



Pecan Creek Office Condominiums

731 Zena Rucker Road, Southlake, TX 76092



eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

Cary Clarke

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FOR SALE | Table of Contents

731 Zena Rucker Road, Southlake, TX 76092

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eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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1

PROPERTY INFORMATION

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

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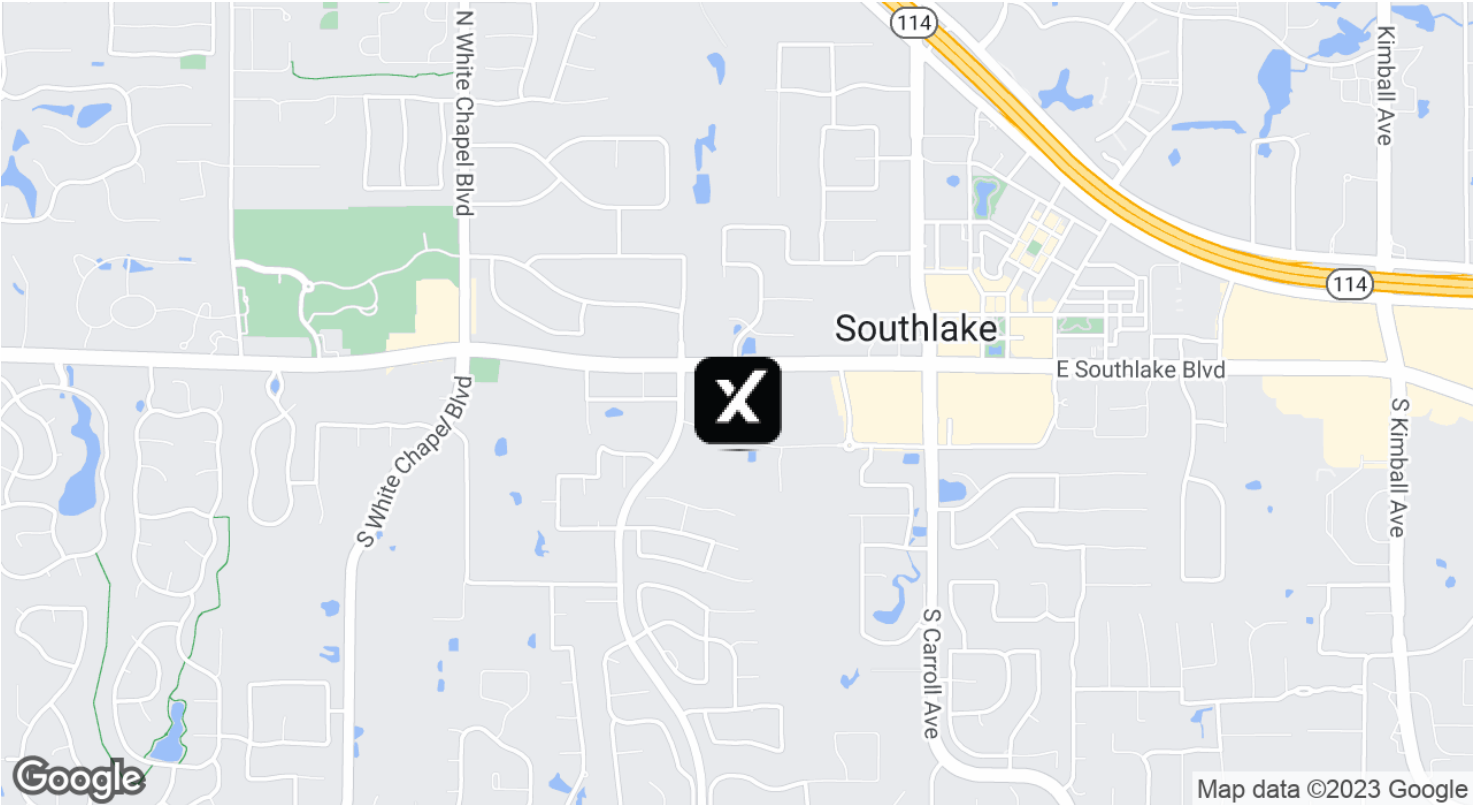
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FOR SALE

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Executive Summary

731 Zena Rucker Road, Southlake, TX 76092



Sale Prices	Condominiums are individually priced based on size & location
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Property Overview

Eight Medical and Professional Office Condominiums built to Shell Stage. Interior finish outs to be build-to-suit. Suites range in size from 2,777 to 2,876 square feet.

Offering Summary	
Lot Size:	2.225 Acres
Number of Buildings:	2
Total Space:	22,579 SF
Number of Units:	8
Year Built:	2022
Zoning:	SP2
Market:	Ft. Worth
Submarket:	Northeast Tarrant County

Property Highlights

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FOR SALE | Property Description

731 Zena Rucker Road, Southlake, TX 76092



Location Description

Pecan Creek is located in the heart of Southlake, just south of the intersection of Byron Nelson Parkway and Southlake Boulevard (FM 1709). It is a high-profile area at the entrance to the Timarron community, just around the corner from the prestigious Southlake Town Square, and only minutes away from multiple hospitals. World class shopping and dining are located within blocks of the Property. Southlake is distinguished for having strong area demographics and has one of the highest median household incomes in the DFW Metroplex. It is also considered to be one of the most financially stable communities due to the high residential and commercial real estate values.

Site Description

Exterior building lot in Pecan Creek Office Park, a commercial addition to the Timarron Master Planned community, city of Southlake. The lot is surrounded by tree lines on three sides.

Exterior Description

Fresh, modern architecture featuring white painted brick contrasted with black windows and roofing.

Interior Description

Interior finish out build-to-suit per individual condominium owners.

Parking Description

Common area surface parking lot.

Construction Description

Shell construction included in sales prices. Interior finish out build-to-suit per individual condominium owners. Engineered post tensioned foundations with cast in place piers. Site built wood frame walls. Painted brick exterior.

Power Description

Three phase electric. Natural gas available.

Project website:

<https://pecancreekofficecondos.com/>

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FOR SALE | Complete Highlights

731 Zena Rucker Road, Southlake, TX 76092

Location Information

Project Name	Pecan Creek Office Condomiums
Street Address	731 Zena Rucker Road
City, State, Zip	Southlake, TX 76092
County	Tarrant
Market	Ft. Worth
Sub-market	Northeast Tarrant County
Cross-Streets	Southlake Boulevard (FM 1709) and Byron Nelson Parkway
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	TX State Highway 114
Nearest Airport	Dallas-Ft. Worth International Airport

Building Information

Building Class	A
Tenancy	Multiple
Ceiling Height	10 ft
Minimum Ceiling Height	10 ft
Number of Floors	1
Number of Buildings	2
Floor Sizes: 701 Zena Rucker Road 721 Zena Rucker Road	11,179 SF 11,400 SF
Gross Saleable Area	22,579 SF
Year Built	2022
Construction Status	Under construction
Framing	Wood
Condition	Excellent
Foundation	Post tensioned with piers

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FOR SALE | Exterior Elevations

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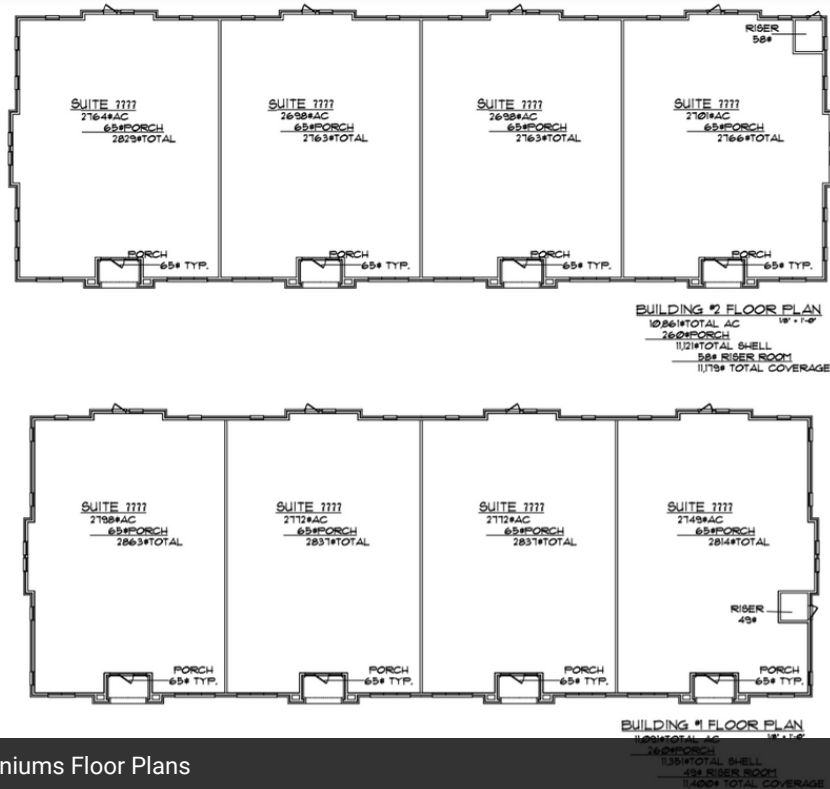
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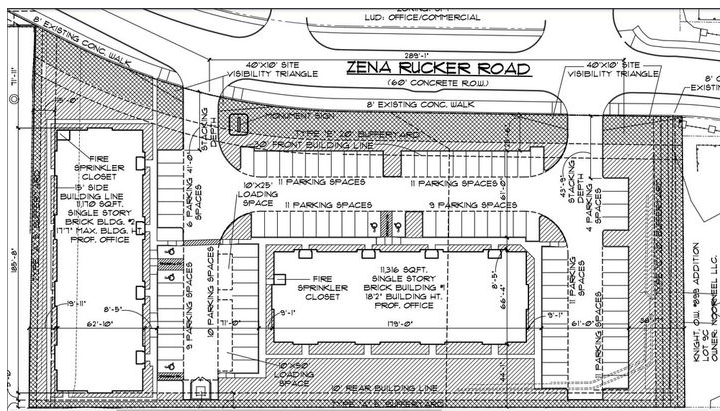
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FOR SALE | Additional Graphics

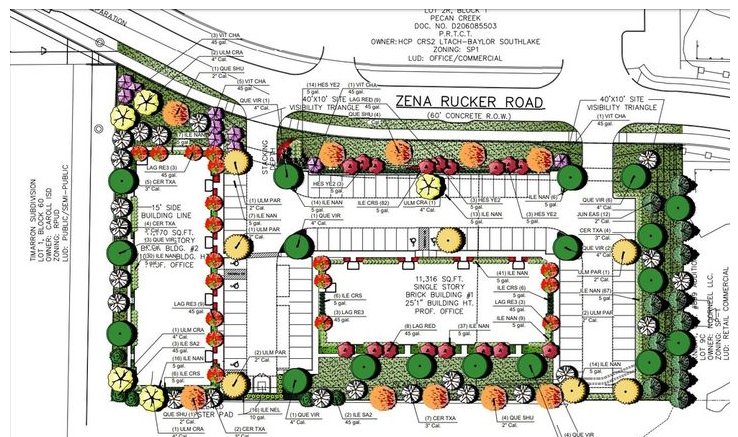
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Pecan Creek Office Condominiums Floor Plans



Pecan Creek Office Condominiums Site Plan



Pecan Creek Office Condominiums Landscape Plans

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FOR SALE | Condos

731 Zena Rucker Road, Southlake, TX 76092

Address	Size	Sale Price	Status	Description
701 Zena Rucker Road, Suite 100	2,781 SF	\$1,020,000	Available	Exterior shell space. Building runs along the western edge of property. Suite numbering from north to south.
701 Zena Rucker Road, Suite 120	2,777 SF	\$1,015,000	Available	Interior shell space. Building runs along the western edge of property. Suite numbering from north to south.
701 Zena Rucker Road, Suite 140	2,777 SF	\$1,015,000	Available	Interior shell space. Building runs along the western edge of property. Suite numbering from north to south.
701 Zena Rucker Road, Suite 160	2,844 SF	\$1,040,000	Available	Exterior shell space. Building runs along the western edge of property. Suite numbering from north to south.
721 Zena Rucker Road, Suite 100	2,826 SF	\$1,050,000	Available	Exterior shell space. Building runs along the southern edge of property. Suite numbering from west to east.
721 Zena Rucker Road, Suite 120	2,849 SF	\$1,045,000	Available	Interior shell space. Building runs along the southern edge of property. Suite numbering from west to east.
721 Zena Rucker Road, Suite 140	2,849 SF	\$1,045,000	Available	Interior shell space. Building runs along the southern edge of property. Suite numbering from west to east.
721 Zena Rucker Road, Suite 160	2,876 SF	\$1,065,000	Available	Exterior shell space. Building runs along the southern edge of property. Suite numbering from west to east.

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LOCATION INFORMATION

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

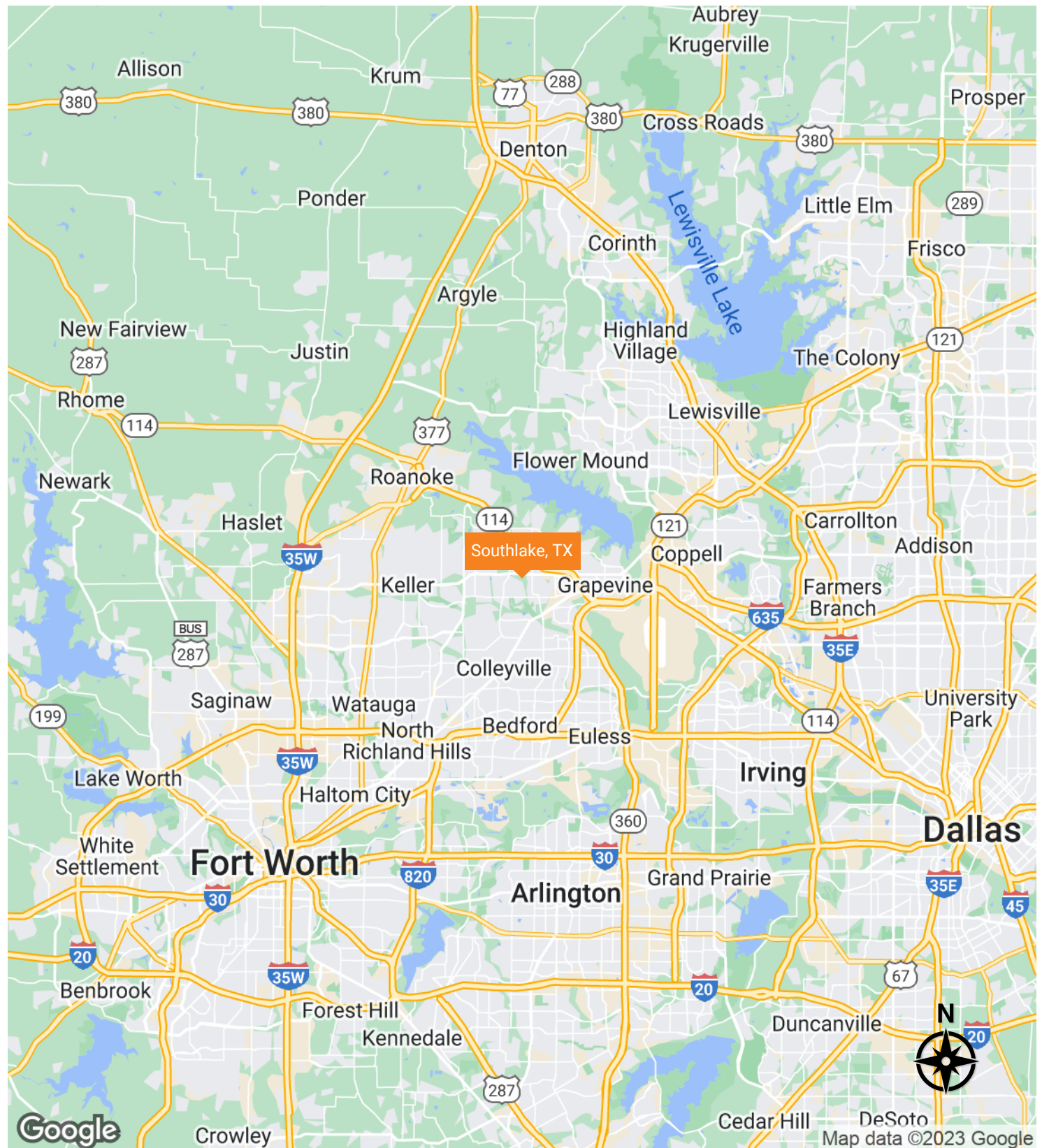
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FOR SALE | Regional Map

731 Zena Rucker Road, Southlake, TX 76092



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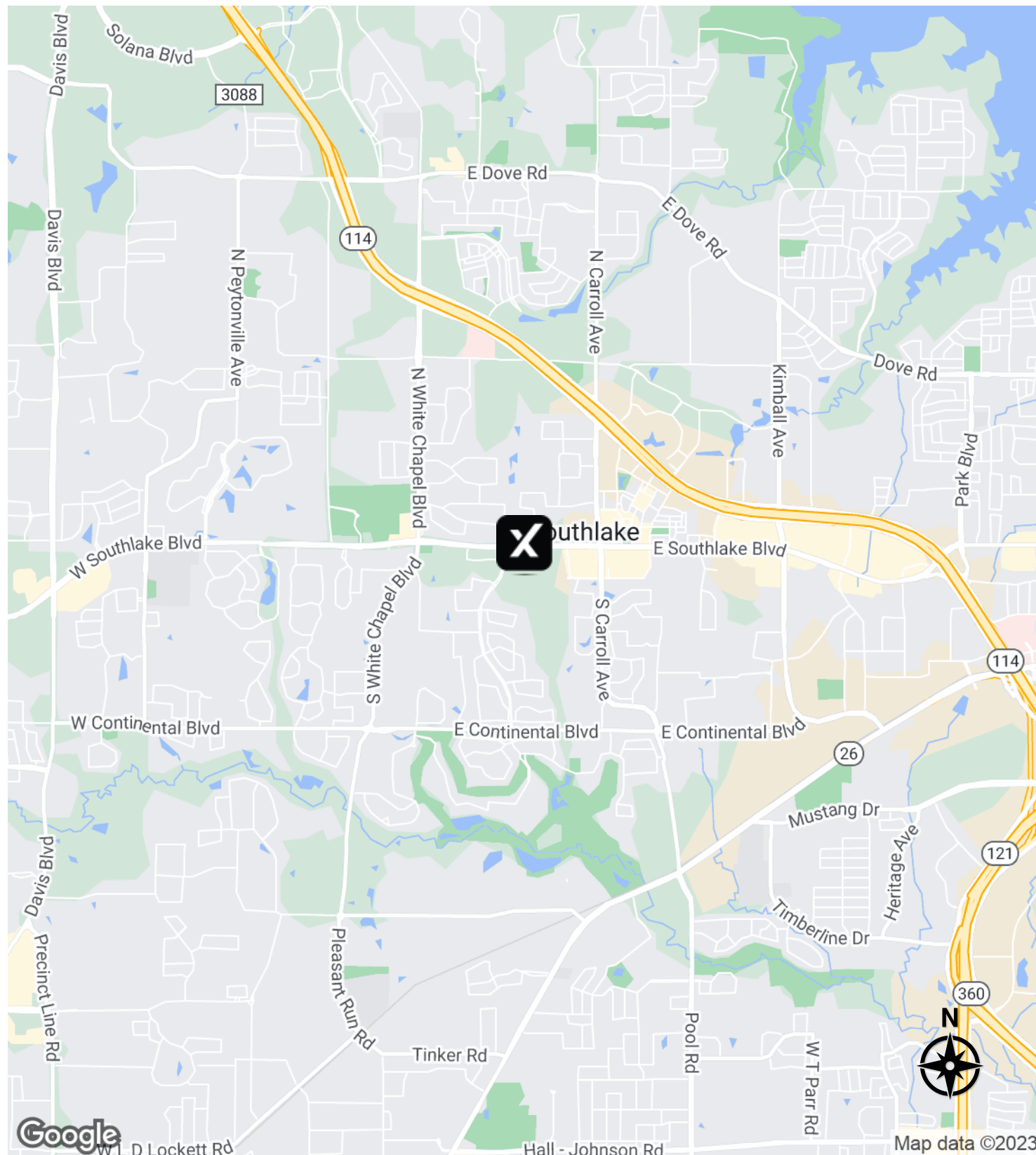
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FOR SALE | Location Map

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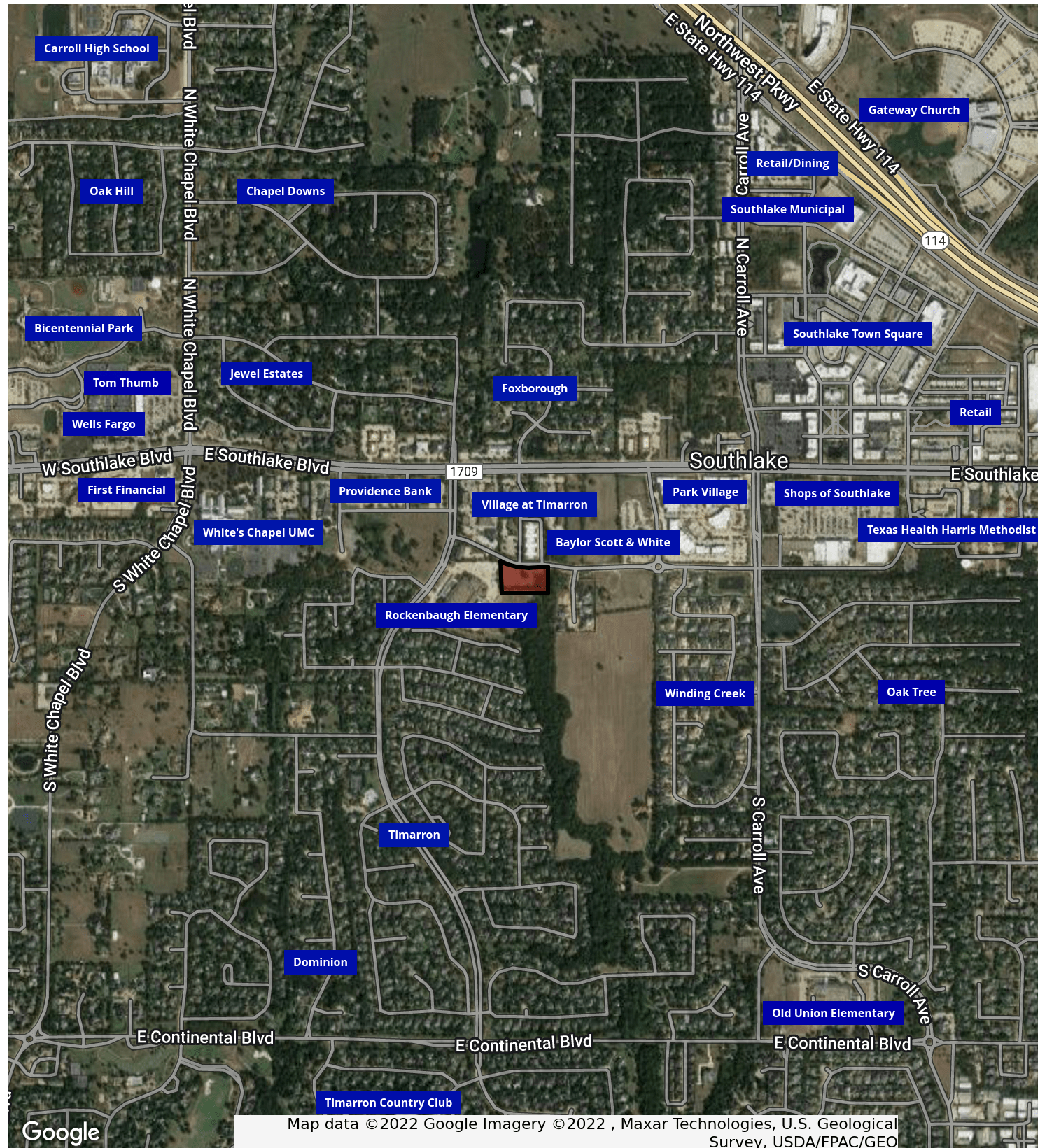
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FOR SALE | Aerial Map

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DEMOGRAPHICS

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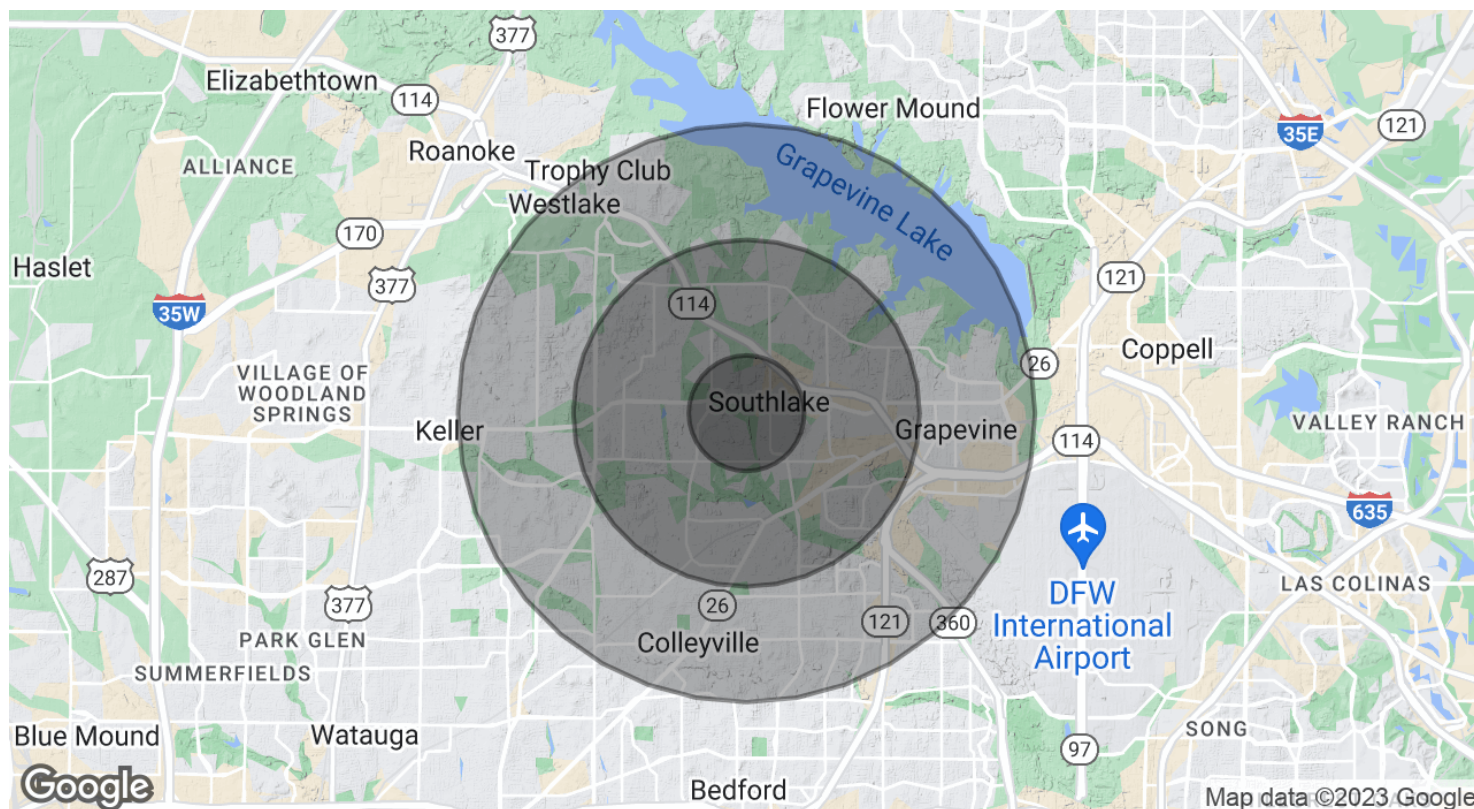
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FOR SALE | Demographics Map & Report

731 Zena Rucker Road, Southlake, TX 76092



Population	1 Mile	3 Miles	5 Miles
Total Population	4,770	45,078	123,117
Average Age	39.5	38.9	39.7
Average Age (Male)	39.9	38.9	39.8
Average Age (Female)	39.0	38.7	39.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,462	14,784	42,047
# of Persons per HH	3.3	3.0	2.9
Average HH Income	\$254,013	\$175,255	\$151,028
Average House Value	\$538,296	\$375,036	\$358,545

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

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FOR SALE | Advisor Bio

731 Zena Rucker Road, Southlake, TX 76092



Cary Clarke

Commercial Broker

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Direct: 817.480.9904 | **Cell:** 817.480.9904

TX #0316696

Professional Background

Cary provides more than 40 years of real estate experience in development, construction, brokerage and property management. His vast resume includes commercial and residential ventures, including land brokerage, neighborhood development, office building and luxury home construction. He has served in various association leadership positions and has received numerous accolades throughout his career.

Education

Cary earned a Bachelor of Business Administration from the McCombs School of Business at The University of Texas at Austin. He majored in Finance with a minor in Real Estate.

Memberships

Cary has earned the NCREA and CREIPS commercial designations.

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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.

11-2-2015



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 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