPERTY DESCRIPTION

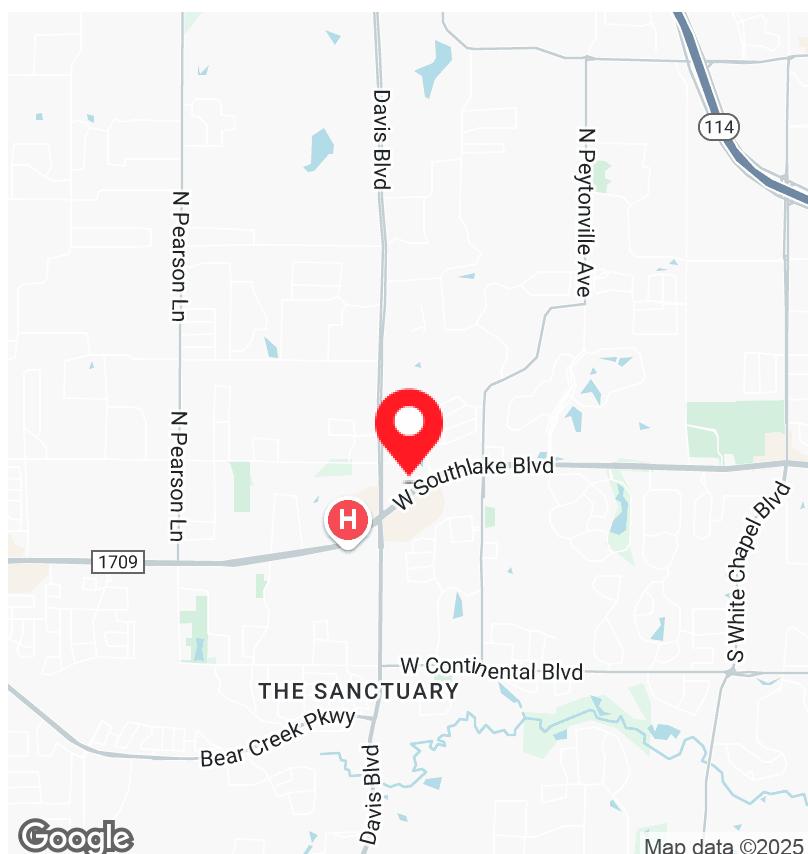
Free-standing restaurant with drive-thru and large monument sign.

## LOCATION OVERVIEW

Rare opportunity in a tight, affluent market to open a restaurant serving the densely populated Southlake and Keller markets. Situated on Southlake Blvd. near Davis Blvd. amongst many rooftops, retail and multi-national offices.

## PROPERTY HIGHLIGHTS

- Prime location in Southlake retail corridor
- 2,376 SF, .826 acre, former Schlotzsky's Deli buildout
- Taxes \$5.67 PSF
- Drive-thru & inviting patio
- Great visibility with large monument sign
- 32,609 VPD on Southlake Blvd. at Davis Blvd.
- Strong demographics



2000 W SOUTHLAKE BLVD

Southlake, TX 76092

# Interior

HUDSON  
PETERS  
Commercial

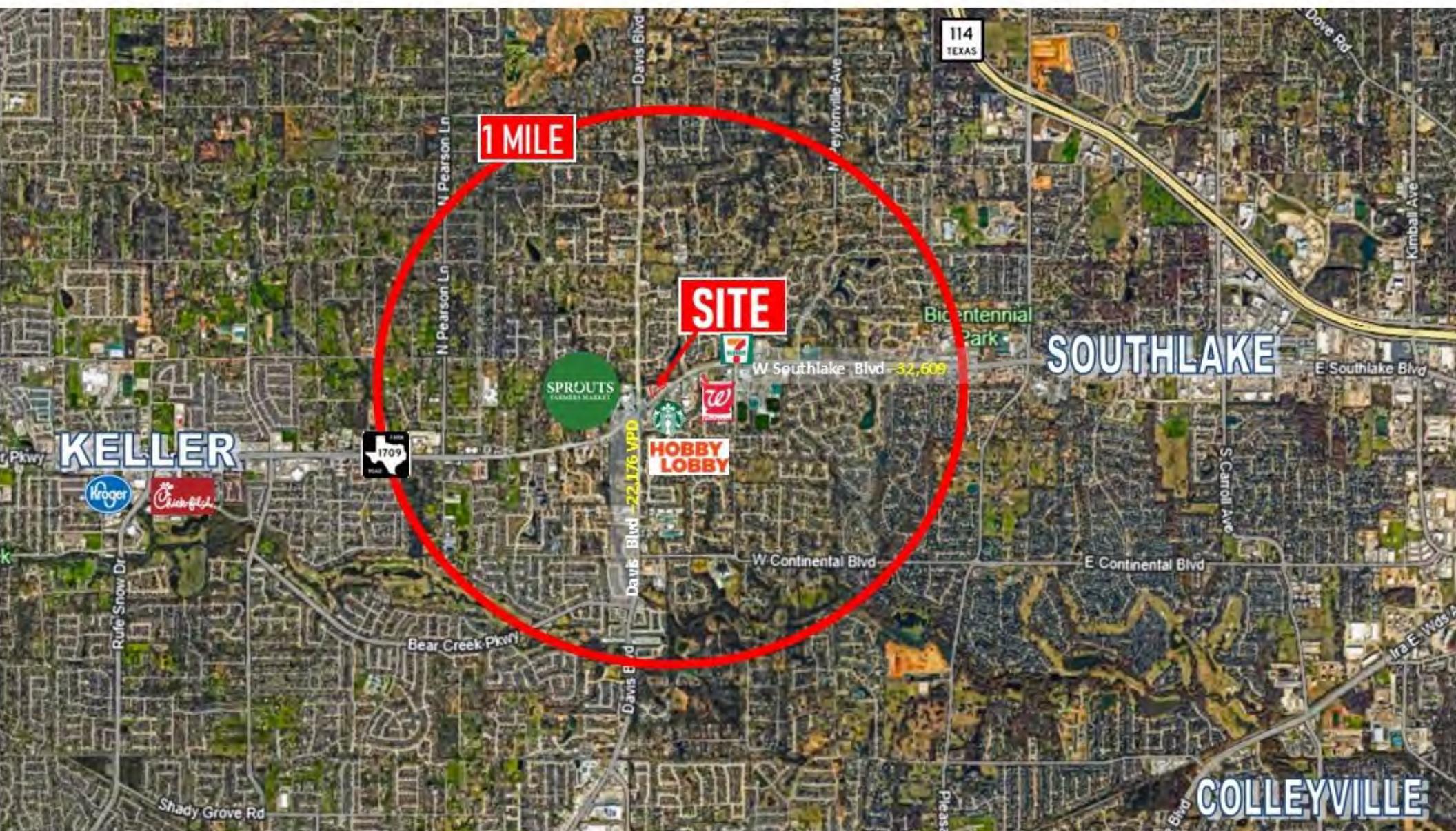


# Retail Map

2000 W SOUTHLAKE BLVD

Southlake, TX 76092

HUDSONPETERS  
Commercial



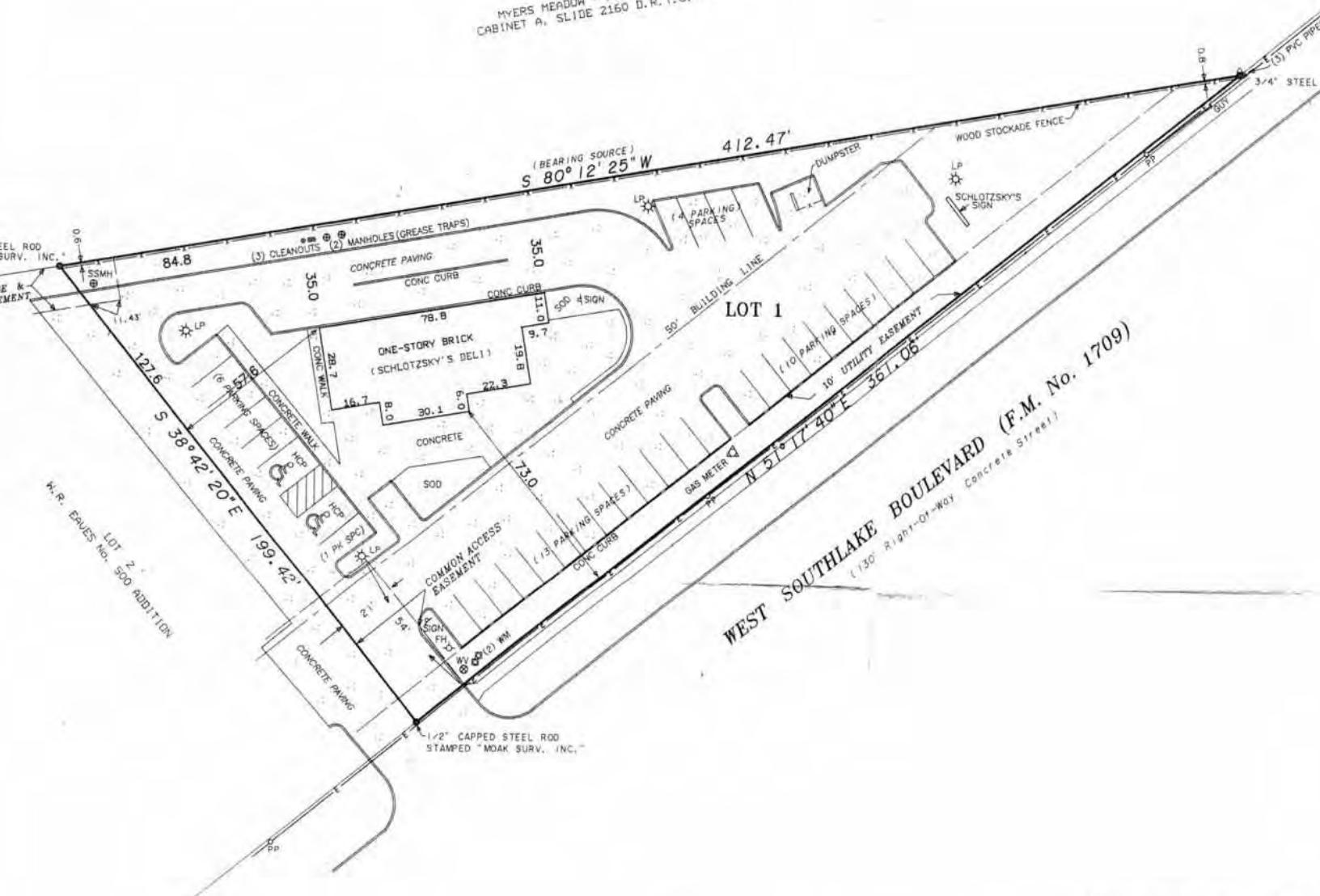
# Survey

## 2000 W SOUTHLAKE BLVD

Southlake, TX 76092

The logo for Hudson Peters Commercial. It features the company name in a serif font, with 'Hudson' on top and 'PETERS' below it. A red, jagged line graphic is positioned above the 'H' and to the right of the 'S', resembling a stylized city skyline or a graph line. Below the main name, the word 'Commercial' is written in a smaller, sans-serif font.

MYERS MEADOW - PHASE TWO  
CABINET A, SLIDE 2160 D.R.T.C.T.



PLAT SHOWING

LOT 1,

W.R. EAVES 500 ADDITION

AN ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS  
AS RECORDED IN CABINET A, SLIDE 2833, P.R.T.C.T.

This is to certify that we have property located on West South County, Texas and described as of Southlake, Tarrant County, Texas Records, Tarrant County, Texas;

The plat hereon is an accurate supervision as dated and the indicated: The distance from encroachments, protrusions, boundaries, and other features furnished to me, except as shown

The Federal Emergency Management Agency's Flood Insurance Rate Map, Map CCO/85 H, Effective Date: August 1, 1995, the subject Tract does not appear to be in Zone AE (special flood hazard areas inundated by 100-year flood, base flood determined). However, the subject Lot does appear to lie within Zone X-unshaded and to be outside 300-year floodplain.

ation is only our opinion based on our sincere efforts of scaling data from mentioned FEMA Map in relation to the subject Tract and does not constitute a prepared by David C. Mock Surveyors, Inc.

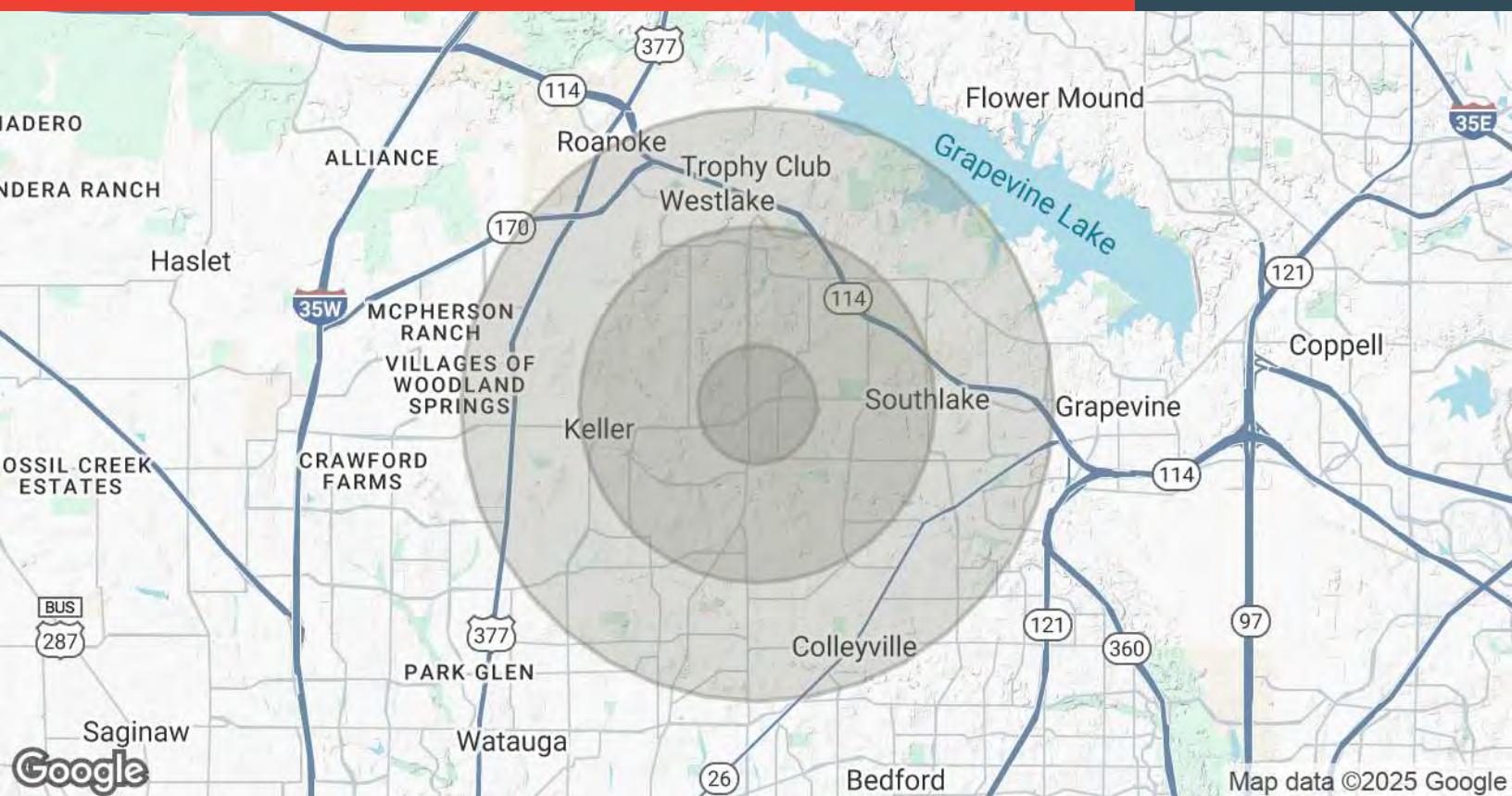
SCALE 1" = 30'

LEGEND

● FOUND STEEL ROD  
○ SET CAPPED STEEL ROD  
+ CROSS CUT IN CONCRETE  
◊ FOUND STEEL PIPE  
□ FOUND BOIS D' ARC STAKE

HUDSON PETERS COMMERCIAL | HudsonPeters.com

# For Lease



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,344	53,952	160,917
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	41	42	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,937	17,673	54,749
# of Persons per HH	3.3	3.1	2.9
Average HH Income	\$290,343	\$261,731	\$213,787
Average House Value	\$857,442	\$882,118	\$697,166

## TRAFFIC COUNTS

Southlake Blvd. at Davis Blvd.

32,609/day

*Demographics data derived from AlphaMap*



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Suite 140  
Addison, TX 75001

[HudsonPeters.com](http://HudsonPeters.com)



### KAREN MITCHELL

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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.*

### 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.

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Karen Gwen Mitchell	594609	karen@hudsonpeters.com	(972)980-1188
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date