

# OFFICE SPACE FOR LEASE

## 2820 W Southlake Boulevard, Southlake



**LEASE RATE:** \$18.00psf

**CAM/TAX:** \$6.00psf

**SF AVAILABLE:** 5,219sf

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# Property Description

## Property Details

- Location: 2820 W Southlake Blvd
- Suite: 100
- Southlake Blvd visibility
- Excellent access
- Building signage available
- 16 parking spaces

## Demographics

- Daytime Population: 49,548
- 2018 Population: 61,587 (3 miles)
- Average Household Income: \$145,225
- Median Age: 43.2
- Estimate Per Capita Income: \$60,918
- Households: 20,594
- Projected Growth 2018-2023 : 5.25%



## Property Overview

This is a beautiful space in a prime location off of Southlake boulevard where over 40,000 cars pass by per day. Nestled in a parklike setting with plenty of parking and functional build-out.

## Market Overview

Southlake lies in the heart of the fastest growing region in the United States and was recently named as one of the best places in Texas to get a job. Southlake City Council is dedicating time and resources to ensure Southlake maintains a healthy and strong economy.

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**EXCEPTIONAL BUILD OUT**

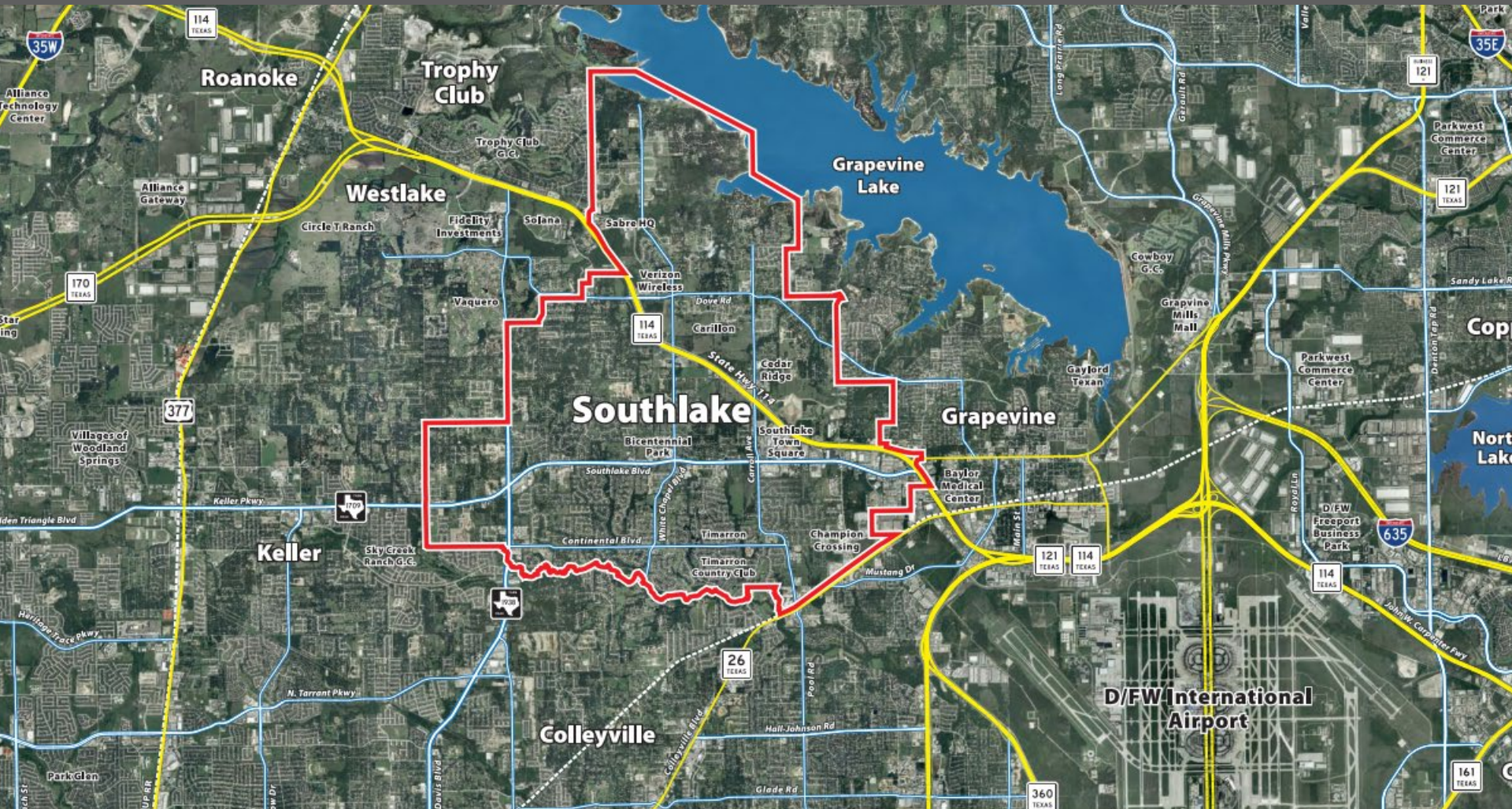




**EXCEPTIONAL BUILD OUT**



# REGIONAL MAP



CENTRALLY LOCATED BETWEEN DALLAS AND FORT WORTH





# FAST FACTS

Integrity • Innovation • Accountability • Commitment to Excellence • Teamwork



## DEMOGRAPHICS

2017 population projection: 29,440

Projected build-out population: 34,188

Population by age:

- Under 19 years 35%
- 20-64 years 57%
- 65 years and older 8%

2016 average people per household of 3.15

2017 median household income of \$208,848

2017 average home sales price of \$702,569

68% of residents 25 years and older have a bachelor's degree or higher



## FINANCIAL PERFORMANCE

City Bond Ratings:

“AAA” from Standard and Poor’s

“AAA” from Fitch IBCA

8.25% total sales tax rate - includes 0.5% for parks, 0.375% for economic development and 0.125% for crime control district

## TOP EMPLOYERS

Sabre Holdings - 3,545 Employees

Carroll ISD - 1,115 Employees

Keller Williams - 715 Employees

Gateway Church - 613 Employees

Verizon Wireless - 585 Employees

## TOP NON-RESIDENTIAL TAXPAYERS

Town Square Ventures, LP

Verizon Wireless

Southlake Town Square Grand Avenue, LP

Carroll/1709, LTD

Wyndham Properties, LTD

## Southlake Economy

**Southlake** has an **unemployment rate** of **3.6%**. The US average is 5.2%.

**Southlake** has seen the **job market increase** by **1.2%** over the **last year**. Future **job growth** over the next ten years is predicted to be **38.8%**. US Average is only 38%.

## Tax Rates for Southlake

- The **Income Tax Rate** for Southlake is **0.0%**. The US average is 4.6%.

## Income and Salaries for Southlake

- The **average income** of a Southlake resident is **\$74,380 a year**. Almost **3X** higher then US average.

- The **Median household income** of a Southlake resident is **\$170,742 a year**. Over **3X** higher then US average.

**#1 in Best Places to Raise a Family in Tarrant County - Niche**

**“Top 10 Fall Festivals”**

*-Best of DFW*

**“#8 Best Places to Shop”**

*-visitdfw.com*

# 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.*

## 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.

**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.

**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 submitted by the party, disclose:
  - (1) that the owner will accept a price less than the written asking price;
  - (2) that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - (3) 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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Buyer/Tenant Initials

Seller/Landlord Initials

date

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