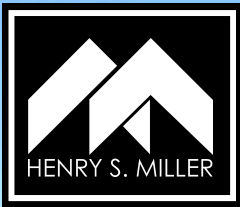




50 VILLAGE TRAIL DRIVE TROPHY CLUB, TX 76262



FORMER SCHOOL FOR SALE

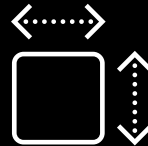


Property Details

**50 VILLAGE TRAIL DRIVE
TROPHY CLUB, TX 76262**



**± 1.09
ACRES**



**±5,800 SF
SPACE**



**PARKING
SURFACE PARKING**



**PRICE
CONTACT BROKER**

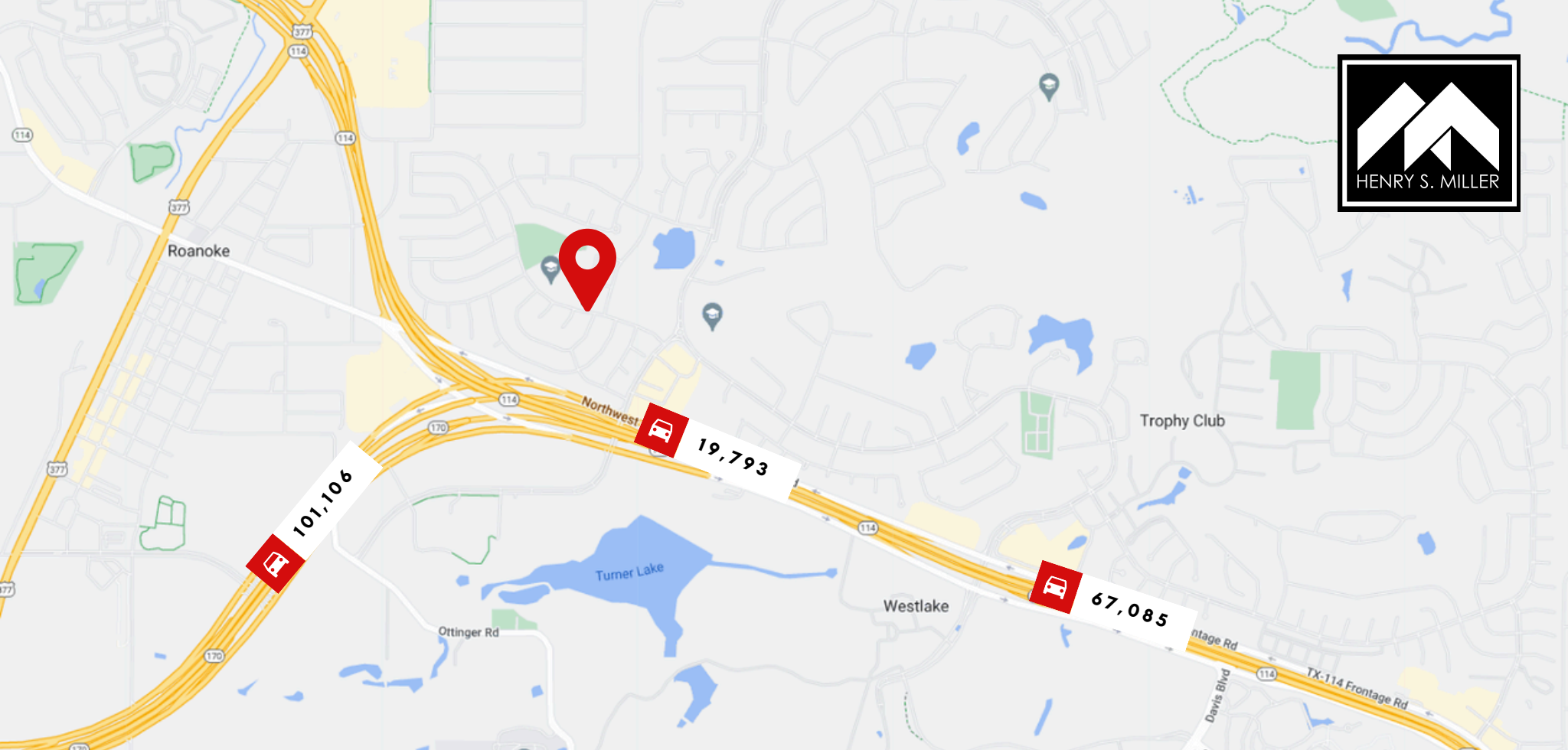
PROPERTY DESCRIPTION

A former school and facility in the thriving community of Trophy Club, Texas, is now on the market and ready for immediate occupancy. The property offers a unique opportunity for another educational institution, medical dental user, or other community-focused enterprises looking to establish themselves in the market. The building is strategically located adjacent to Lakeview Elementary School, providing easy access and potential collaborative opportunities with the school. The growth in Trophy Club ensures a promising future for any business or organization looking to serve families and professionals in the region.

POTENTIAL OTHER USES

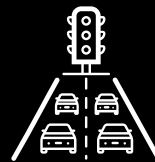
- **DENTAL**
- **MEDICAL**
- **OFFICE**
- **THERAPEUTIC**
- **TRADE SCHOOL**





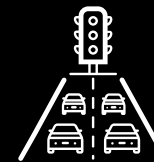
Traffic Counts

**50 VILLAGE TRAIL DRIVE
TROPHY CLUB, TX 76262**



SH 114 & SH 170

**101,106
VPD**



SH 114 E/W

**67,085
VPD**



Trophy Lake Drive

**19,793
VPD**

2023 DEMOGRAPHICS



2023 ESTIMATED POPULATION

1 MILES	6,772
3 MILES	30,181
5 MILES	88,636



2023 ESTIMATED HOUSEHOLDS

1 MILES	2,484
3 MILES	11,019
5 MILES	31,089



2023 EST. AVERAGE HOUSEHOLD INCOME

1 MILES	\$166,767
3 MILES	\$167,064
5 MILES	\$162,480



2023 ESTIMATED TOTAL EMPLOYEES

1 MILES	5,183
3 MILES	11,882
5 MILES	29,976



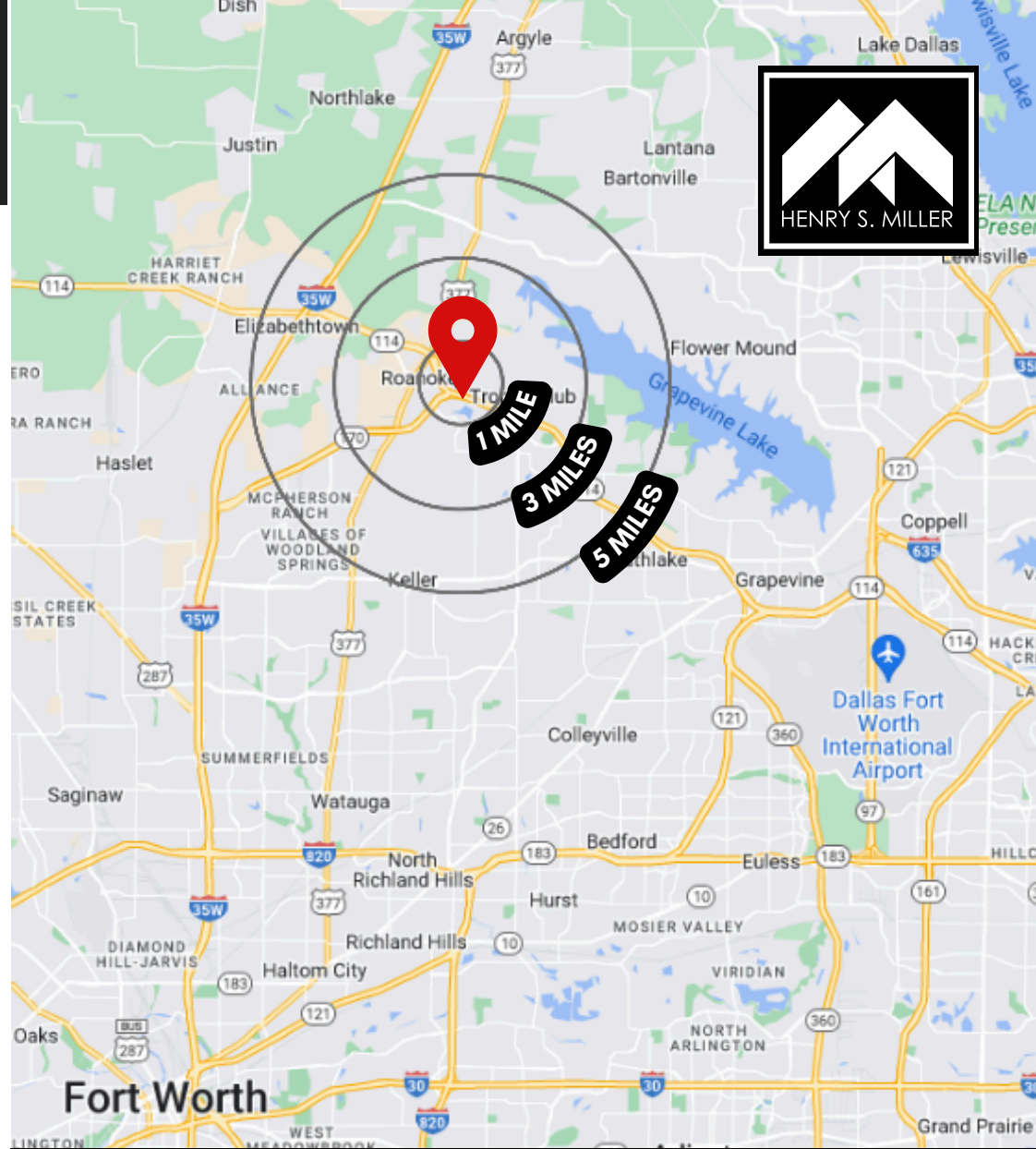
± 11.4 MILES

DALLAS FORT WORTH
INTERNATIONAL AIRPORT



± 18.3 MILES

DOWNTOWN
FORT WORTH

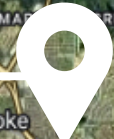


FOR SALE
50 Village Trail Drive
Trophy Club, TX 76262

ADDITIONAL SCHOOL ASSETS FOR SALE

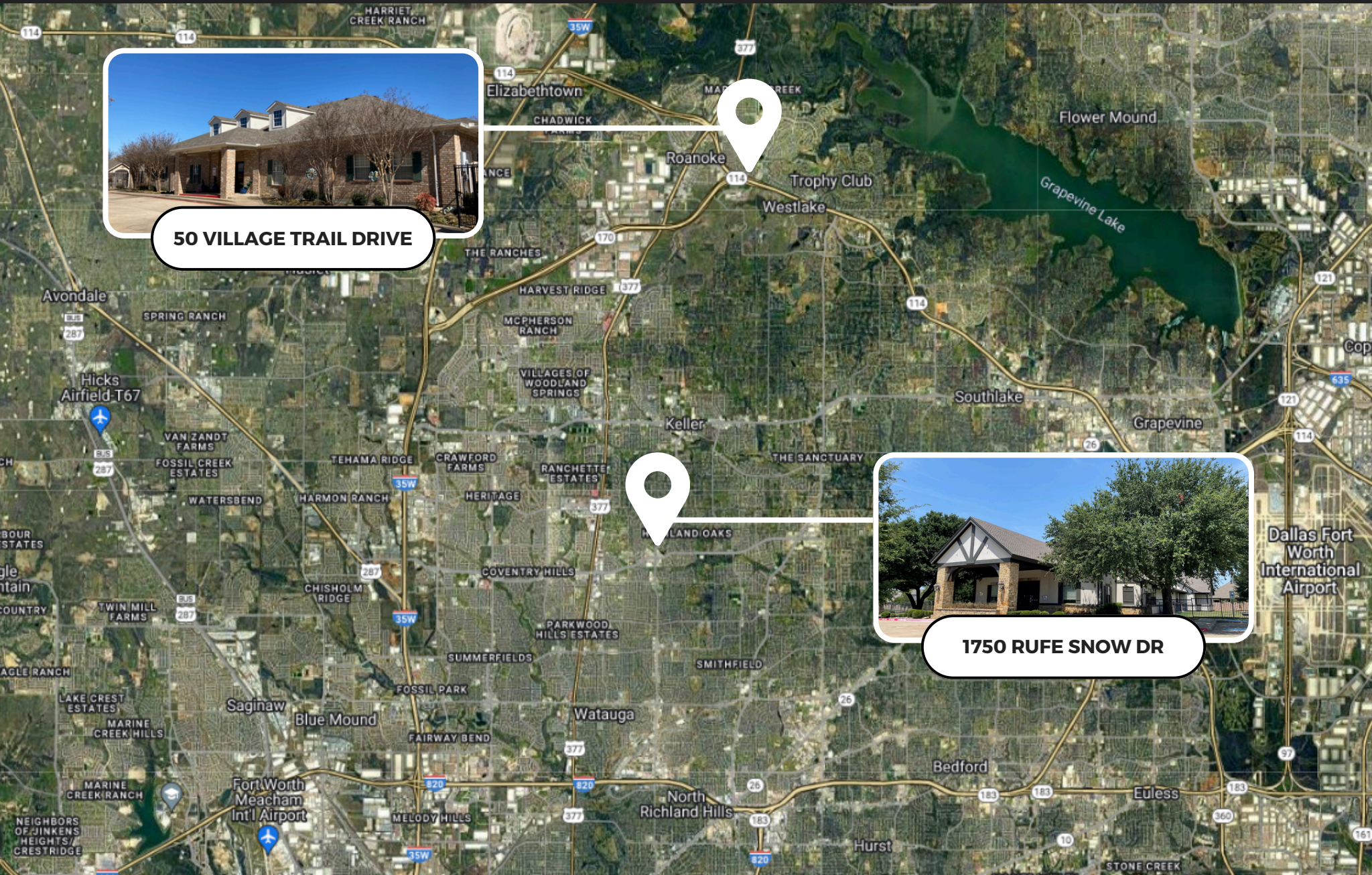


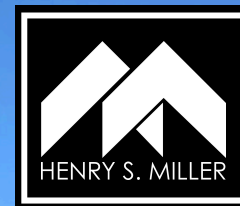
50 VILLAGE TRAIL DRIVE



1750 RUFÉ SNOW DR

Dallas Fort Worth International Airport





Jim Turano
EXECUTIVE VICE PRESIDENT

(972) 386-1424 Direct
(214) 616-4437 Cell
jturano@henrysmiller.com

Lane Kommer
SENIOR VICE PRESIDENT

(972) 419-4093 Direct
(469) 258-0088 Cell
lkommer@henrysmiller.com

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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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date