

FOR SALE/LEASE MEDICAL OFFICE



2510-2560 E SH 114, SOUTHLAKE, TX

BROKER CONTACTS

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PROPERTY INFORMATION



Property Highlights

- ±3,133 - 9,400 SF Condo Unit Building Options
- Sale/Lease Options
- Building/Monument Signage
- Parking 6/1000
- Shell/Turn Key Delivery Options
- SH 114 frontage/visibility (VPD ±129,665)
- Located on SH 114 between NW Hwy and Kimball Ave

Lease Spaces

Spaces	Lease Rate	Space Size	Lease Type
2510 E SH 114, Building 6	\$34/SF/Year	9,400 sqft	NNN
2520 E SH 114, Building 5	\$34/SF/Year	9,400 sqft	NNN

Sale

Building	Sale Price	Space Size
2560 E SH 114, Building 1	Call for Pricing	8,000 sqft

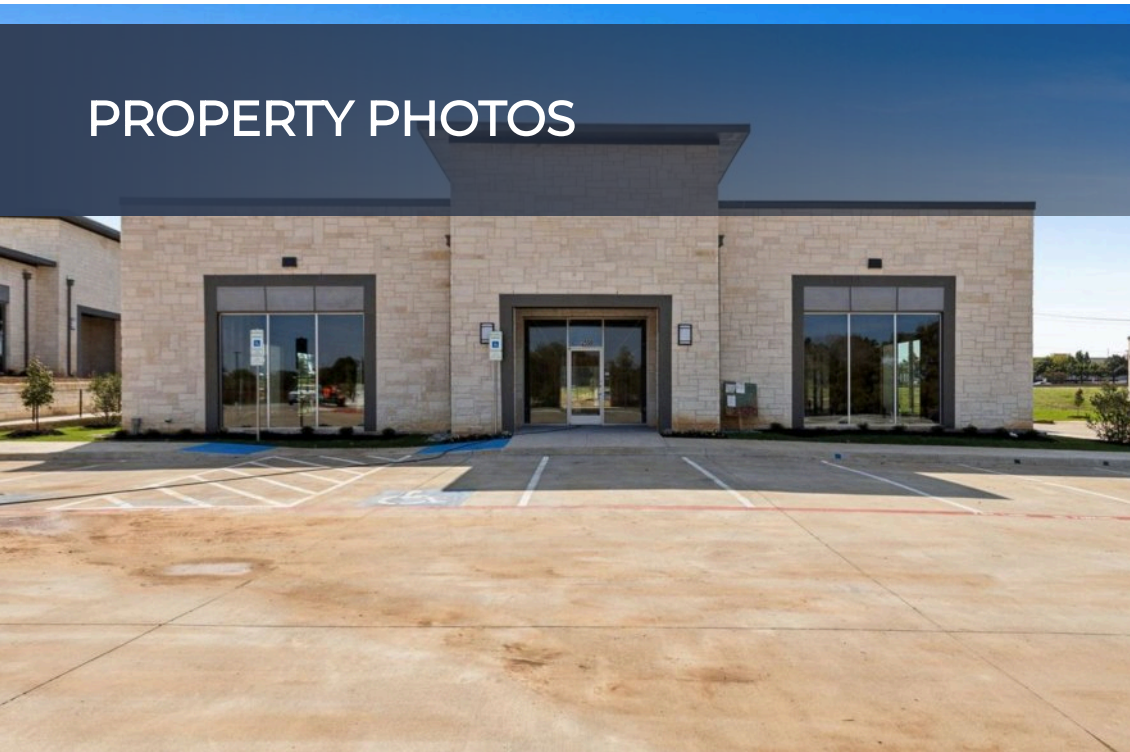
Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

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PROPERTY PHOTOS

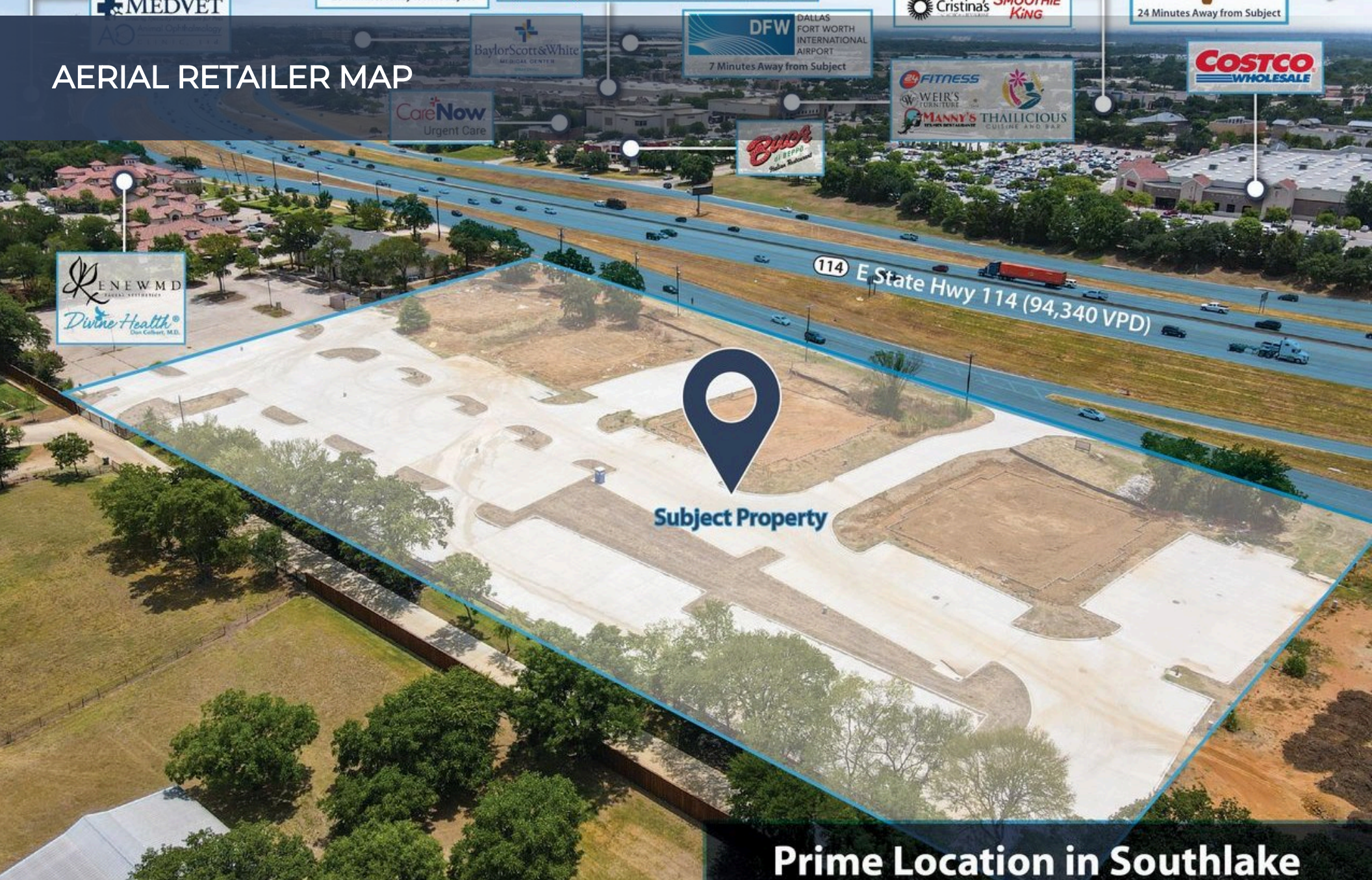


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AERIAL RETAILER MAP



Prime Location in Southlake

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SOUTHLAKE AREA HIGHLIGHTS

MAJOR TRANSPORTATION

- **DFW International Airport:** Second most connected airport in the world with over 62.5 million passengers in 2021. Over 192 domestic destinations and 67 International destinations. Provides over 228,000 jobs.
- **Fort Worth Alliance Airport:** Nation's 1st industrial airport that provides over 44,000 area jobs.
- **Train Stations:** Rapid Transit (DART), TEXRail Transit, and Trinity Metro connect to DFW metroplex.
- **Major Highways:** State Hwy 114, FM 1938, FM 1709

HEALTHCARE

- **Cooks Children Urgent Care** and Pediatric Specialties - 30 Exam Rooms; Mix of Providers
- **Methodist Southlake Hospital** - 54 Private Rooms; 10 Family Rooms; 6 ICU Beds; 12 Operating Rooms; 20 Dedicated Specialties; Fully Operations Emergency Room; 200 Medical Staff
- **Texas Health Harris Methodist Southlake** - 24 Overnight Suites; 365 Medical Staff
- **Baylor Scott & White Medical Center** - Grapevine Level II Trauma Center Designation - 302 Beds; 995 Medical Staff

LOCAL ECONOMY

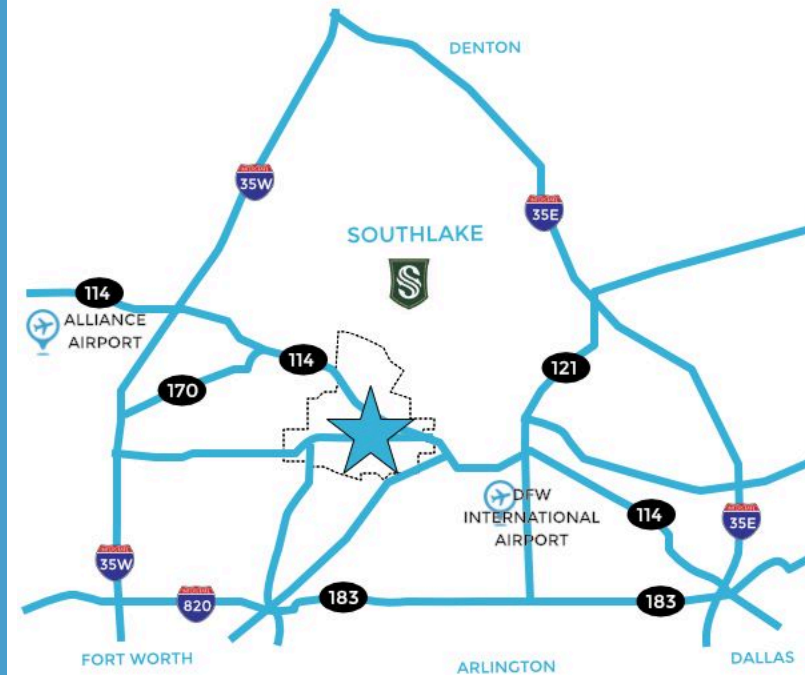
- Total Businesses: 2,600+ 2022
- Unemployment Rate: 3.1%
- Retail Occupancy: 4,642,199 SF
- 2022 Retail Occupancy Rate: 95%
- Office Occupancy: 5,047,060 SF
- 2022 Office Occupancy Rate: 81%
- Top Employers: Sabre Holdings - 2,200, TD Ameritrade - 1,867, Carroll ISD - 1,176, Verizon Wireless - 650, Keller Williams - 650

EDUCATION

- **Carroll ISD** - Enrollment - 8,318, 100% Graduation Rate
- **Northwest ISD** - Enrollment - 25,264, 95% Graduation Rate
- **Keller ISD** - Enrollment - 34,279, 96% Graduation Rate
- **Colleyville ISD** - K-12 Attendance - 13,890, 97% Graduation Rate
- **20 Universities within 40 Miles**

DEMOGRAPHICS

	2 miles	5 miles	10 miles
2020 Population	28,169	116,817	799,122
2024 Population	27,947	119,477	818,426
2029 Population Projection	29,305	127,279	884,933
Annual Growth 2020-2024	-0.2%	0.6%	0.6%
Annual Growth 2024-2029	1.0%	1.3%	1.6%
Median Age	40.1	41.7	38.2
Bachelor's Degree or Higher	51%	58%	46%
Avg Household Income	\$147,885	\$165,373	\$123,752
Median Household Income	\$109,243	\$135,837	\$94,165
< \$25,000	876	2,743	25,449
\$25,000 - 50,000	1,280	4,430	47,969
\$50,000 - 75,000	1,529	5,197	48,708
\$75,000 - 100,000	1,132	4,354	40,949
\$100,000 - 125,000	925	3,819	33,555
\$125,000 - 150,000	538	3,459	25,492
\$150,000 - 200,000	1,185	5,542	32,652
\$200,000+	2,853	14,541	52,264



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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.

2-10-2025



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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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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