



# BUILDING 2 - VILLAGE CREEK

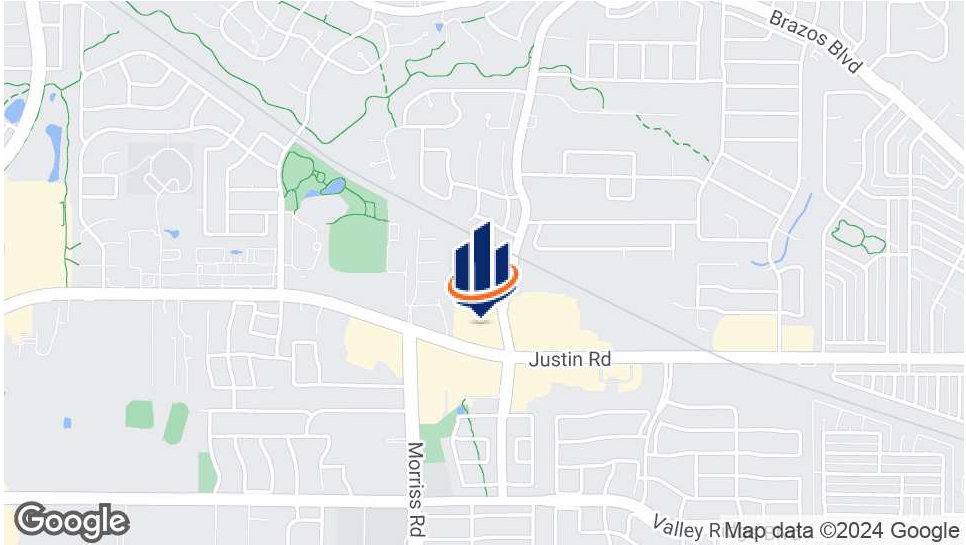
2300 HIGHLAND VILLAGE RD  
HIGHLAND VILLAGE, TX 75077

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# Property Summary



### OFFERING SUMMARY

Lease Rate:	Call for pricing
Building Size:	8,712 SF
Available SF:	154 - 2,300 SF

### PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 2300 Highland Village Rd, Highland Village, TX 75077! This prime property offers a versatile space ideal for a wide range of businesses. Boasting modern amenities and abundant natural light, the space is designed to inspire productivity and creativity. With its convenient location and ample parking, it provides ease of access for both employees and clients.

### LOCATION OVERVIEW

Prime 1st-floor space for lease. Village Creek Center is located on FM 407/Justin Road in Highland Village, TX. The property benefits from the excellent frontage, accessibility, and visibility on the highly trafficked Justin Road. This property is located in a high-density area and is surrounded by rooftops.



# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN; Gross	Lease Term:	Negotiable
Total Space:	154 - 2,300 SF	Lease Rate:	Call for pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	2,300 SF	NNN	Call for pricing	1st Floor Retail
Suite 2205	Available	430 SF	Gross	Negotiable	-
Suite 2207	Available	166 SF	Gross	Negotiable	-
Suite 2208	Available	170 SF	Gross	Call for pricing	-
Suite 2204	Available	154 SF	Gross	Negotiable	-
Suite 2215	Available	187 SF	Gross	Negotiable	-

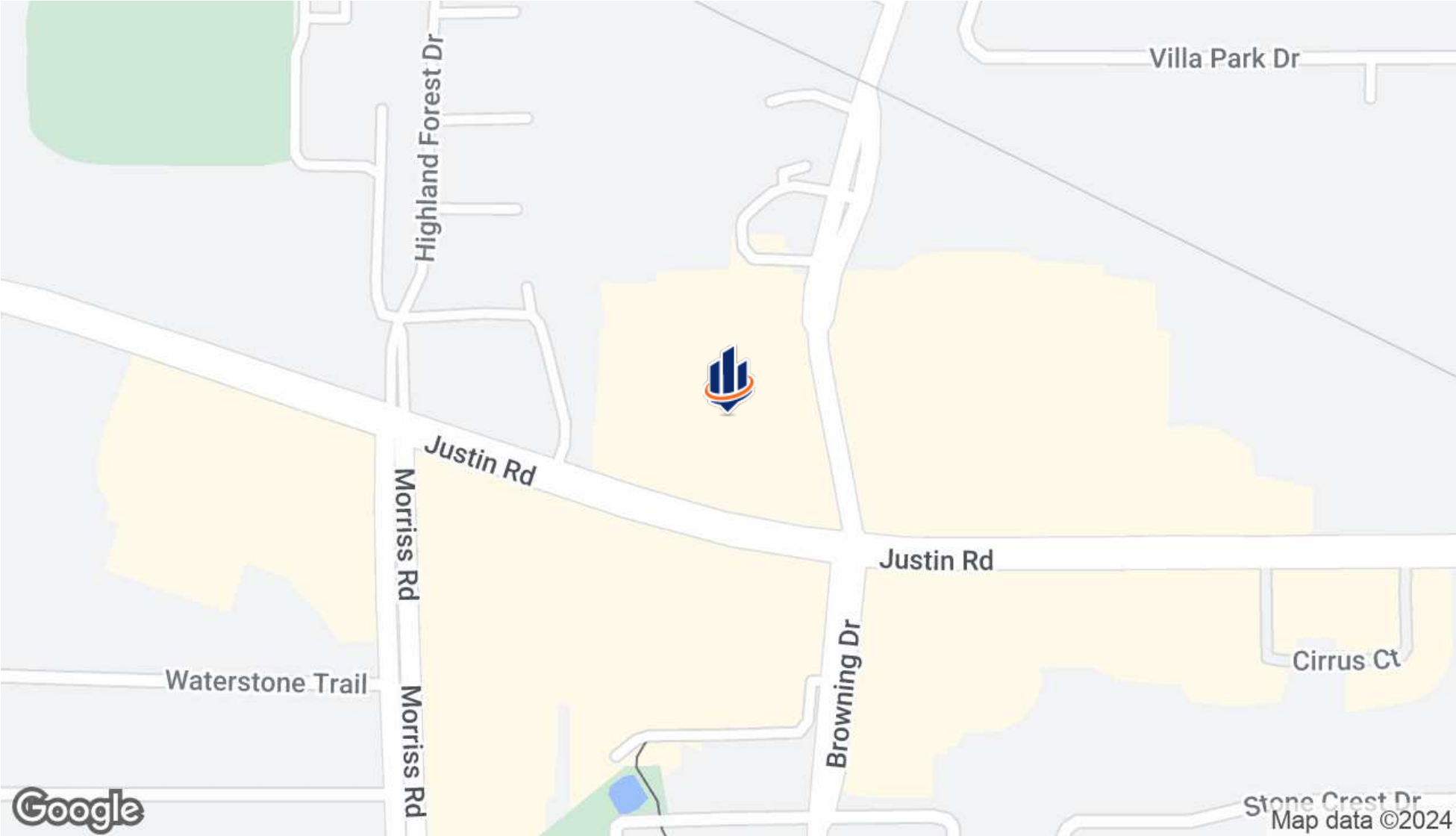


# Additional Photos





# Location Map



# Demographics Map & Report

## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	684	2,621	10,664
Average Age	41.8	41.0	39.9

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	225	829	3,373
# of Persons per HH	3.0	3.2	3.2
Average HH Income	\$168,248	\$164,221	\$154,227
Average House Value	\$383,036	\$384,215	\$372,300

2020 American Community Survey (ACS)

