

**FOR LEASE**  
INDUSTRIAL/FLEX



545 S NOLEN DRIVE, SOUTHLAKE, TX

**BROKER CONTACTS**

**Grant Goodwin**

Sales Associate  
972.632.9608  
grant@championsdfw.com

**Eric Goodwin**

Senior Vice President  
214.642.8928  
eric@championsdfw.com



# PROPERTY INFORMATION



## Property Highlights

- ± 2,832 - 4066 SF
- Industrial/Flex
- 100% Finish Out
- Tenant Improvement Allowance
- Building Signage
- Light Industrial
- Easy access to major Highways & DFW Int'l Airport
- Located near Nolen Drive & Southlake Blvd

## Lease Spaces

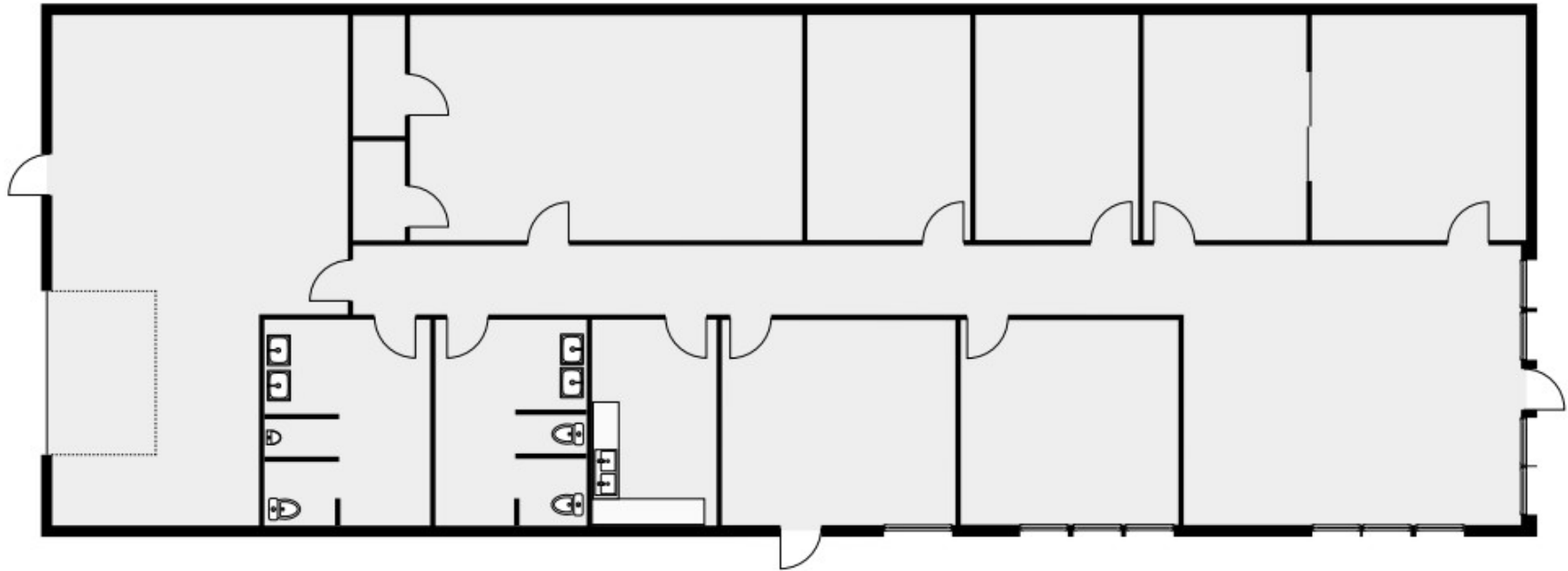
| Spaces                                   | Lease Rate       | Space Size | Lease Type |
|------------------------------------------|------------------|------------|------------|
| Suite 100<br><i>Available 12/1.20260</i> | Call for pricing | 4,066 SF   | NNN        |
| Suite 300                                | Call for pricing | 2,832 SF   | NNN        |

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

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# FLOOR PLAN - SUITE 100



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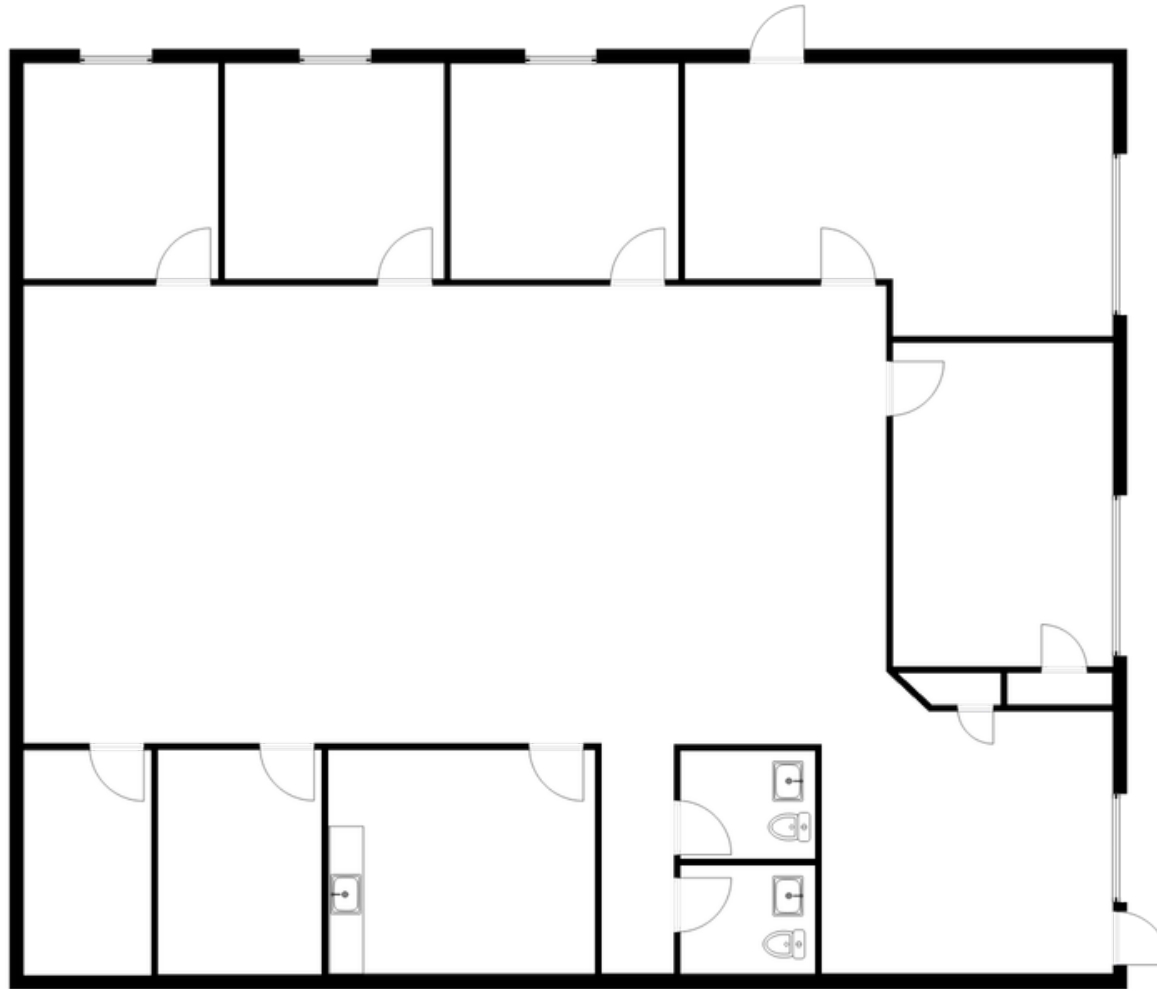
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# FLOOR PLAN - SUITE 300



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CHAMPIONS DFW COMMERCIAL REALTY, LLC DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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# PROPERTY PHOTOS



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# RETAILER MAP

Historic  
Downtown  
Grapevine

Baylor Scott & White  
Medical Ctr - Grapevine

Grapevine

525 S NOLEN

535 S NOLEN

545 S NOLEN

580 COMMERCE STREET

2855 EXCHANGE BLVD

Mustang-Panther Stadium

IRA E WOODS AVE

SH 114

SH 121

## NEARBY MAJOR RETAILERS

**COSTCO**  
WHOLESALE

**Walmart**

**Sam's  
CLUB**

**IN-N-OUT  
BURGER**

**TJ-maxx**

**TARGET**

**KOHL'S**

**Kirby's**  
PRIME STEAKS  
& SEAFOOD

**CINEMARK**

**Perry's**  
STEAKHOUSE & GRILLE  
BAR & WELL DONE

**CHIPOTLE**  
MEXICAN GRILL



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# DEMOGRAPHICS

## Population

|                             | 2 miles | 5 miles | 10 miles |
|-----------------------------|---------|---------|----------|
| 2020 Population             | 28,665  | 123,863 | 809,763  |
| 2025 Population             | 29,367  | 129,970 | 851,012  |
| 2030 Population Projection  | 30,763  | 137,042 | 903,819  |
| Annual Growth 2020-2025     | 0.5%    | 1.0%    | 1.0%     |
| Annual Growth 2025-2030     | 1.0%    | 1.1%    | 1.2%     |
| Median Age                  | 39.8    | 41.8    | 38.5     |
| Bachelor's Degree or Higher | 47%     | 57%     | 46%      |
| U.S. Armed Forces           | 13      | 30      | 401      |

## Income

|                         | 2 miles   | 5 miles   | 10 miles  |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income    | \$148,362 | \$171,595 | \$134,668 |
| Median Household Income | \$113,142 | \$143,398 | \$103,197 |
| < \$25,000              | 836       | 2,764     | 23,237    |
| \$25,000 - 50,000       | 1,400     | 4,395     | 42,388    |
| \$50,000 - 75,000       | 1,708     | 5,215     | 49,148    |
| \$75,000 - 100,000      | 1,240     | 5,018     | 41,142    |
| \$100,000 - 125,000     | 934       | 4,261     | 35,298    |
| \$125,000 - 150,000     | 975       | 3,490     | 27,160    |
| \$150,000 - 200,000     | 1,159     | 6,210     | 36,259    |
| \$200,000+              | 3,098     | 17,090    | 66,226    |





## 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



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### 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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|                                                                       |             |                      |              |
|-----------------------------------------------------------------------|-------------|----------------------|--------------|
| Champions DFW Commercial Realty, LLC                                  | 584733      | jim@championsdfw.com | 817.488.4333 |
| Licensed Broker /Broker Firm Name or<br>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

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