

NO. 411 / 412

Two Units. One Trophy.

Units 411 & 412 · Garages of Texas, Roanoke

1725 N Hwy 377, Roanoke TX 76262

2,100 SF

+ 700 SF MEZZANINE

\$1,450,000

FOR SALE · OWNER-USER OR INVESTOR

BY PRIVATE INQUIRY

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FIELDCRE.COM

FIELD COMMERCIAL REAL ESTATE · SOUTHLAKE, TEXAS

THE IDEA

Collector grade, top to bottom.

Side-by-side units 411 and 412, joined into a single 2,100 SF garage floor with a 700 SF mezzanine above. Downstairs holds the cars, the lift, and the work. Upstairs holds a full kitchen, bath, bar, and lounge. Garages of Texas has been sold out since 2020, and nothing else here delivers at this level of finish.

I

TWO FLOORS

2,100 SF garage floor. 700 SF mezzanine above it.

II

FULLY BUILT

Lift, kitchen, bath, bar, laundry. Walk-in ready.

III

PRIVATE

Gated 93-unit community. Sold out since 2020.

SPECIFICATION

FOOTPRINT

TOTAL AREA	2,800 SF · Two Floors
GARAGE FLOOR	52.5' W × 40' D · ±2,100 SF
MEZZANINE	52.5' W × 13' D · ±700 SF
CONFIGURATION	Units 411 & 412 · Side-by-Side, Combined
STORAGE ROOM	Walk-In · ±76 SF

GARAGE FLOOR

OVERHEAD DOORS	Two Insulated · 18' × 14' + 14' × 14'
DOOR SCREENS	Two Motorized Exterior · Remote Controlled
ELECTRICAL	200 Amp Upgraded Service · Dedicated Panel
HVAC	Two Condensers · Nest Thermostats
FLOORING	Racedeck · Premium Tile · Wainscot
LIGHTING	High Bay UFO · Pendant · Lutron SMART

MEZZANINE

FINISH	Vinyl Hardwood · European Cabinetry
KITCHEN	Full · Appliances · 8-Keg Tap
BATHROOM	Full · Walk-In Shower · Floor-to-Ceiling Tile

Complete specifications, included items, and finish-out details available upon request.







INTENDED USE

Suited to a particular buyer.

I PRIVATE COLLECTION

Discreet storage and a personal showroom for vehicles, artifacts, and collectibles.

II OWNER-USER OPERATION

Headquarters for a small business that values privacy and prestige of address.

III INVESTMENT HOLD

High-net-worth tenant pool, scarce supply, sold-out community since 2020.

THE ADDRESS

Roanoke, Texas.

A discreet address at Hwy 377 and Hwy 114, serving Southlake, Westlake, Keller, Flower Mound, Coppell, and the broader Alliance corridor.

TX MOTOR SPEEDWAY

5.2 mi

ALLIANCE AIRPORT

5 mi

SOUTHLAKE TOWN SQ

8.4 mi

DFW AIRPORT

17 mi

GRAPEVINE MILLS

17 mi

SUNDANCE SQUARE

23 mi

NO. 411 / 412

Shown by appointment only.



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FIELD COMMERCIAL REAL ESTATE

WHERE THE WORK GETS DONE

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All information furnished is from sources deemed reliable but is not guaranteed and is subject to change without notice.



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.

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