

# OFFERING MEMORANDUM

1021 GRACE LANE, SOUTHLAKE TX



Exclusively listed by:

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 **CHAMPIONS**  
DFW COMMERCIAL REALTY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Champions DFW Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

# EXECUTIVE SUMMARY

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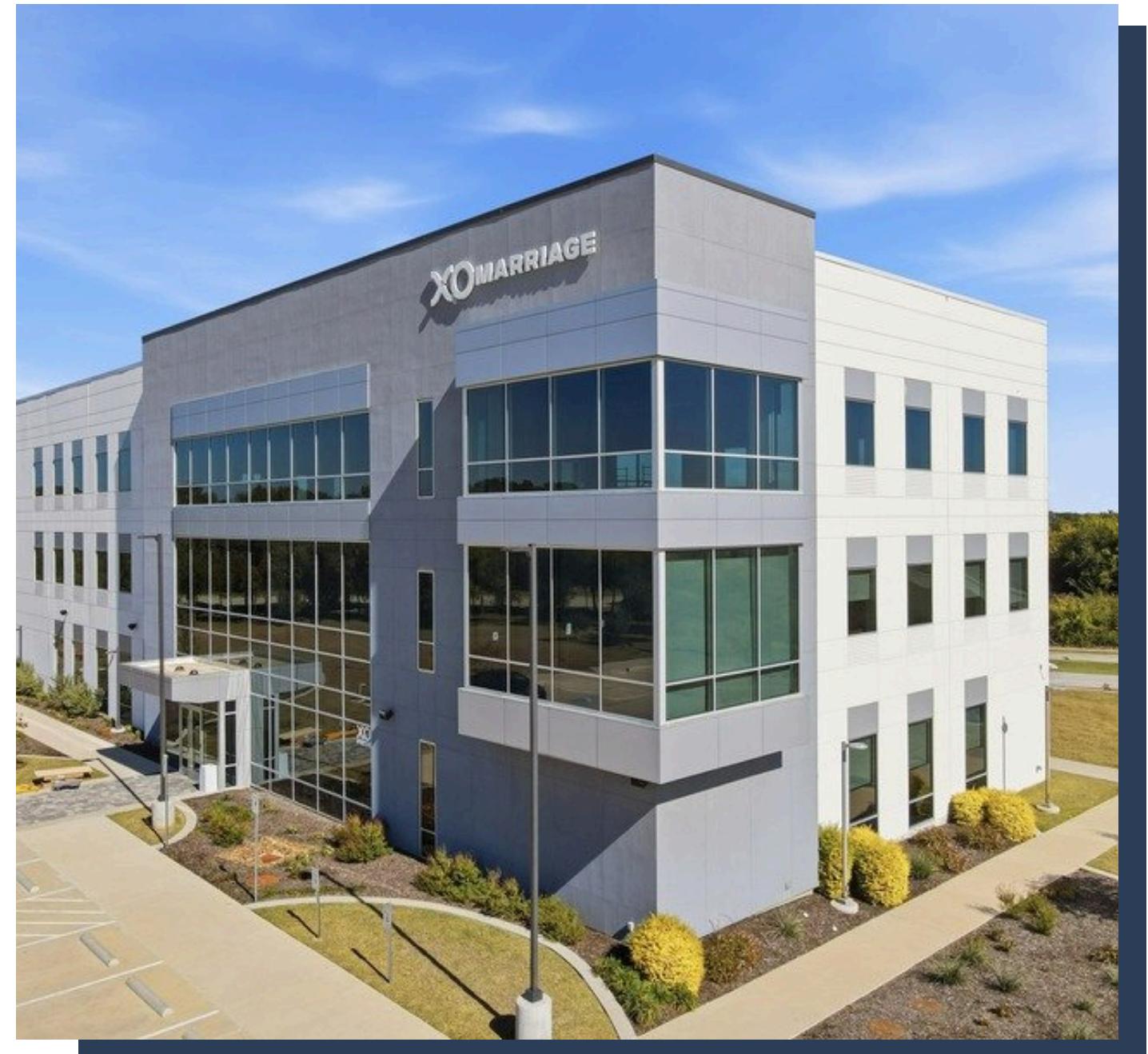
Introducing an exclusive off-market investment opportunity at 1021 Grace Lane, Southlake, TX.

1021 Grace Lane in Southlake, Texas is a premier Class A office building offering a rare opportunity for an owner/user or investor in one of North Texas' most desirable markets. Built in 2023, the ±32,000-square-foot property sits on approximately ±4.99 acres and showcases high-end, contemporary finishes throughout — including a sleek lobby, glass storefronts, and polished common areas. The building's modern design and efficient floorplates make it ideal for a single-tenant corporate headquarters or a multi-tenant professional office setting, appealing to a wide range of users such financial, law firms, consulting and more.

Situated just off State Highway 114 and Carroll Avenue, the property offers excellent visibility, accessibility, and proximity to key business corridors across the Dallas-Fort Worth area, including DFW International Airport and surrounding corporate hubs in Grapevine, Colleyville, and Westlake. Tenants and owners alike benefit from nearby dining, retail, and lifestyle amenities — including Southlake Town Square — creating an attractive live-work-play environment.

Southlake continues to experience strong growth, supported by exceptional demographics and a robust local economy. The city's affluent population, highly rated schools, and amenity-rich environment have made it one of the most sought-after suburban office markets in North Texas. As a result, demand for high-quality professional office space remains strong, especially among businesses seeking to establish a prominent presence in a prestigious community.

With its modern construction, upscale finishes, and unmatched Southlake location, 1021 Grace Lane represents a rare opportunity to own or invest in a Class A asset with lasting appeal and minimal near-term capital needs.



# PROPERTY HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- ±32,000 SF RBA
- ±4.99 Acres (±217,364)
- Class A Office Building
- Owner/User or Investment
- Built in 2023
- Parking ratio: 4/1000 | 138 parking spots
- High End Finishes
- Located on Grace Lane, near SH 114 and Carroll Ave

## LOCATION OVERVIEW

- Easy Access to Southlake Blvd and SH 114
- Situated near Southlake Town Square

## PRICE

Call for Pricing



Owner/User or Multi-Tenant  
**TENANCY**

Call for Pricing  
**SALE PRICE**

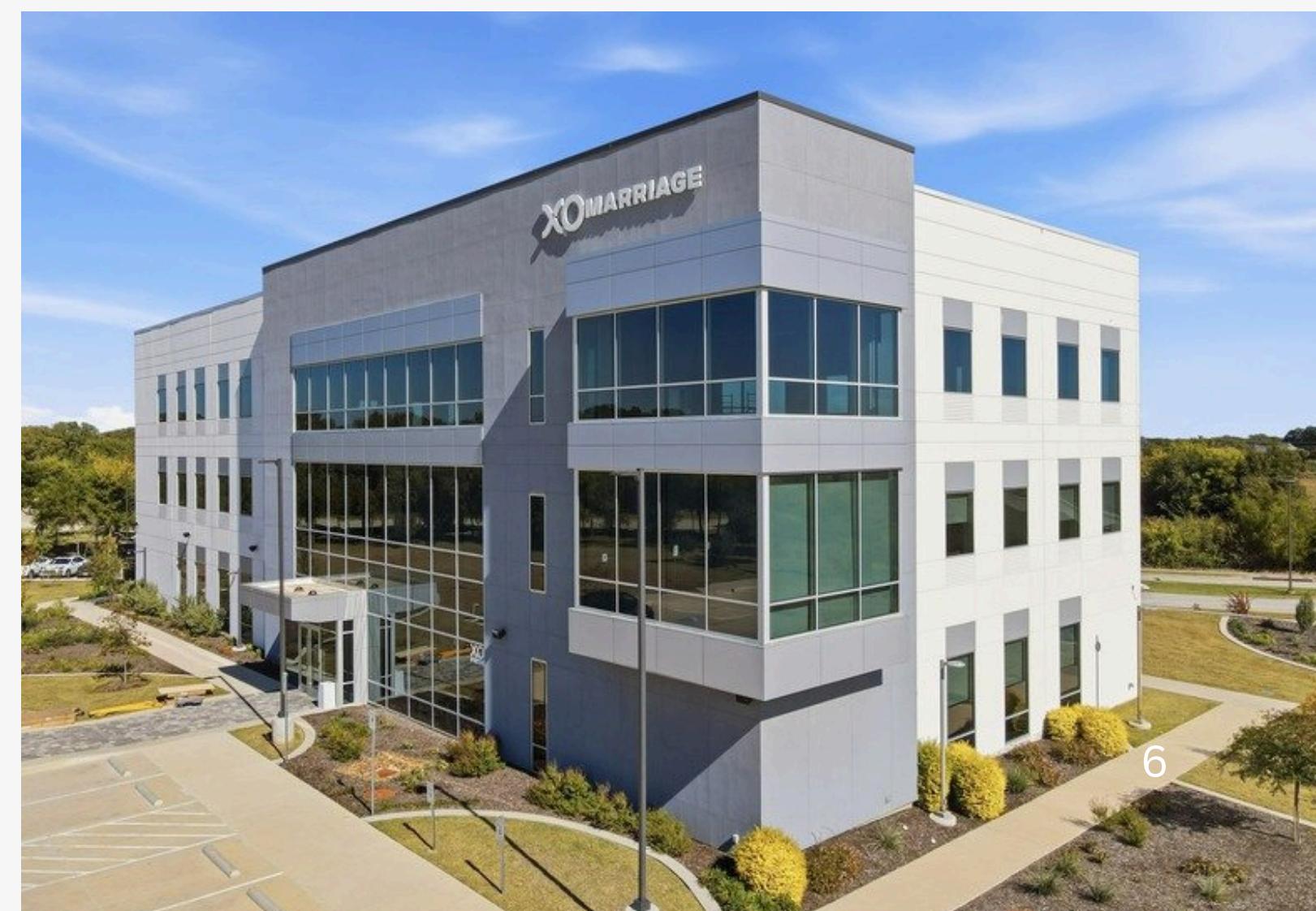
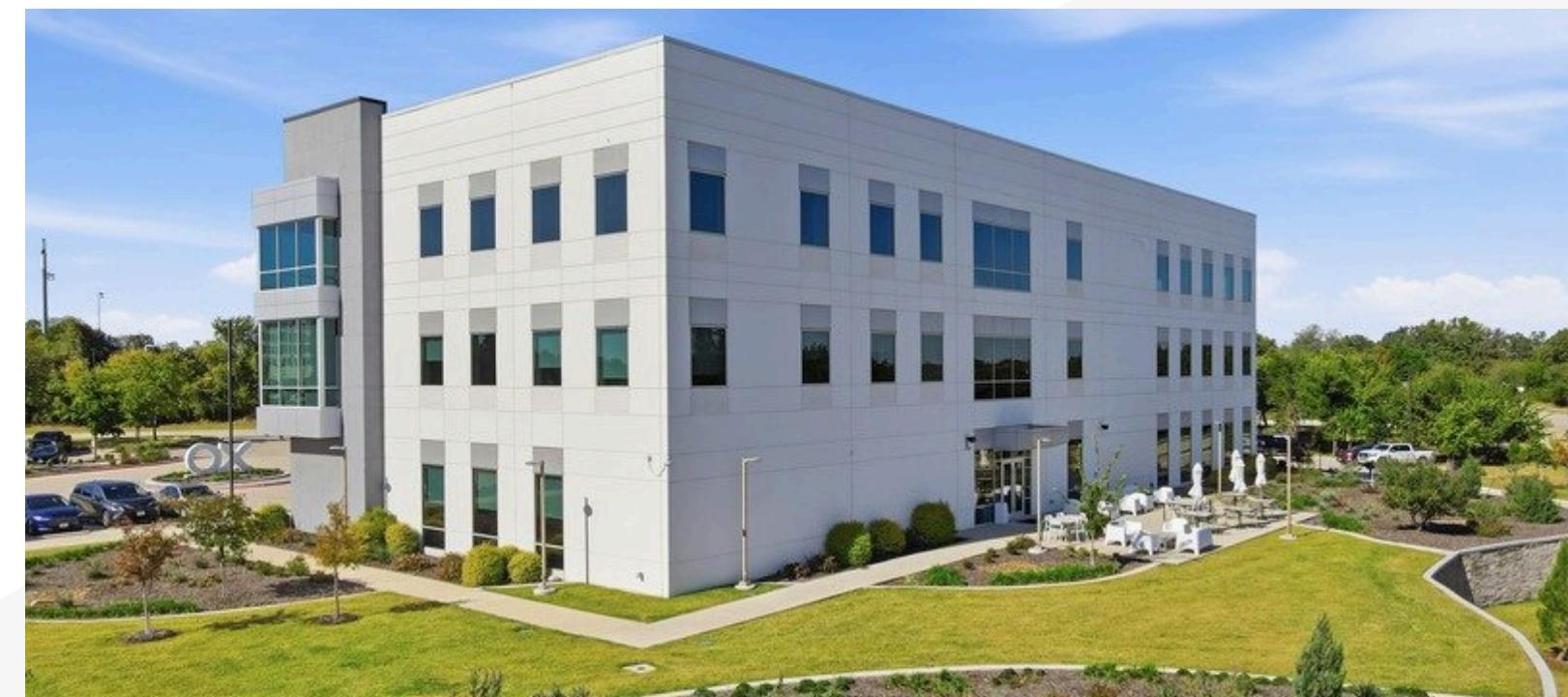
±32,000 SF  
**BUILDING SIZE**

2023  
**YEAR BUILT**

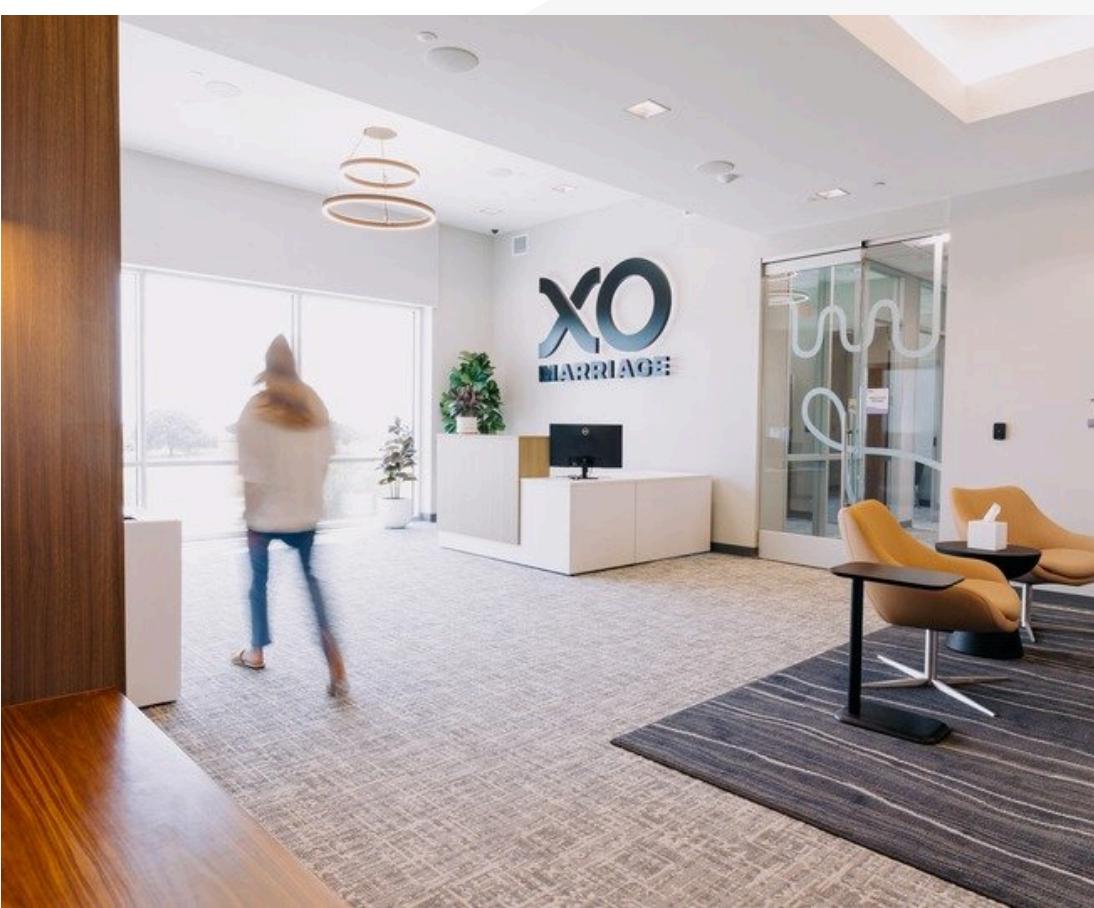
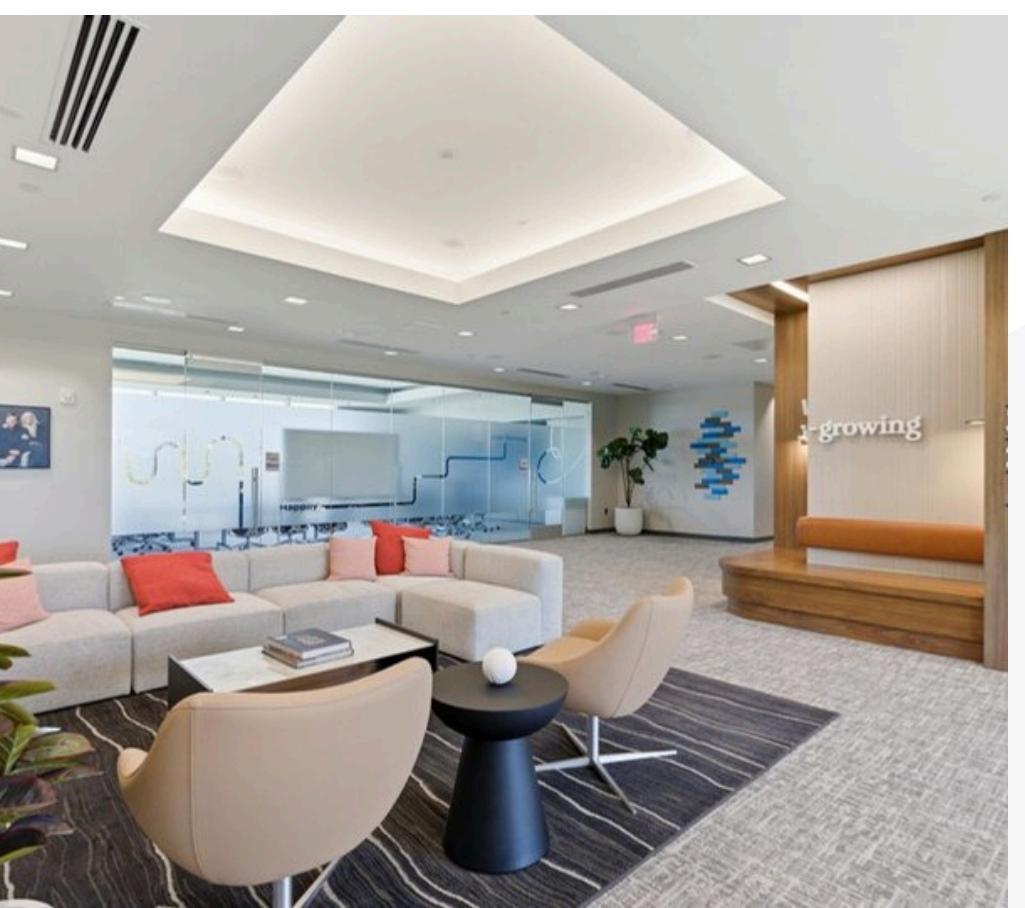
±4.99 Acres (±217,364)  
**LAND SIZE**

CLASS A  
**BUILDING CLASS**

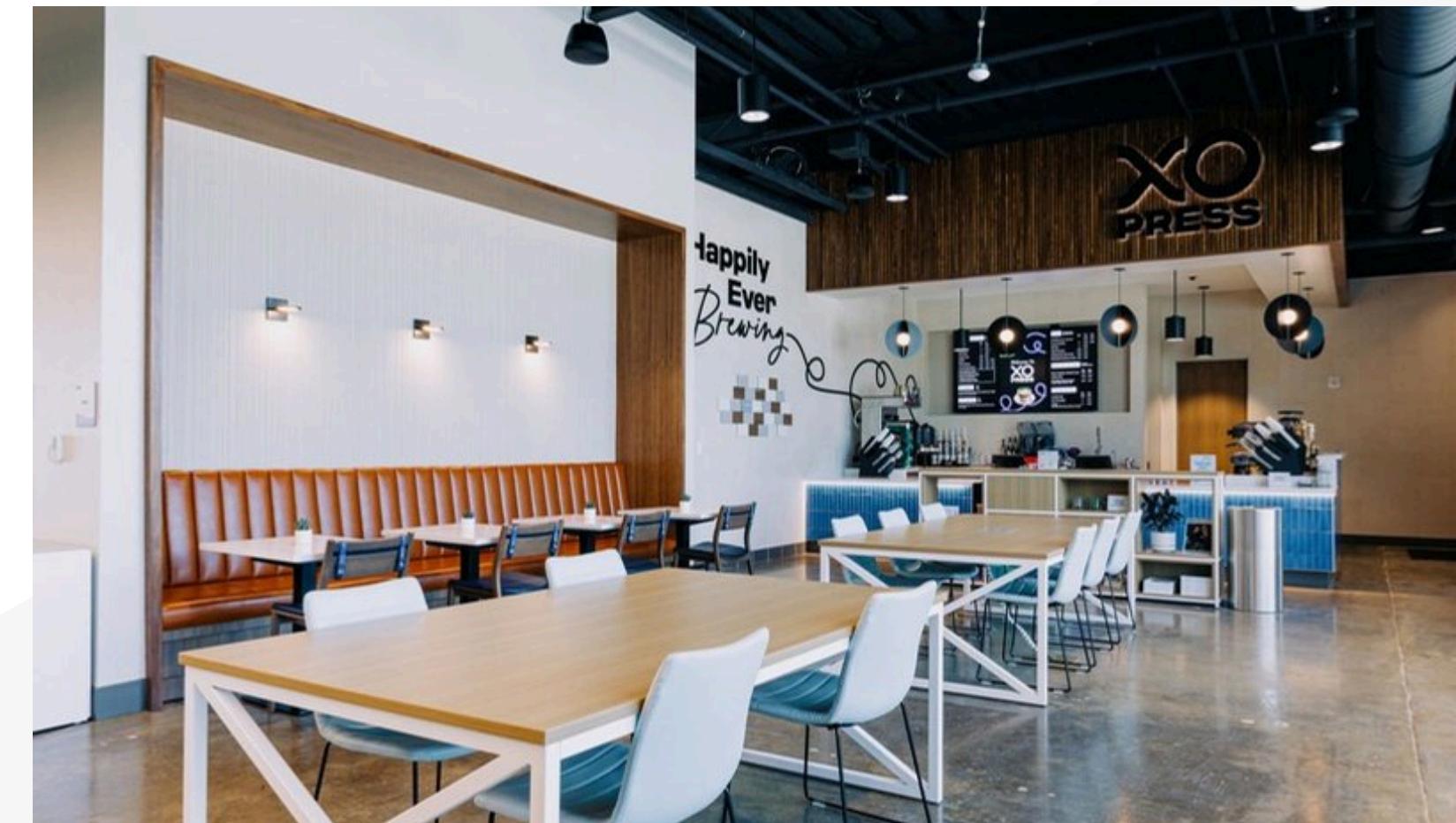
# PROPERTY PHOTOS



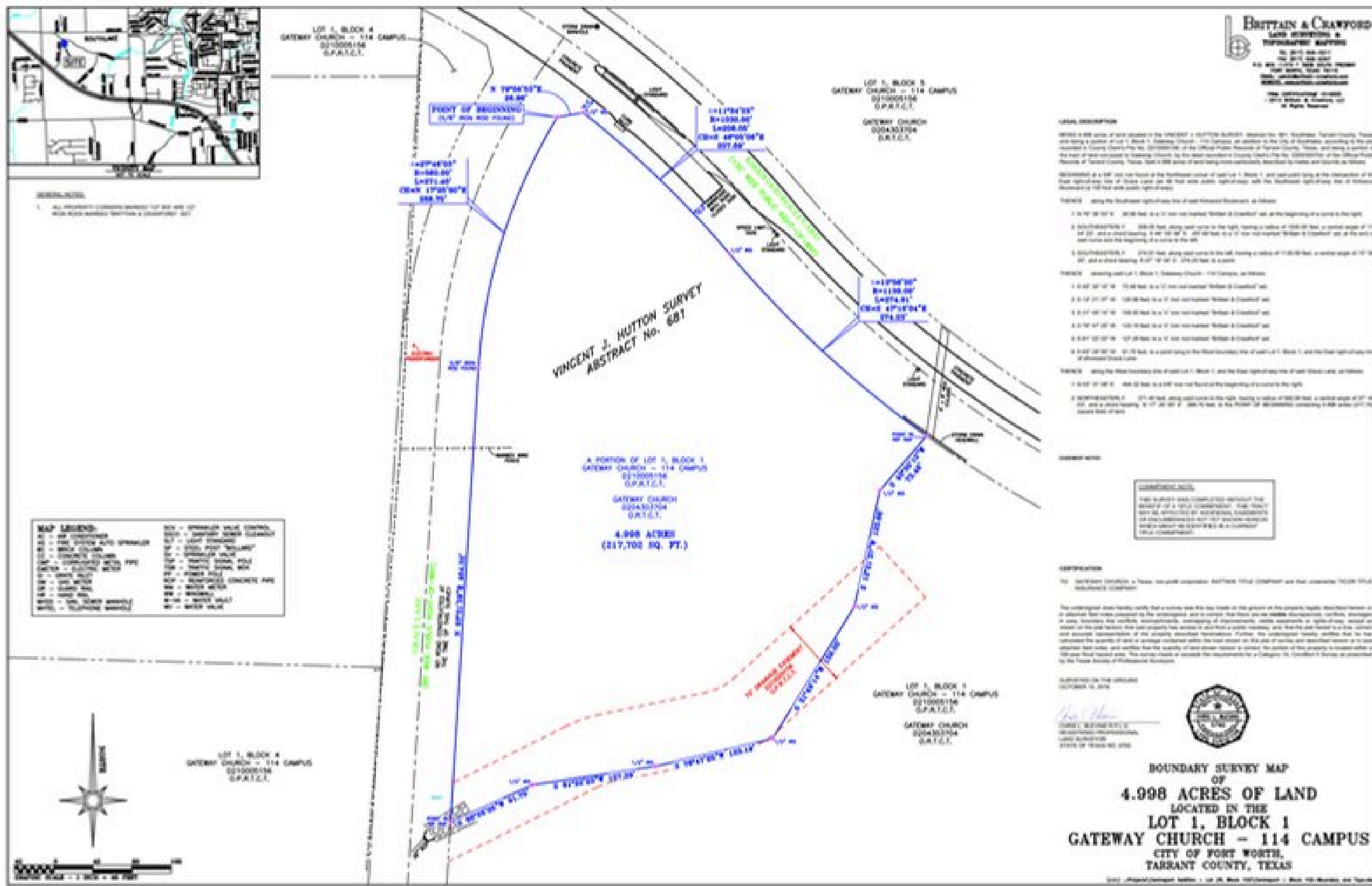
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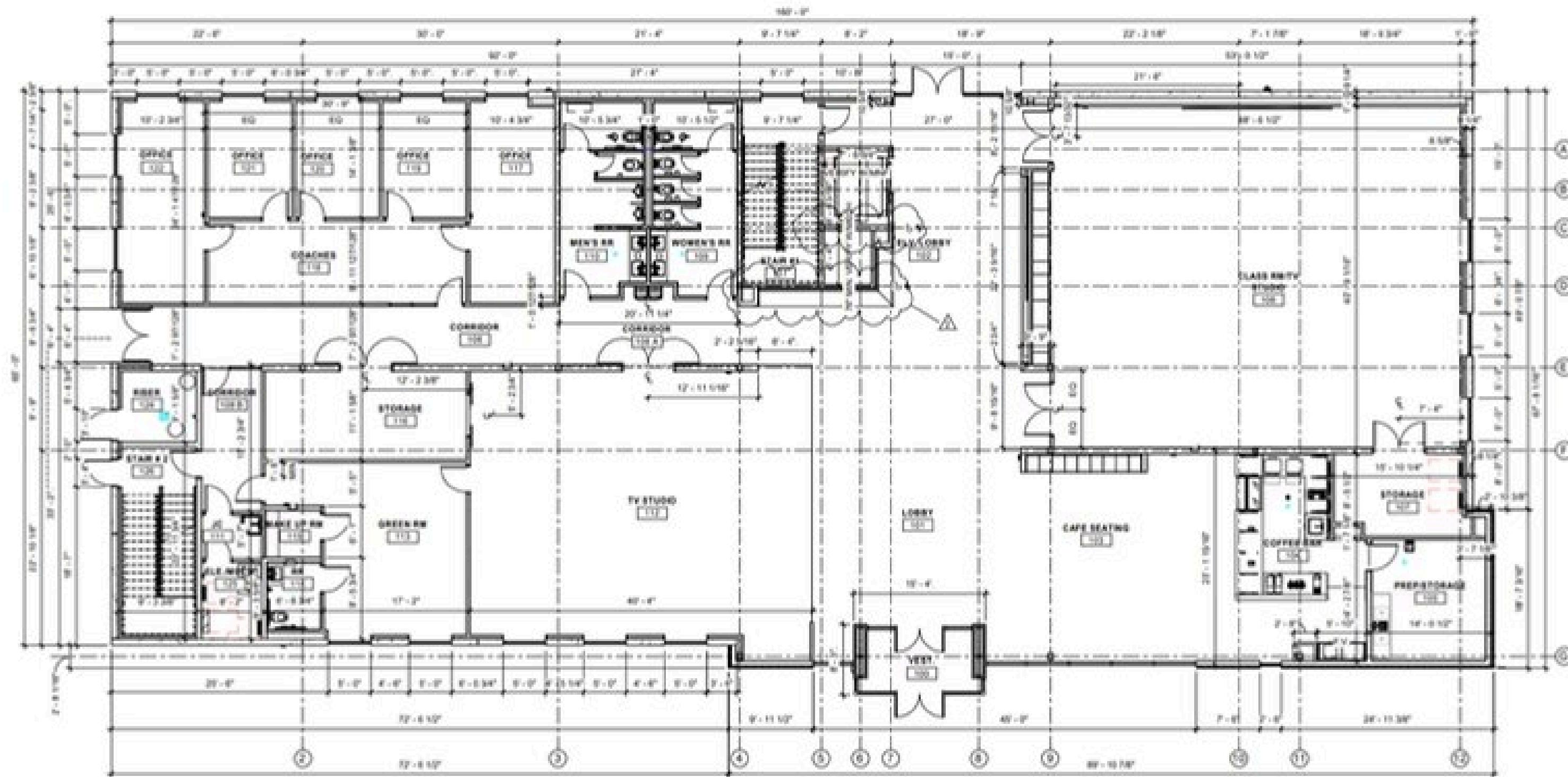
# PROPERTY PHOTOS



# PROPERTY SURVEY



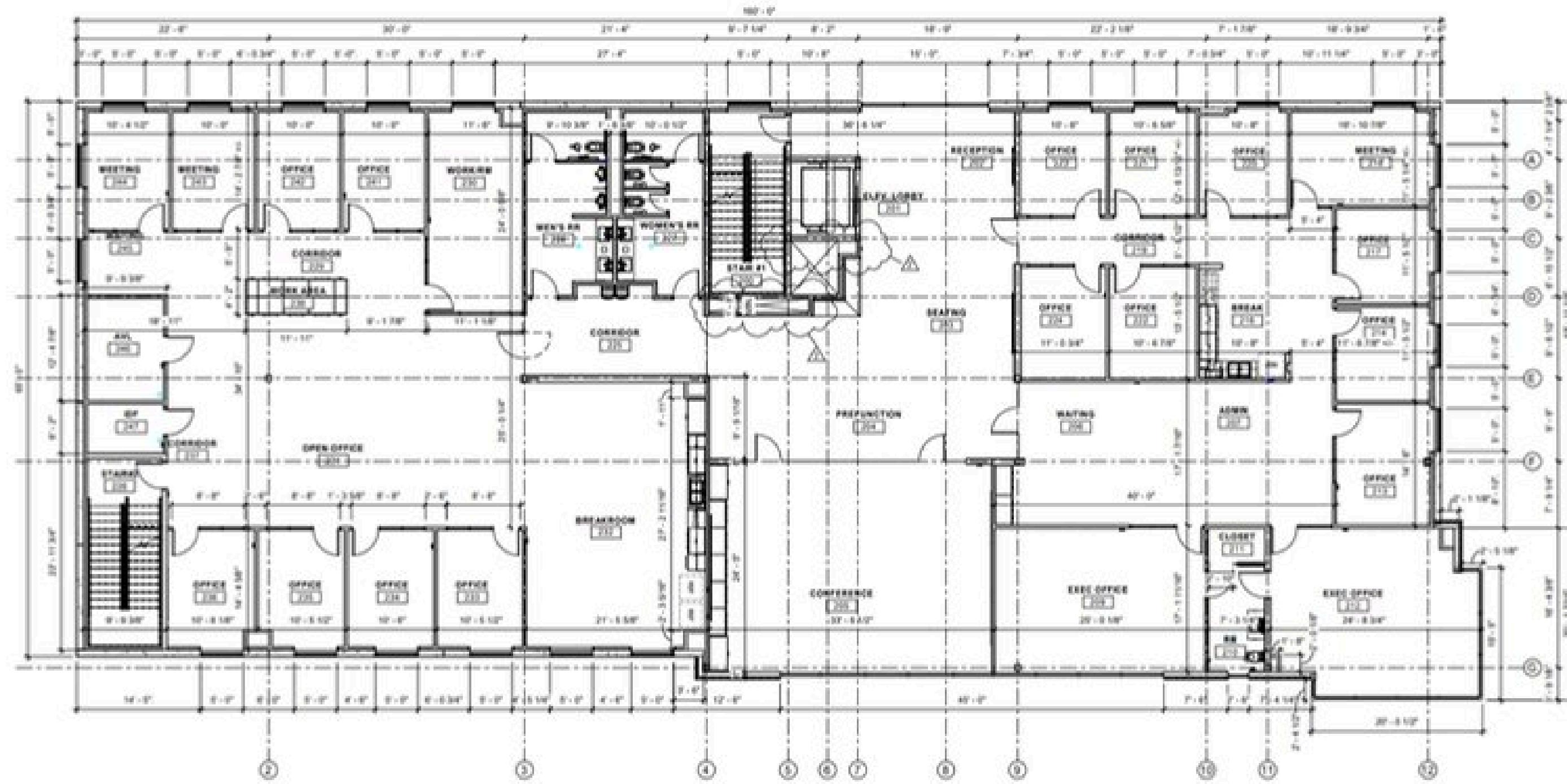
# FIRST FLOOR



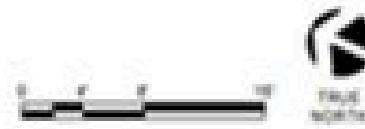
A1 FIRST FLOOR - DIMENSIONED FLOOR PLAN



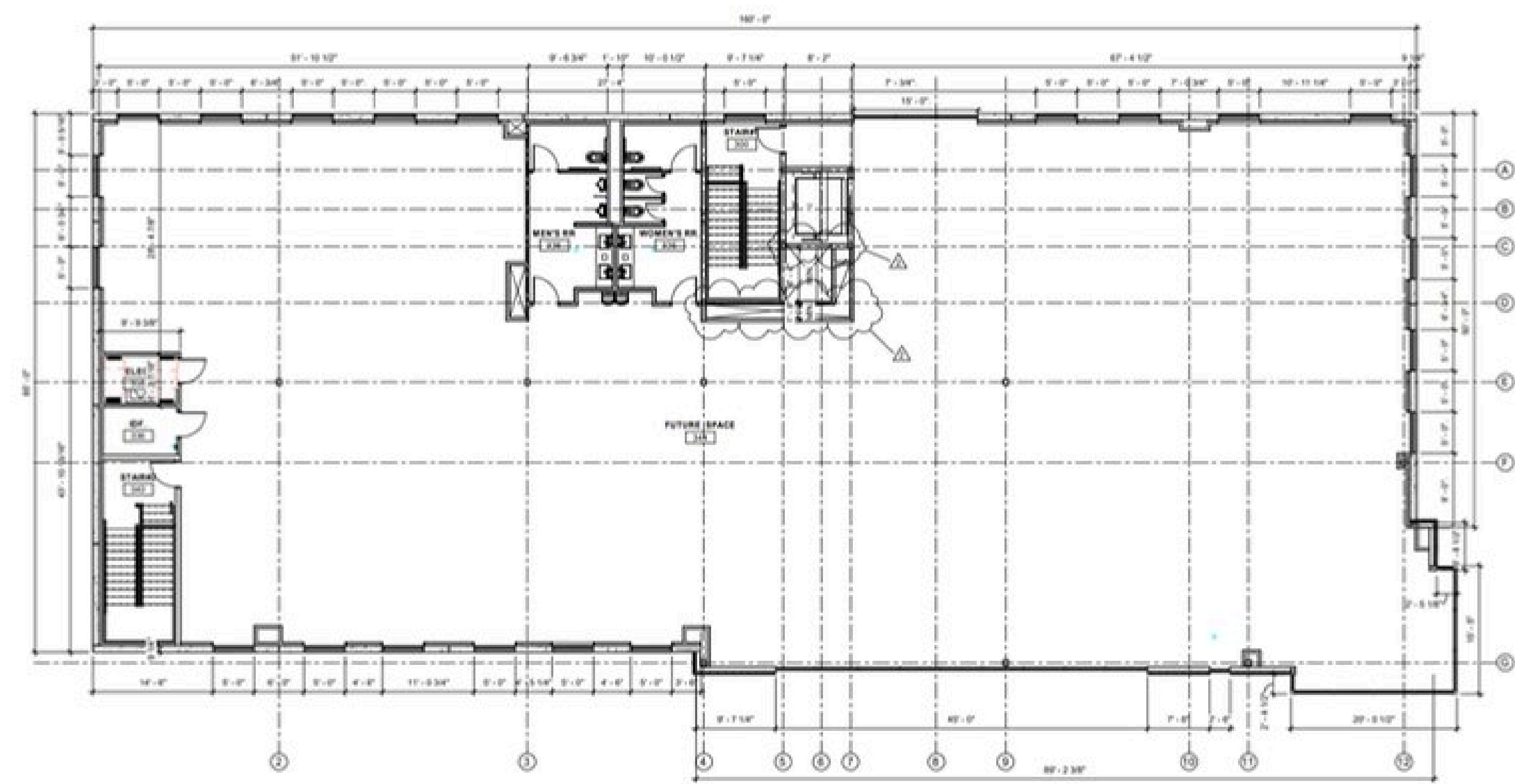
# SECOND FLOOR



**A1** SECOND FLOOR - DIMENSIONED FLOOR PLAN



# THIRD FLOOR



**A1** THIRD FLOOR - DIMENSIONED FLOOR PLAN

# SOUTHLAKE AREA OVERVIEW

Southlake is in the northeast portion of the great State of Texas, midway between Dallas and Fort Worth, and only 10 minutes to Arlington, home of the Dallas Cowboys AT&T Stadium, Texas Rangers Stadium, and Six Flags Over Texas. In the heart of the fastest-growing region in the United States, with easy access to Dallas Fort Worth International Airport, Dallas Love Field Airport, and Fort Worth Alliance Airport, Southlake offers an ideal location for businesses and travelers in North Central Texas.



## Prime Location

Centrally located in the DFW Metroplex DFW International Airport (5 miles east) Fort Worth Alliance Airport (8 miles west) Downtown Dallas (25 miles east) Downtown Fort Worth (20 miles southwest) AT&T Stadium - Arlington (20 miles south)



**1,423,553**

Labor Force in 20 mile radius



**\$265,839**

Average Household Income.



**2,600 +**

Business in the area



**34,188**

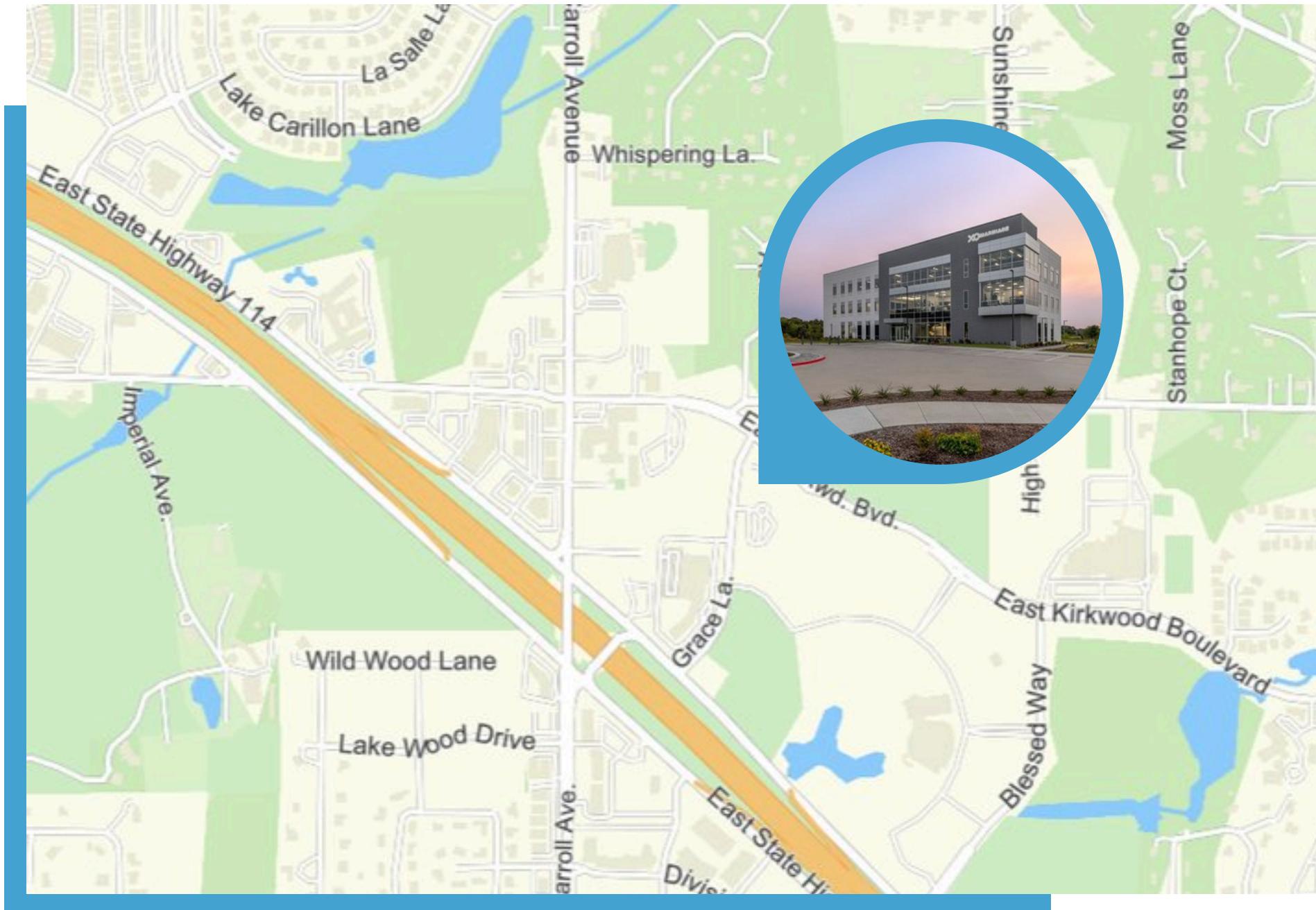
Current projected population



**Ranked #10**

Ranked top 10 richest towns in USA according to Time Magazine

# AREA LOCATION



# DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES	INCOME	2 MILES	5 MILES	10 MILES
2020 Population	22,166	118,473	755,940	Avg Household Income	\$205,166	\$175,311	\$127,766
2024 Population	22,026	120,439	780,914	Median Household Income	\$199,438	\$149,879	\$98,259
2029 Population Projection	23,102	128,889	852,005	< \$25,000	344	2,457	22,035
Annual Growth 2020-2024	-0.2%	0.4%	0.8%	\$25,000 - 50,000	444	3,726	42,095
Annual Growth 2024-2029	1.0%	1.4%	1.8%	\$50,000 - 75,000	502	4,622	44,221
Median Age	42.2	43.1	38.8	\$75,000 - 100,000	606	3,955	37,643
Bachelor's Degree or Higher	69%	59%	46%	\$100,000 - 125,000	464	3,780	31,631
U.S. Armed Forces	0	23	319	\$125,000 - 150,000	303	2,926	25,138
				\$150,000 - 200,000	935	5,621	32,414
				\$200,000+	3,577	15,817	51,572



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# CONTACT US



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