

# MORRISON OFFICE PARK

300-330 Morrison Park Drive, Southlake, TX 76092



**LeAnn Brown**

Managing Partner / Broker

O: 817.849.8282 x104

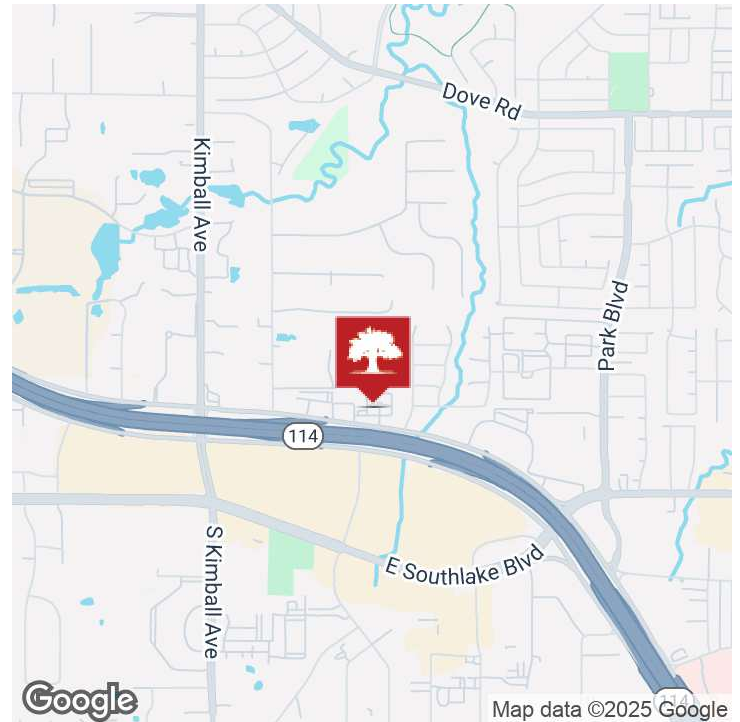
C: 817.313.3107

[labrown@silveroakcre.com](mailto:labrown@silveroakcre.com)

# MORRISON OFFICE PARK

## OFFICE BUILDING FOR LEASE

300-330 Morrison Park Drive, Southlake, TX 76092



### OFFERING SUMMARY

Lease Rate:	\$23.00-\$25.00 SF/yr (NNN)
Building Size:	5,500 SF
Available SF:	1100-1400 SF
Zoning:	0-1
Market:	Northeast Tarrant County

### PROPERTY OVERVIEW

Garden Office with High-end finishes and lots of window offices. Move-in Ready Options! Prime location located on the westbound service road of SH 114, between Southlake Blvd. and Kimball Blvd. Exterior building signage visible in some suites from SH 114. Close proximity to Southlake, Grapevine, Westlake, and Trophy Club restaurants and shopping.

### PROPERTY HIGHLIGHTS

- Move in Ready!
- 3 - 5 Year Leases Available
- Beautiful Custom Interior Finishes
- Excellent Freeway Visibility and Access
- Close proximity to area restaurants, shopping and City Offices
- Near Hwys. 114, 121, I-635
- Ideal for Attorney, Financial Planner, Accountant, Upscale Office User
- \*\*\*No medical office currently allowed\*\*\*

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**SILVER OAK**  
COMMERCIAL REALTY



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## MORRISON OFFICE PARK

### SITE PLAN



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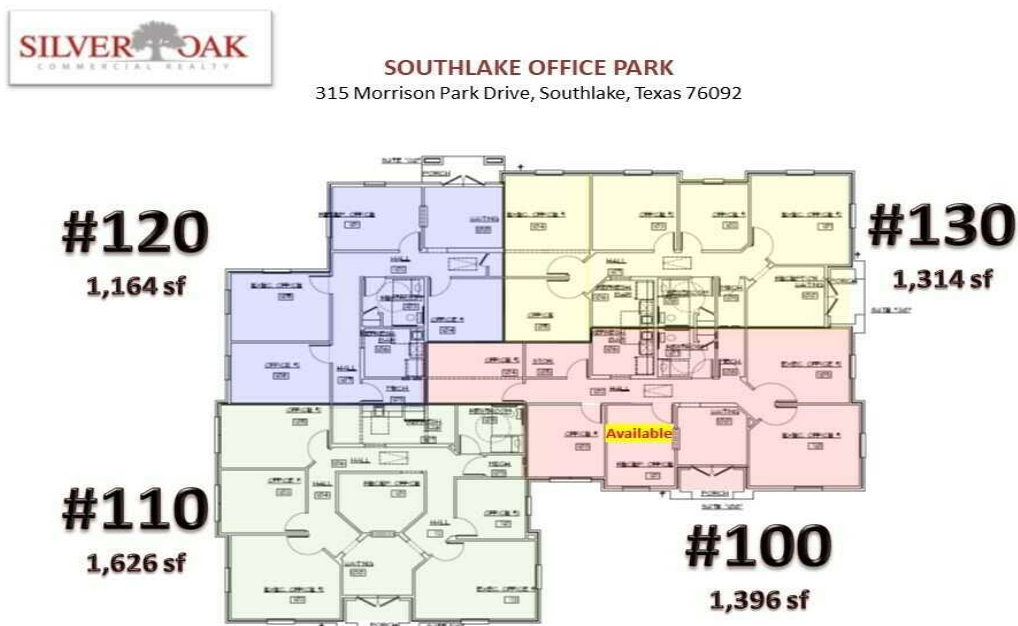
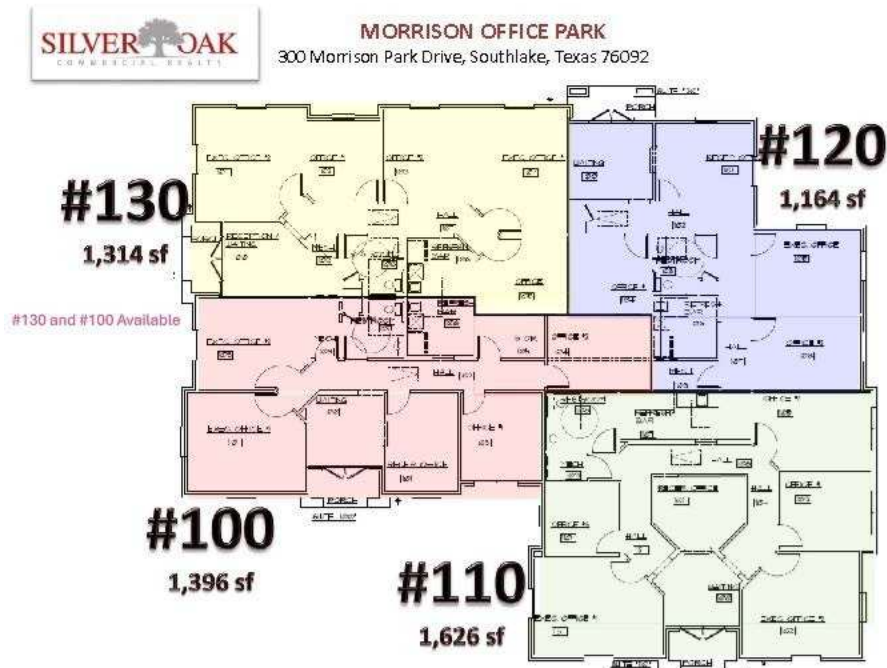


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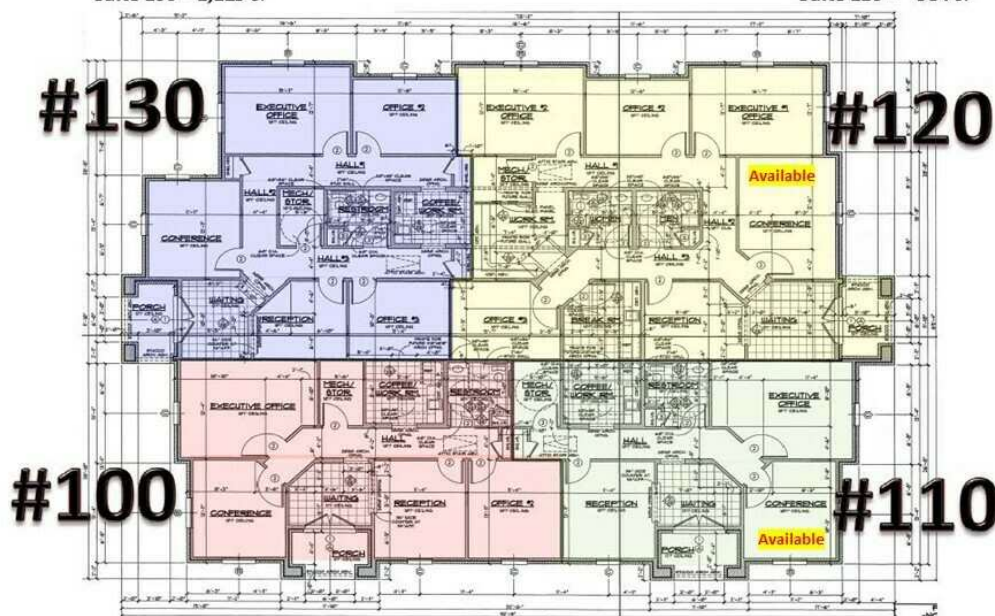
320 Morrison Park Drive, Southlake, Texas 76092

Suite 130 – 1,330 sf

Suite 100 – 1,129 sf

Suite 120 – 1,782 sf

Suite 110 – 984 sf



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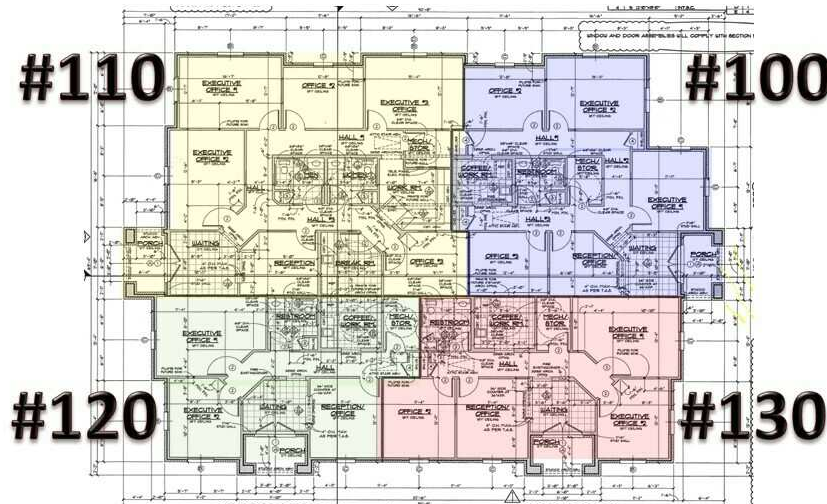


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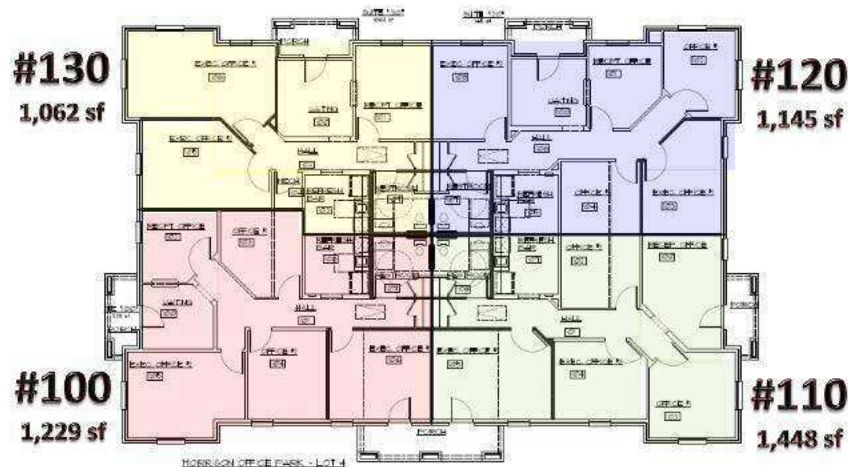
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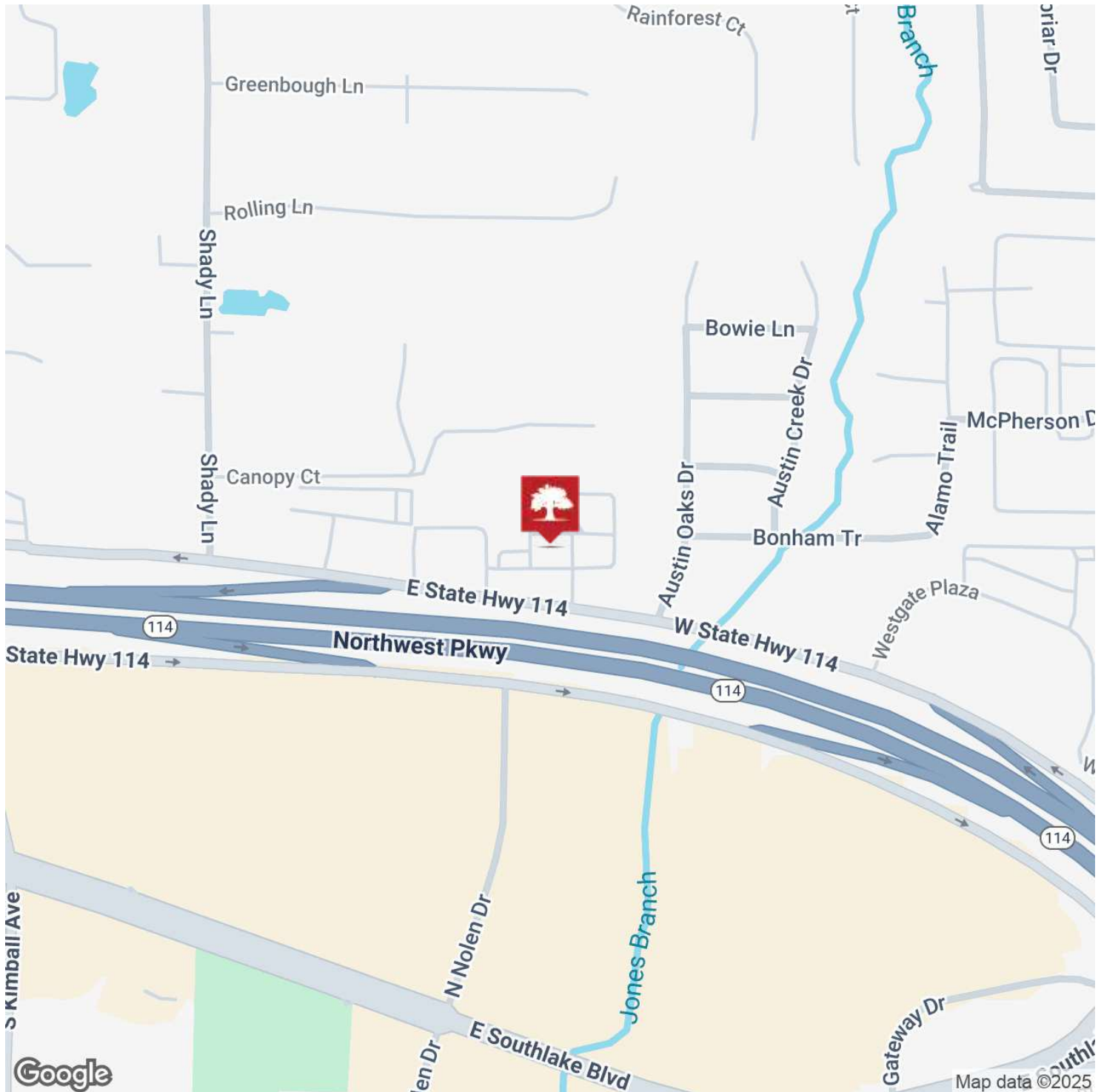
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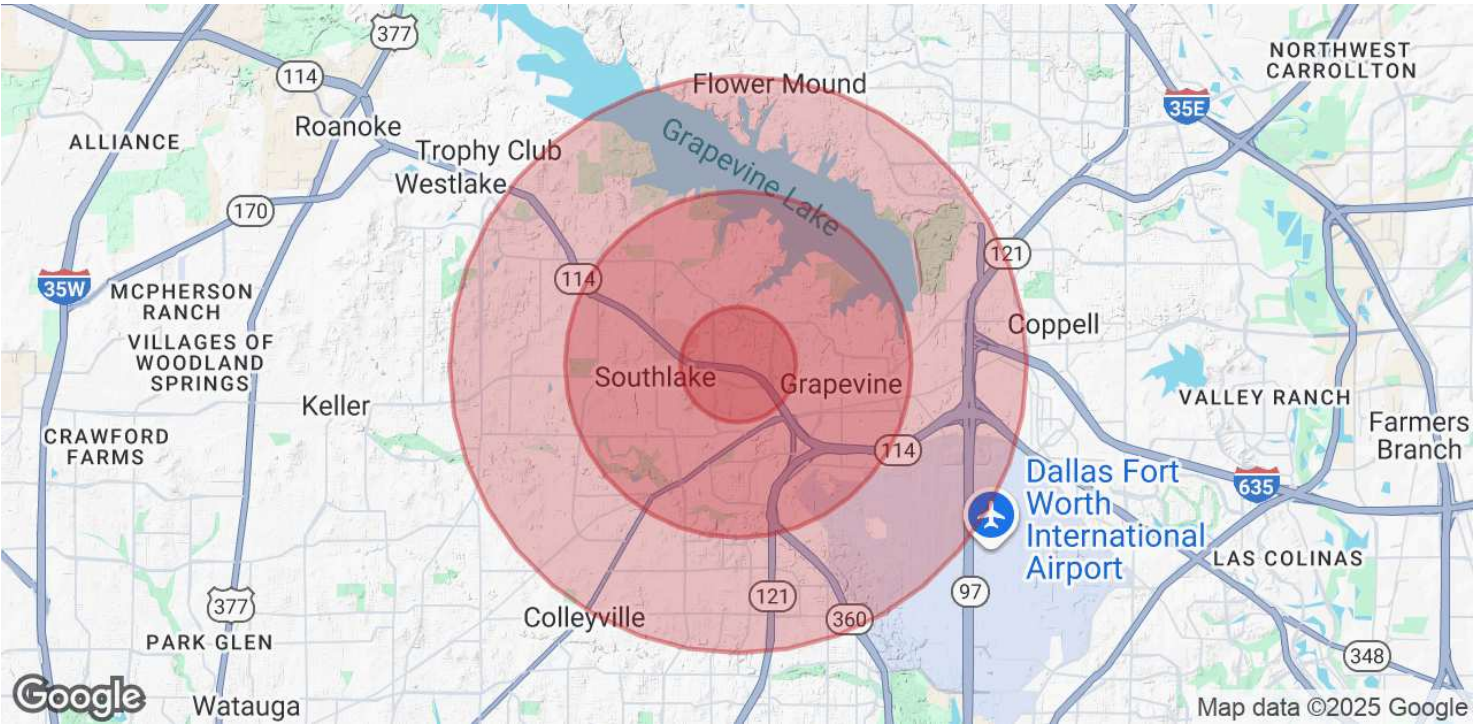


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,695	55,250	120,848
Average Age	37.8	40.7	40.9
Average Age (Male)	35.9	39.1	39.4
Average Age (Female)	41.5	40.8	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,805	21,094	44,659
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$137,355	\$151,103	\$173,383
Average House Value	\$386,485	\$404,521	\$472,456

2020 American Community Survey (ACS)

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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.

Silver Oak Commercial Realty, LLC	9000679	info@silveroakcre.com	817-849-8282
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Leatherwood	0493949	jleatherwood@silveroakcre.com	817-849-8282
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
LeAnn Brown	409352	labrown@silveroakcre.com	817-849-8282
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date