

FOR SALE

Southlake Investment Office Building 2425-2435 Southlake Blvd Southlake, Texas, 76092

2425 Southlake Blvd



2435 Southlake Blvd



SOUTHLAKE NAMED 3RD WEALTHIEST CITY IN TEXAS

Sales Price: \$4,150,000

\$258.65 PSF - Cap Rate: 6.13%

Fully Leased with Increasing Rental Rates



Building Features

16,045 SF Complex consisting of 2 Buildings

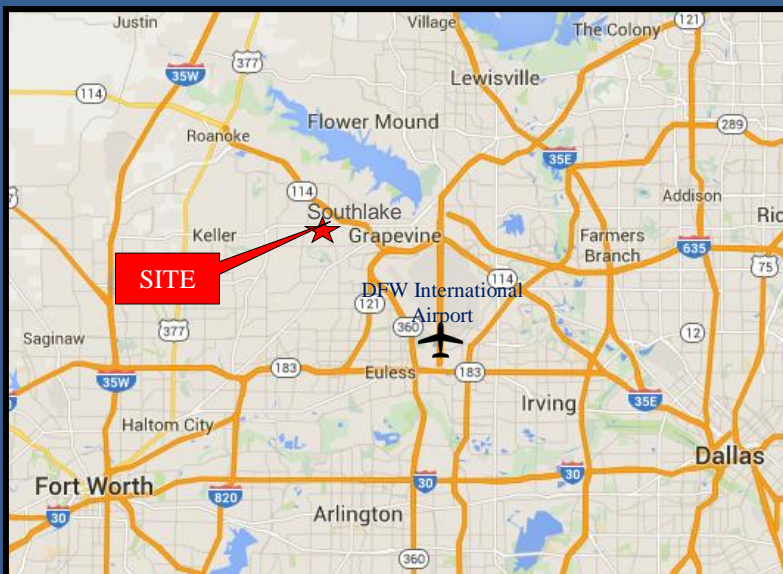
100% Occupied – Five Tenants

**Located in the Affluent
City of Southlake, Texas**

Located between Dallas & Fort Worth

Minutes away from DFW International Airport

Southlake Blvd address with Monument Sign



Jill Bayne

Mobile: 817-903-9664

Office: 817-663-9000

j.bayne@alliance-commercial.com



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EXTERIOR PICTURES



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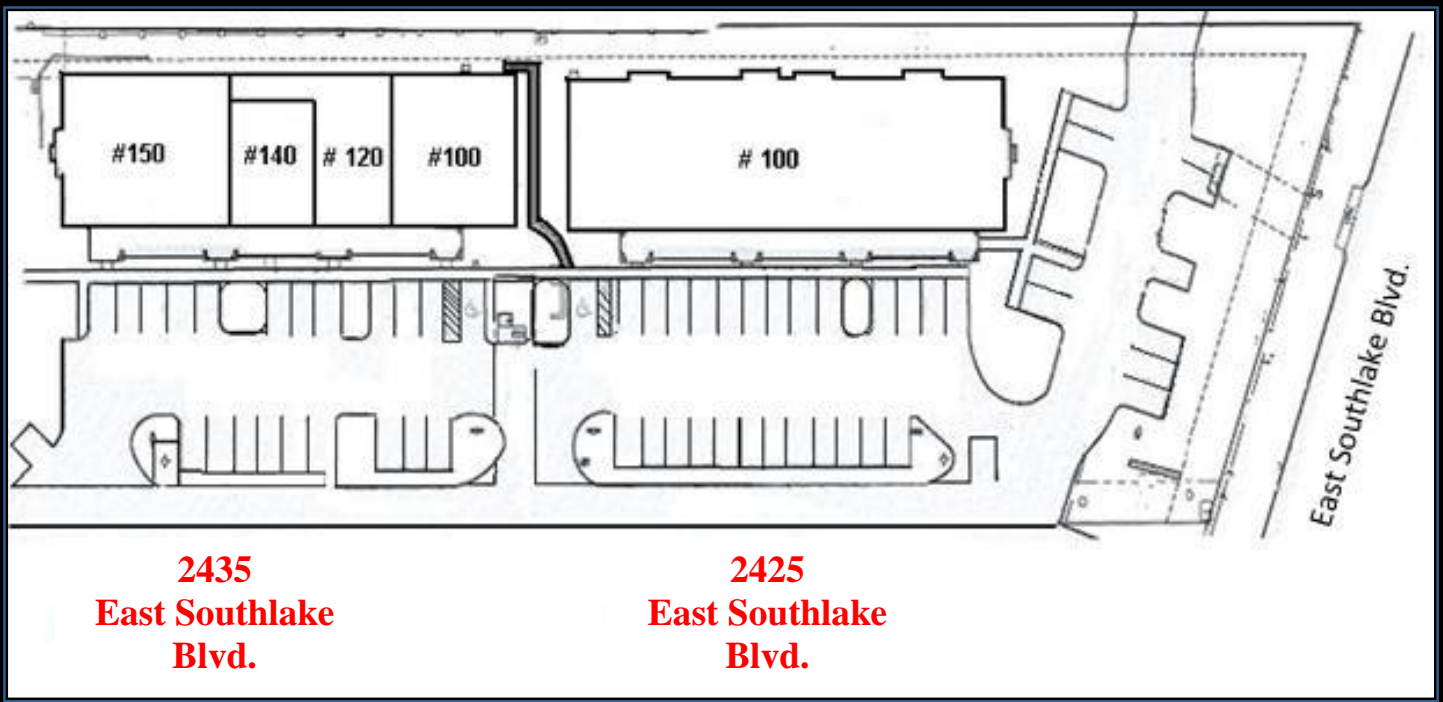


Corporate Real Estate Asset &
Occupancy Solutions Worldwide

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SITE PLAN



2435
East Southlake
Blvd.

2425
East Southlake
Blvd.

2435 E. Southlake Blvd.
Southlake, Texas 76092
~ 8,005 Sqft – Building

2425 E. Southlake Blvd.
Southlake, Texas 76092
~ 8,040 Sqft – Building

Total of ~16,045 Sqft
Professional
Office Space

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AREA MAP



Georgetown Park I – 2425-2435 E. Southlake Blvd., Southlake, Texas 76092 is an upscale office property conveniently located on Southlake Blvd./Hwy 1709 between S. Kimball Avenue and S. Nolan Drive in the heart of Southlake. This building has a prominent Southlake Boulevard address with Monument Signage available for Tenants with excellent visibility and frontage. Exterior building signage opportunities available! The property is professionally managed and maintained. The suites are move in ready and have flexible floorplans with a beautiful high end finish out, perfect for many types of professional businesses. The property exterior is constructed in a sophisticated classic brick architecture and immaculate park-like landscaping. This area boasts excellent demographics with close proximity DFW International Airport, high-end shopping centers, restaurants, county clubs, and high-net worth residents.

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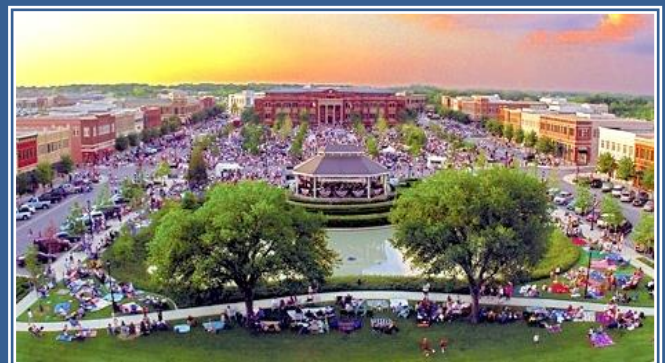
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SOUTHLAKE 3RD WEALTHIEST CITY IN TEXAS

Demographics

Population	2015		
	< 1 Mile	< 3 Miles	< 5 Miles
Total Population	5,537	59,419	109,521
Total Daytime Population	5,739	92,861	143,564
Population Change 2010 - 2015	294	5,513	11,544
Median Age	41	39	41
Income	2015		
	< 1 Mile	< 3 Miles	< 5 Miles
Median Household Income	\$147,135	\$153,895	\$178,364
Average Household Income	\$181,177	\$197,207	\$222,665
Per Capita Household Income	\$59,372	\$60,145	\$65,330



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HISTORY OF SOUTHLAKE



The Southlake area was settled by pioneers from Missouri in the 1840s, but was not incorporated as Southlake until 1956, four years after Grapevine Lake was finished. Before incorporation, the settlements of Whites Chapel, Dove, Union Church and Jellico made up present day Southlake. The area remained rural until the completion of the DFW International Airport in the 1970s. Due to the close proximity to the airport, Southlake became a boom-burb throughout the 1980s, 1990s and 2000s. As of 2012, Southlake's population is almost at full capacity, with around 27,000 residents. The expected build-out population is projected around 34,000 residents.



Seventeen thousand acres were purchased to build the airport at a cost of \$68 million. The airport would ultimately cover more than 29.8 square miles. DFW International Airport is one of the largest airports in the country with flights traveling throughout the world.



Southlake is well known for its Southlake Town Square, a shopping center located on State Highway 114 and Southlake Boulevard. Town Square, built to look like a turn-of-the-century downtown was completed in the summer of 2006, making it one of the most popular shopping centers in the Metroplex. The Town Square boasts numerous amenities ranging from government offices (including courthouse and post office), shops, restaurants, Movie Theater, and an upscale hotel. Southlake was noted by Forbes as the most affluent neighborhood in the United States based on average median household income estimates. The mean household income for the city of Southlake is \$216,393.

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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:
 - 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

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Alliance Commercial Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Alliance Commercial Real Estate Group, Inc. This Marketing Brochure has been prepared to provide summary, **unverified** information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Alliance Commercial Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Alliance Commercial Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Alliance Commercial Real Estate Group, Inc. conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

I (WE), the undersigned Buyer(s), my successors, assigns and nominees ("BUYER"), hereby acknowledge receipt of confidential information about "2425-2435 Southlake Blvd, Southlake, Tarrant County, Texas 76092", the Property ("PROPERTY"). I have sought out the information solely to evaluate the property for purposes of purchasing same. I understand that the confidential information I have received includes, but is not limited to, any financial and/or operational information about the above PROPERTY and the fact that the PROPERTY is for sale.

In consideration of having been provided the above information, I hereby agree:

- (1) not to reproduce or divulge any such information to others, except to secure their advice and counsel, in which case I agree to obtain their consent to maintain such confidentiality; and
- (2) to conduct all further inquires about the above property through Alliance Commercial Real Estate Group, Inc. which I acknowledge to be the agency first providing such information to me.
- (3) I WILL NOT ATTEMPT TO CONTACT THE OWNERS, THEIR AGENTS, EMPLOYEES, TENANTS, CUSTOMERS, CREDITORS OR LANDLORD.**
- (4) ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR ALLIANCE COMMERCIAL REAL ESTATE GROUP, INC. AGENT FOR MORE DETAILS.**

I hereby agree to hold in strictest confidence all information provided regarding the listed property and to be liable for any damages incurred as a result of any violation to this Agreement.

The terms of this Agreement shall remain in full force and effect for a period of one year from the date hereof and shall operate in the event that the BUYER acquires the property or assets in any form, including, but not limited to the BUYER; purchasing the property from the Seller or his successors; or Leases the premises from the Seller's landlord.

I hereby acknowledge this Agreement and agree to all terms and conditions set fourth above.

Purchaser:

Broker:

By: _____

By: _____

Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

Phone: _____

Phone: _____