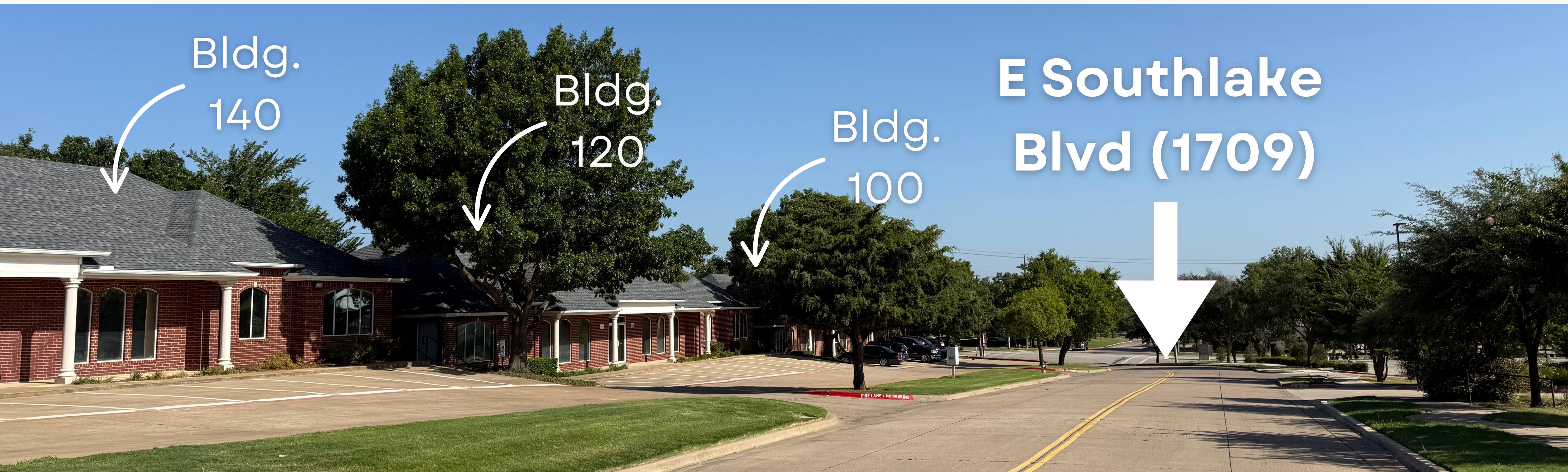


PORTFOLIO SALE

S. Village Center Dr., Southlake, TX



- 100 (4,200 SF), 120 (4,200 SF), & 140 (4,200 SF)
- 1709 x S. Village Center Hard Corner
- Investor Or Owner/User Opportunity
- Easy Access To Hwy 114, 121, & DFW Airport
- Call For Pricing & Further Details

Steve Shrum
817-881-3837 (C)
214-637-4300 (O)
shrum@glaciercommercial.com

Coby Boulware
214-771-1138 (C)
214-637-4300 (O)
coby@glaciercommercial.com



3 OFFICE PORTFOLIO FOR SALE

S. Village Center Dr., Southlake, TX



Square Feet

12,600 SF Total

Buildings

3 x 4,200 SF

Land

1.3 Acres

Parking

3 per 1,000

Zoning

Office Commercial

Pro Forma NOI

\$200,000+

Plat

Single Plat

Occupancy

66%



3 OFFICE PORTFOLIO FOR SALE

S. Village Center Dr., Southlake, TX



The Southlake Hotel



E. Southlake Blvd.



3 OFFICE PORTFOLIO FOR SALE

S. Village Center Dr., Southlake, TX



Over 2,500 businesses call Southlake home. Its prime location within the DFW Metroplex, access to a skilled workforce, and robust infrastructure make it an ideal destination for business growth and success. Supported by a strong corporate and office workforce, Southlake continues to attract investment and talent. In a recent survey, 92% of Southlake business owners rated the city as a great place to live and do business. Reflecting the area's desirability, the median home sales price in Southlake is approximately \$1.585 million, with an average household income exceeding \$250,000.

3 OFFICE PORTFOLIO FOR SALE

S. Village Center Dr., Southlake, TX



Steve Shrum
817-881-3837

shrum@glaciercommercial.com



214-637-4300



Coby Boulware
480-818-7978

coby@glaciercommercial.com