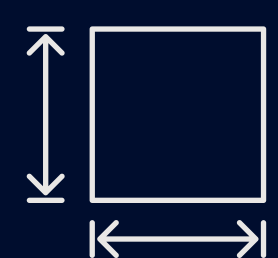


OFFICE FOR SALE

2300 DEAN WAY, SOUTHLAKE, TX

 **GLACIER**
COMMERCIAL REALTY, L.P.
214-637-4300



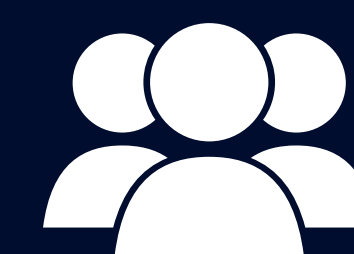
23,000 SF



100% Occupied



Built In 2015



4 Tenants



2.41 AC



Easy Access To
HWY 114, 121, & 26



Minutes From
DFW Airport



Call For Price

Steve Shrum
817-881-3837
shrum@glaciercommercial.com

Coby Boulware
214-771-1138
coby@glaciercommercial.com



Square Feet

23,000 SF Total

Year Built

2015

Land

2.41 AC

Parking

60+ Spots

Zoning

SP2

NOI

\$490,000

Sale Type

Investment Sale

Occupancy

100%

OFFICE FOR SALE

2300 DEAN WAY, SOUTHLAKE, TX



214-637-4300

S. KIMBALL AVE.



OFFICE FOR SALE

2300 DEAN WAY, SOUTHLAKE, TX



214-637-4300



DRAGON STADIUM



\$268,397

Median Household Income

235% more than the county

250% more than the state

238% more than the nation

Executive,
Managers, and
Administrators



14.66%

4,980

Office and
Administrative
support



13.38%

4,545

Sales



10.57%

3,590

Business and
Financial
Operations



9.73%

3,304

Computer and
mathematical
occupations



5.73%

1,946

Over 2,500 businesses call Southlake home. Its prime location within the DFW Metroplex, access to a skilled workforce, and robust infrastructure make it an ideal destination for business growth and success. Supported by a strong corporate and office workforce, Southlake continues to attract investment and talent. In a recent survey, 92% of Southlake business owners rated the city as a great place to live and do business. Reflecting the area's desirability, the median home sales price in Southlake is approximately \$1.585 million, with an average household income exceeding \$250,000.

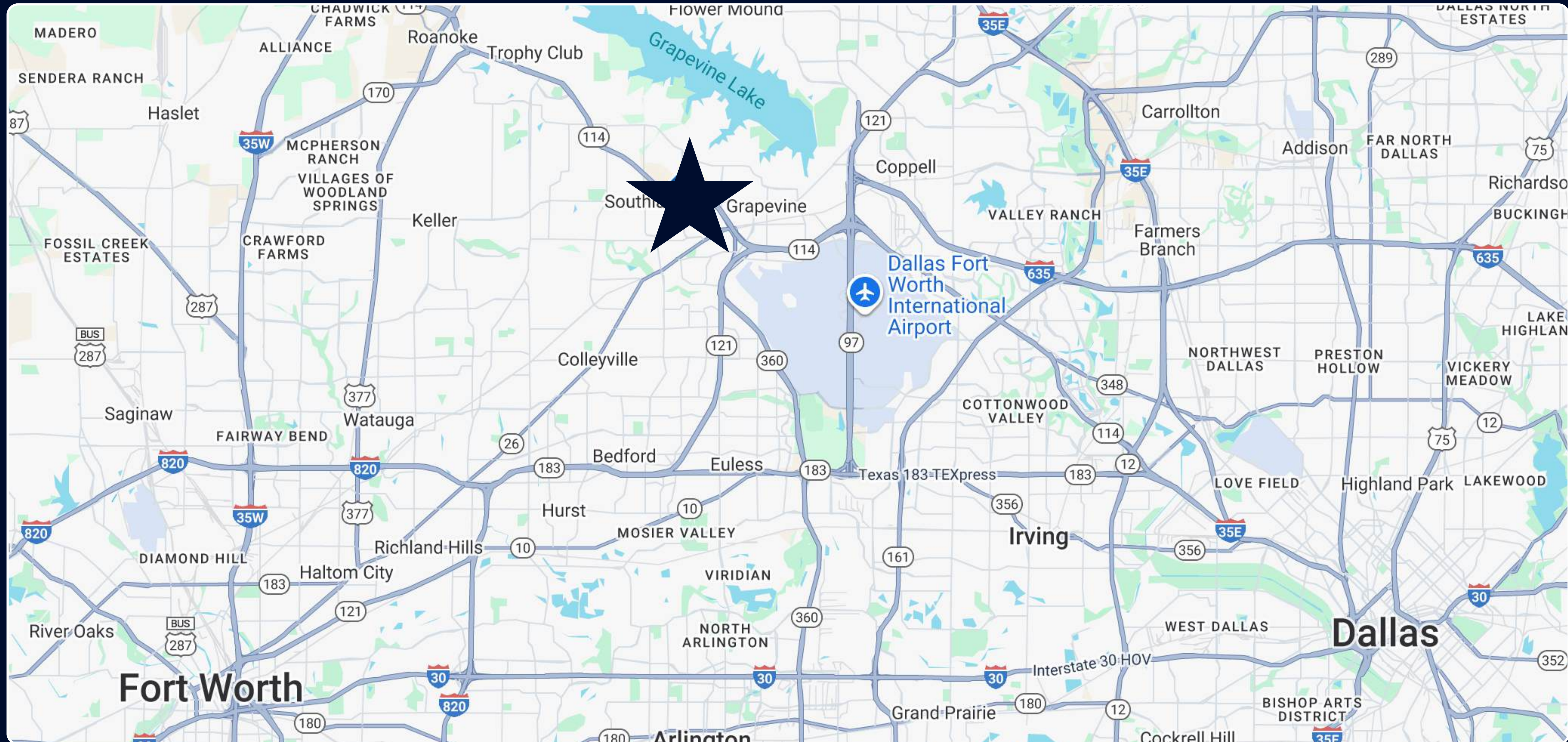


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