



**100% Leased
Retail Center**

**1125 Davis Blvd
Southlake, TX 76092**

**FOR
SALE**



**NOI: \$188,951
Pro Forma 1/1/18
Size: 10,071 SF**

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Property Information:

- 10,071 sf on 1.26 acres
- Built in 2002

HIGHLIGHTS:

- 100% Occupied
- Stable mix of service oriented retail and a restaurant.
- All tenants leases have been renewed or executed since 9/1/16
- High Average Household Income \$208K+ within 1 mile
- 37,000 CPD along Davis Blvd

LOCATION:

- NEC Davis Blvd and Continental

100 % LEASED RETAIL CENTER

LOCATED IN SOUTHLAKE TX

Offering Summary

Property Information	
Net Operating Income	\$188,951
Total Suites	6
Tenants	6
Occupancy	100%
Vacancy	0%
Gross Leasable Area (GLA)	10,071
Lot Size (Acres)	1.26 Acres
Year Built/Renovated	2002

Vision Commercial is pleased to present the opportunity to acquire a Multi-Tenanted, 10,071 square foot Retail Strip Center located in Southlake, Texas. The Center offers a triple net facility with a diverse Tenant-mix. Spicer Martial Arts is the largest tenant in the Center and has almost 5 years left on their lease with renewals. With 6 suites comprised of a mix of local and national tenants, Southlake Woods Plaza is purely a diverse asset. The Center has easy access to Davis Blvd. with 37,000 vehicles per day. The center is also equipped with monument signage along Davis Blvd.

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Suite	Tenant	SF
100	Medi-Weightloss	2,086
150	Davis Donuts	1,143
250	Highland Nail Salon	1,204
300	Spicer Martial Arts	3,159
400	The Lodge Barber Shop	668
450	Mulino Ristorante	1,811

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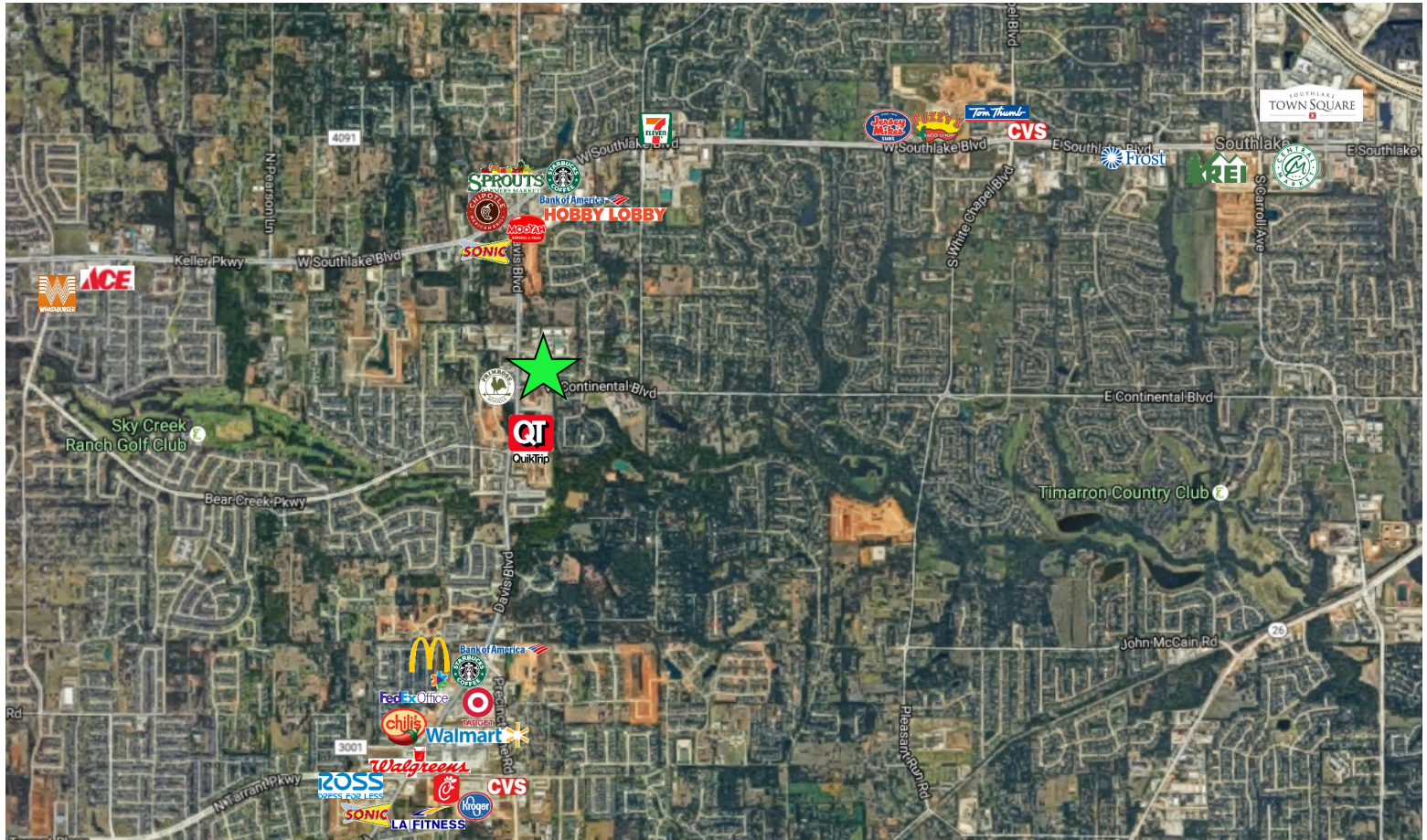


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Executive Summary

1125 Davis Blvd, Southlake, Texas, 76092
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 32.92740
Longitude: -97.18585

	1 mile	2 miles	3 miles
Population			
2000 Population	4,628	17,088	36,727
2010 Population	6,434	24,605	52,802
2017 Population	7,501	28,496	60,295
2022 Population	8,169	30,959	65,613
2000-2010 Annual Rate	3.35%	3.71%	3.70%
2010-2017 Annual Rate	2.14%	2.05%	1.85%
2017-2022 Annual Rate	1.72%	1.67%	1.70%
2017 Male Population	49.5%	49.4%	49.3%
2017 Female Population	50.4%	50.6%	50.7%
2017 Median Age	42.1	42.7	43.3

In the identified area, the current year population is 60,295. In 2010, the Census count in the area was 52,802. The rate of change since 2010 was 1.85% annually. The five-year projection for the population in the area is 65,613 representing a change of 1.70% annually from 2017 to 2022. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 42.1, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	84.8%	86.4%	86.5%
2017 Black Alone	3.0%	2.7%	2.8%
2017 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2017 Asian Alone	7.8%	6.5%	6.1%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	1.0%	1.1%	1.5%
2017 Two or More Races	3.1%	2.9%	2.7%
2017 Hispanic Origin (Any Race)	7.7%	7.3%	7.6%

Persons of Hispanic origin represent 7.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 35.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,340	5,133	11,476
2010 Households	1,964	7,738	17,421
2017 Total Households	2,318	8,988	19,910
2022 Total Households	2,526	9,768	21,668
2000-2010 Annual Rate	3.90%	4.19%	4.26%
2010-2017 Annual Rate	2.31%	2.09%	1.86%
2017-2022 Annual Rate	1.73%	1.68%	1.71%
2017 Average Household Size	3.21	3.15	3.02

The household count in this area has changed from 17,421 in 2010 to 19,910 in the current year, a change of 1.86% annually. The five-year projection of households is 21,668, a change of 1.71% annually from the current year total. Average household size is currently 3.02, compared to 3.02 in the year 2010. The number of families in the current year is 17,240 in the specified area.

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Median Household Income			
2017 Median Household Income	\$171,527	\$171,517	\$156,316
2022 Median Household Income	\$174,446	\$174,211	\$159,449
2017-2022 Annual Rate	0.34%	0.31%	0.40%
Average Household Income			
2017 Average Household Income	\$208,310	\$212,587	\$196,283
2022 Average Household Income	\$222,321	\$226,557	\$210,512
2017-2022 Annual Rate	1.31%	1.28%	1.41%
Per Capita Income			
2017 Per Capita Income	\$64,949	\$66,818	\$64,751
2022 Per Capita Income	\$69,304	\$71,184	\$69,439
2017-2022 Annual Rate	1.31%	1.27%	1.41%

Households by Income

Current median household income is \$156,316 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$159,449 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$196,283 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$210,512 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$64,751 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$69,439 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	1,434	5,400	11,963
2000 Owner Occupied Housing Units	1,310	5,002	10,953
2000 Renter Occupied Housing Units	31	131	523
2000 Vacant Housing Units	93	267	487
2010 Total Housing Units	2,077	7,997	18,069
2010 Owner Occupied Housing Units	1,845	7,362	15,827
2010 Renter Occupied Housing Units	119	376	1,594
2010 Vacant Housing Units	113	259	648
2017 Total Housing Units	2,405	9,145	20,180
2017 Owner Occupied Housing Units	2,142	8,454	17,767
2017 Renter Occupied Housing Units	175	535	2,144
2017 Vacant Housing Units	87	157	270
2022 Total Housing Units	2,622	9,934	21,935
2022 Owner Occupied Housing Units	2,326	9,160	19,254
2022 Renter Occupied Housing Units	201	607	2,414
2022 Vacant Housing Units	96	166	267

Currently, 88.0% of the 20,180 housing units in the area are owner occupied; 10.6%, renter occupied; and 1.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 18,069 housing units in the area - 87.6% owner occupied, 8.8% renter occupied, and 3.6% vacant. The annual rate of change in housing units since 2010 is 5.03%. Median home value in the area is \$451,204, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.01% annually to \$474,471.

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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Barrett England	629472	Barrett@visioncommercial.com	817-320-2600
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date