

FOR LEASE

BOWERY PARK

2630 MAIN STREET, HIGHLAND VILLAGE, TX 75077

VERUS
COMMERCIAL

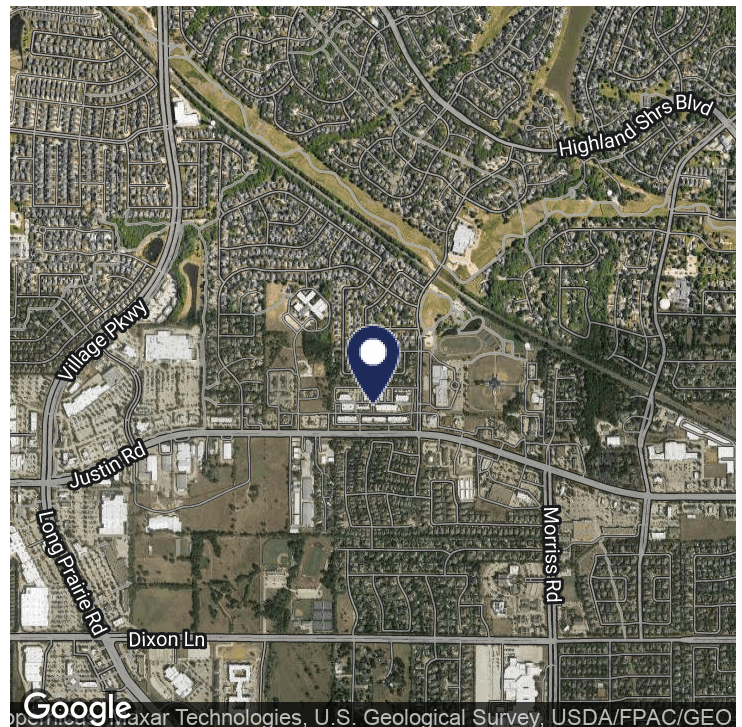


PROPERTY DESCRIPTION

Bowery Park has recently undergone a full scale upgrade across the entire 15 acre Mixed Use Development. In addition to upgraded exteriors and common areas, additional signage and branding brings an entirely new and exciting look to this Highland Village property. Only one office suite remains available for Lease. This space is currently in shell condition allowing an office user to fully maximize the 2,135 SF to perfectly suit their needs.

LOCATION DESCRIPTION

Bowery Park is located on FM 407/Justin Road in Highland Village, TX. The property benefits from excellent frontage, accessibility and visibility on the highly trafficked Justin Road. This property is located in a high density area and surrounded by rooftops.



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Building Size:	14,000 SF

GREG JOHNSON

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BRAD TYNDALL

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INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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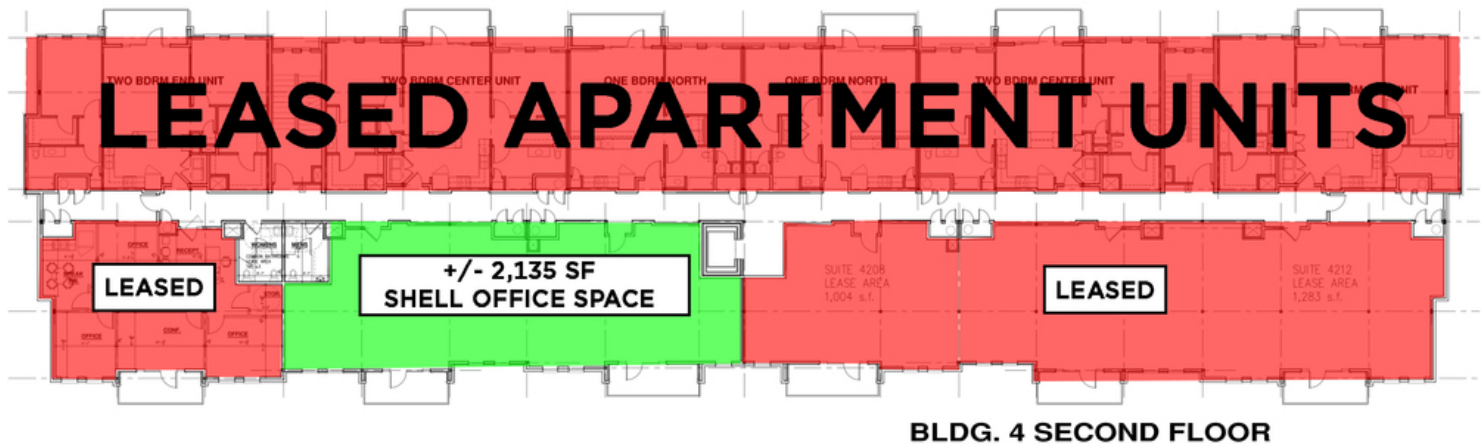
LEASE TYPE

| -

TOTAL SPACE | -

LEASE TERM | Negotiable

LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building IV	-	2,135 SF	NNN	\$20.00 SF/yr	Shell Office Space

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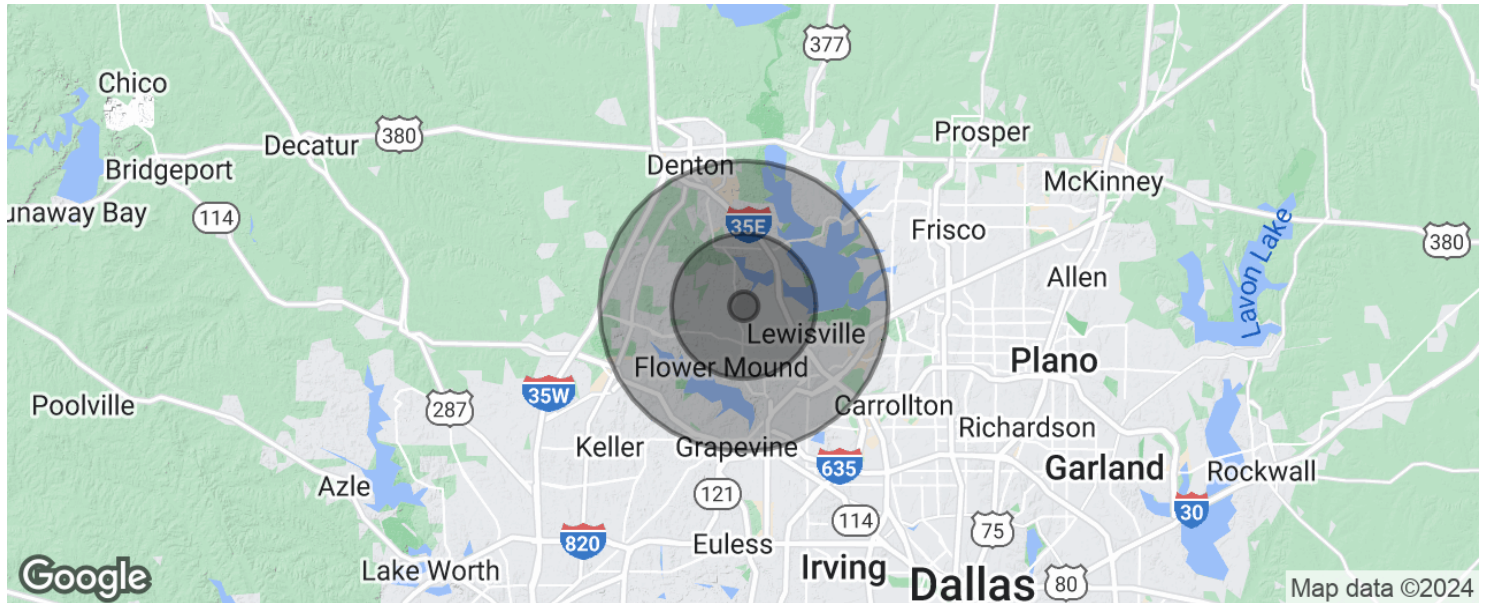
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,287	159,764	410,712
Median age	37.0	35.2	34.8
Median age (Male)	37.6	35.0	34.5
Median age (Female)	36.3	35.8	35.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,061	53,507	144,722
# of persons per HH	3.1	3.0	2.8
Average HH income	\$124,337	\$109,350	\$98,657
Average house value	\$255,885	\$261,158	\$260,692

* Demographic data derived from 2020 ACS - US Census

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LOCATION INFORMATION

Building Name	Bowery Park
Street Address	2630 Main Street
City, State, Zip	Highland Village, TX 75077
County/Township	Denton
Market	DFW Metroplex
Submarket	Highland Village / Flower Mound
Cross Streets	Justin Rd Briarhill Ln

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Submarket	Highland Village / Flower Mound

PARKING & TRANSPORTATION

Street Parking	Yes
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BUILDING INFORMATION

Building Size	14,000 SF
Price / SF	Negotiable
Building Class	A
Load Factor	Yes
Free Standing	Yes

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

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