

# FOR SALE OR LEASE

425 S Kimball Ave., Southlake, TX



26,493 SF Office Shell

Steve Shrum  
817-881-3837 (C)  
214-637-4300 (O)  
shrum@glaciercommercial.com



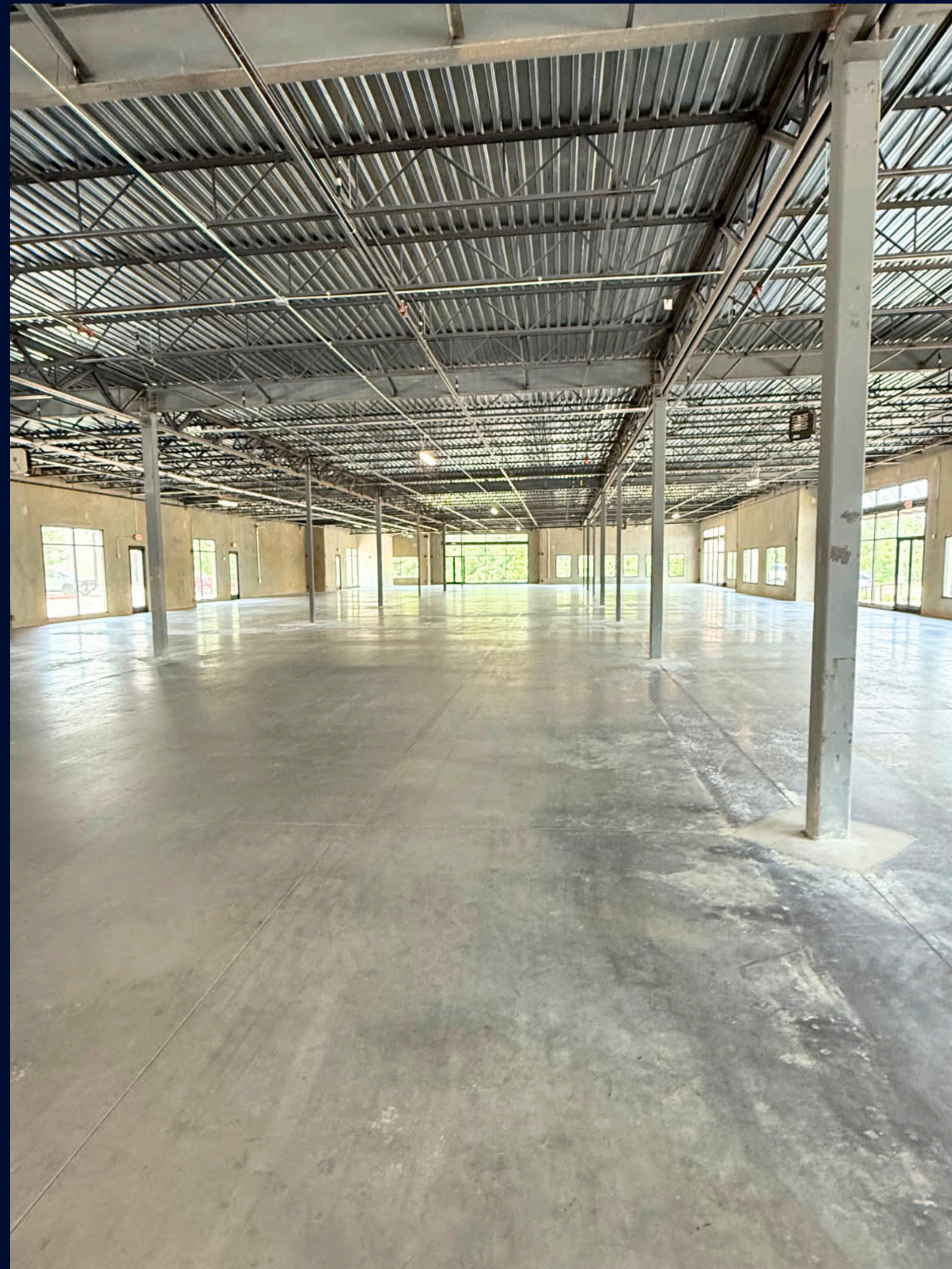
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- 8,000 sf to 26,493 sf Available
- Largest Contiguous Space Remaining in Southlake
- New Ownership - Aggressive Pricing
- 10 Minutes from DFW Airport
- Near Southlake Town Center, Hotels, Restaurants
- Ideal Owner Occupant Investment
- High Ceilings Available (16'-18')
- In Shell Condition - Can be Planned to Specific Need

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**\$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



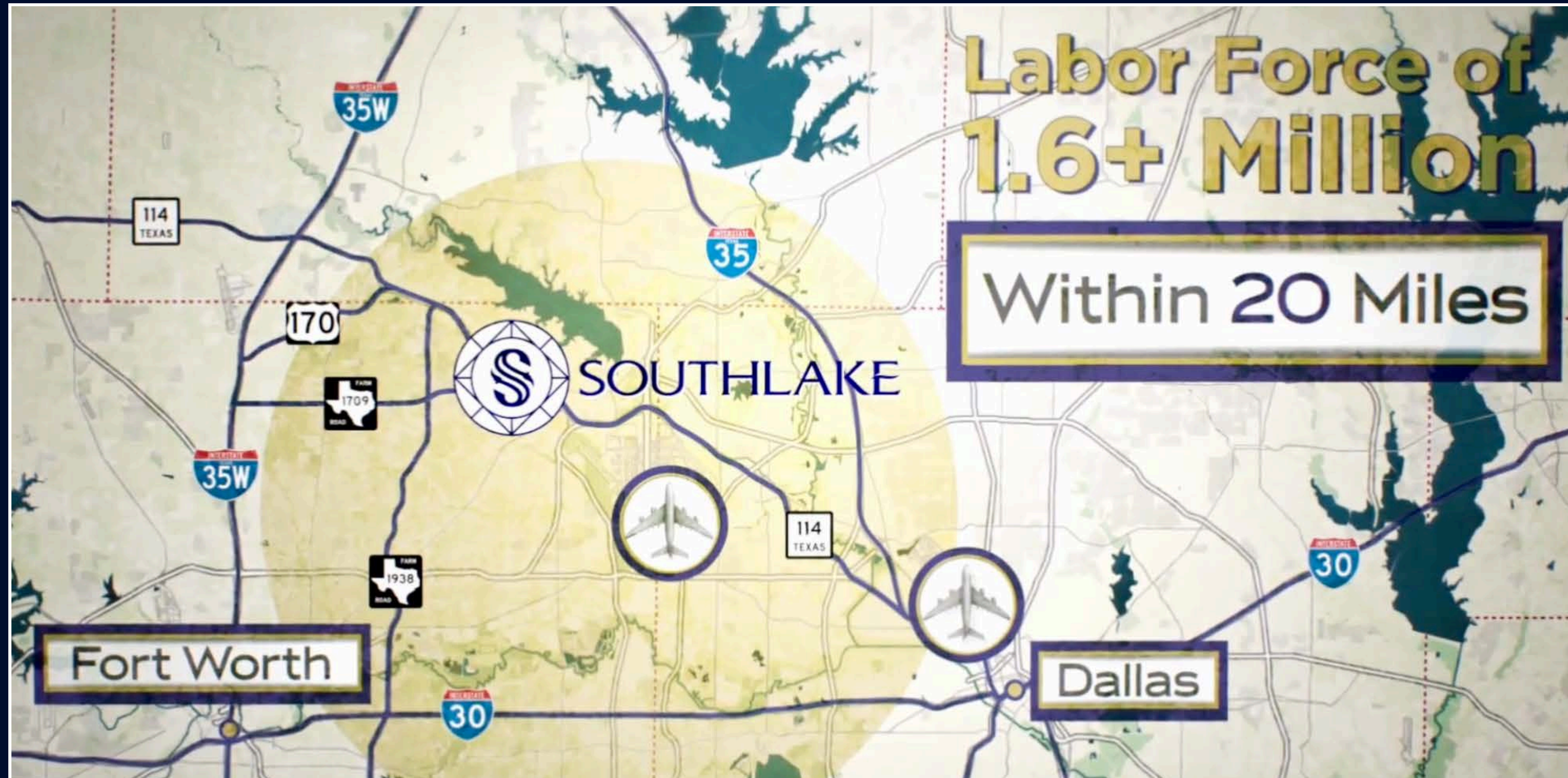
**5.73%**

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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**214-637-4300**



**Chase Mason**  
817-888-4841

[chase@glaciercommercial.com](mailto:chase@glaciercommercial.com)