

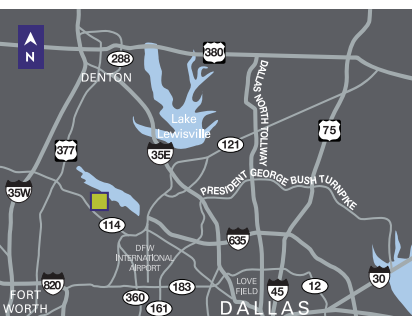
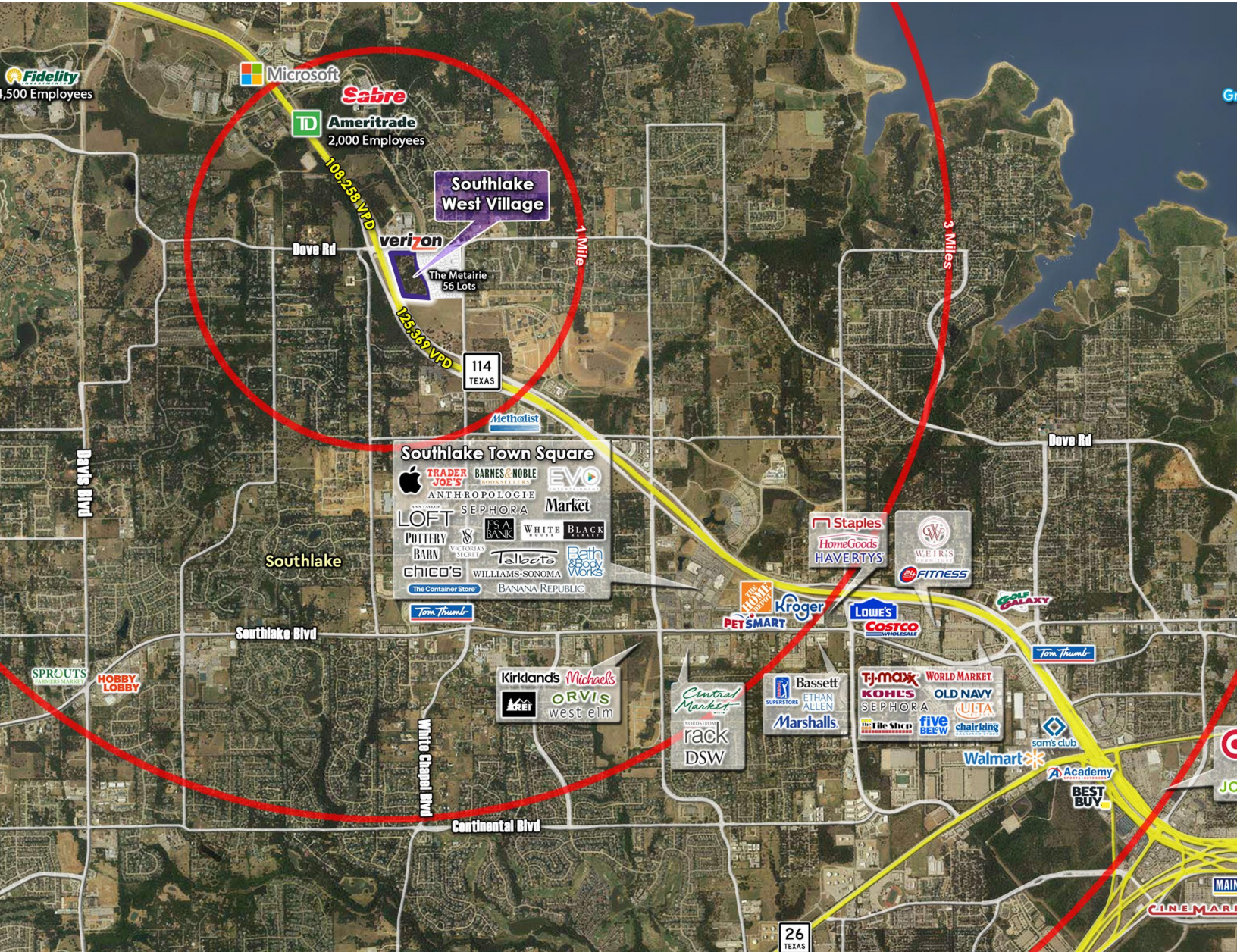
# ► SOUTHLAKE WEST VILLAGE

SE Corner of Hwy 114 @ Dove Rd in Southlake, Texas 76092



VERY HIGH DEMOGRAPHICS FOR INCOME AND GROWTH

FOR MORE INFORMATION VISIT [FRPLTD.COM](http://FRPLTD.COM)



	VEHICLES PER DAY	AVERAGE INCOME	POPULATION
Hwy 114 south of Dove Rd	125,037	1 Mile \$433,750	1 Mile 3,596
Hwy 114 north of Dove Rd	112,255	3 Miles \$340,304	3 Miles 37,678
Dove Rd west of Hwy 114	8,852	5 Miles \$263,072	5 Miles 113,532
Dove Rd east of Hwy 114	7,348		



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**FIDELIS**  
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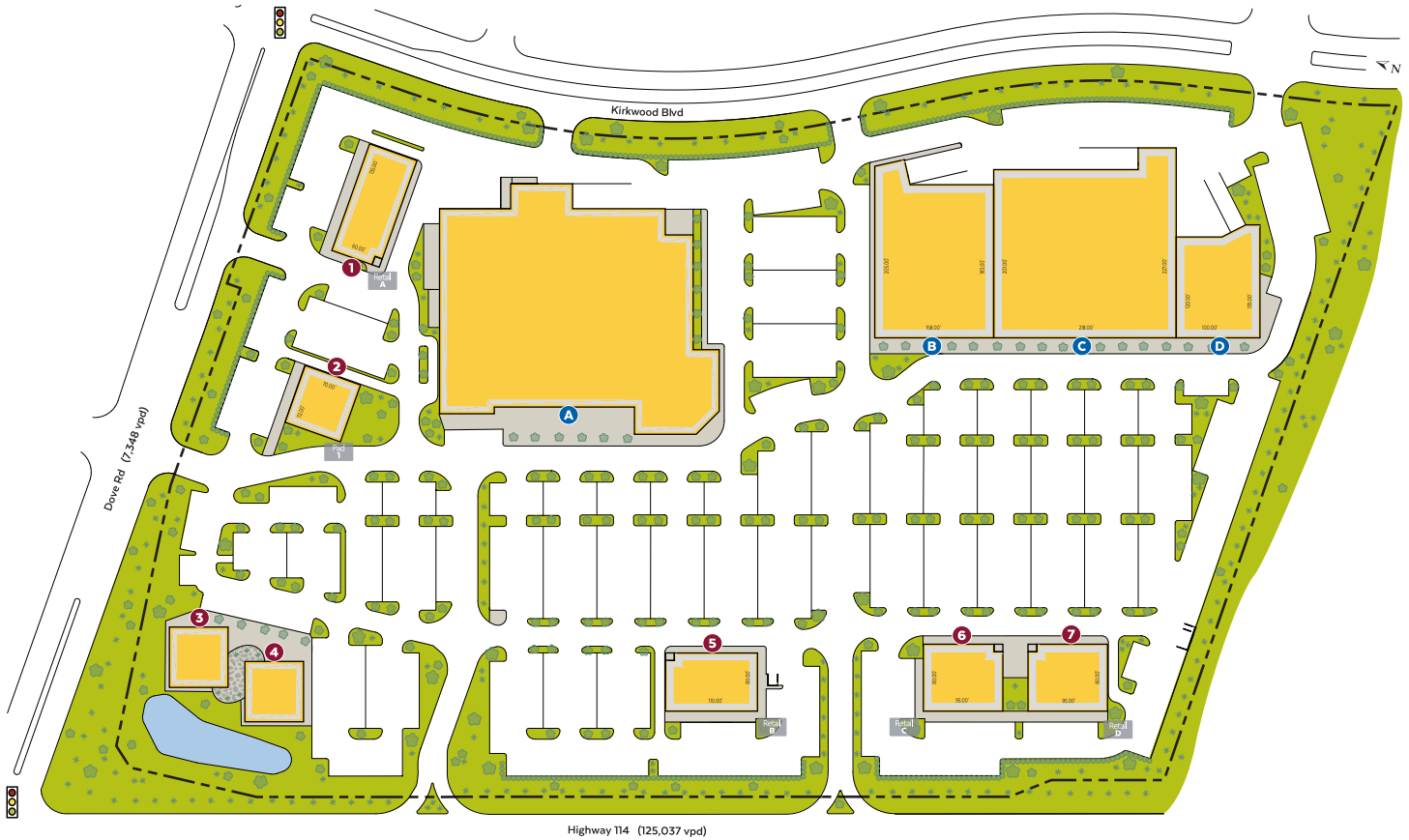
Matt Brock  
 713-693-1406  
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ANCHOR POSITIONS • END CAPS • INLINE SPACES • PAD SITES



## Tenant List

Tenant	Address	SF/Acres
A <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	78,000
B <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	27,006
C <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	45,001
D <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	12,503
1 <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	8,005

## Tenant List ( continued )

Tenant	Address	SF/Acres
2 <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	5,040
3 <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	5,040
4 <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	5,040
5 <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	8,705
6 <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	7,505
7 <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	7,505

■ Available    ■ Lease Pending    ■ Executed



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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/southlake-west-village](http://frpltd.com/properties/southlake-west-village)

Lat/Lon: 32.9704/-97.1585

Southlake West Village Southlake, TX 76092	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	3,596	37,678	113,532
2028 Projected Population	3,984	41,765	124,171
2020 Census Population	3,603	37,135	112,417
2010 Census Population	2,578	31,410	93,546
Projected Annual Growth 2023 to 2028	2.2%	2.2%	1.9%
Historical Annual Growth 2010 to 2023	3.0%	1.5%	1.6%
2023 Median Age	40.4	42.6	41.1
<b>Households</b>			
2023 Estimated Households	1,132	12,419	39,580
2028 Projected Households	1,256	13,882	43,569
2020 Census Households	1,115	11,883	38,184
2010 Census Households	807	10,218	32,081
Projected Annual Growth 2023 to 2028	2.2%	2.4%	2.0%
Historical Annual Growth 2010 to 2023	3.1%	1.7%	1.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	66.7%	73.2%	72.0%
2023 Estimated Black or African American	6.7%	5.9%	6.5%
2023 Estimated Asian or Pacific Islander	16.6%	10.6%	8.6%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
2023 Estimated Other Races	9.6%	9.9%	12.5%
2023 Estimated Hispanic	10.9%	10.6%	14.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$433,750	\$340,304	\$263,072
2023 Estimated Median Household Income	\$274,333	\$235,430	\$189,386
2023 Estimated Per Capita Income	\$136,642	\$112,179	\$91,752
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.4%	0.5%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	0.8%	1.1%	2.0%
2023 Estimated High School Graduate	8.6%	8.8%	11.4%
2023 Estimated Some College	8.5%	13.4%	15.7%
2023 Estimated Associates Degree Only	5.8%	5.2%	6.0%
2023 Estimated Bachelors Degree Only	41.2%	41.2%	39.3%
2023 Estimated Graduate Degree	34.8%	29.8%	23.6%
<b>Business</b>			
2023 Estimated Total Businesses	390	3,758	9,699
2023 Estimated Total Employees	3,264	24,531	65,970
2023 Estimated Employee Population per Business	8.4	6.5	6.8
2023 Estimated Residential Population per Business	9.2	10.0	11.7



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## INFORMATION ABOUT BROKERAGE SERVICES

### 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 Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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