

300 S. Nolen Drive * Southlake, TX 76092

FOR SALE



FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

WWW.OFFICEEQUITYSOLUTIONS.COM

Property Overview

- 11,992 sf Bldg
- Building Class: B

Property Highlights

- Located in the Heart of Southlake
Just south of 1709 / Southlake Blvd
- Property Type: Medical Office
- Ample Parking

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OES
OFFICE EQUITY SOLUTIONS



Interior Photos

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Complex Photos

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Aerial Photos

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**Professional Property Management
makes Ownership
Easy and Worry-Free!**

- **24/7 Emergency Repair and Maintenance**
- **Customizable, Monthly Financial Reporting**
- **Cost Segregation and Asset Analysis Resources**
- **Bulk Vendor and Utility Pricing and Management**
- **Property Tax Protestation and Assessment Valuation**
- **Master Insurance Policy for Better Coverage, Lower Rates & Deductibles**
- **Marketing & Leasing to include Tenant Retention Programs**

FOR MORE INFORMATION:

Property Management

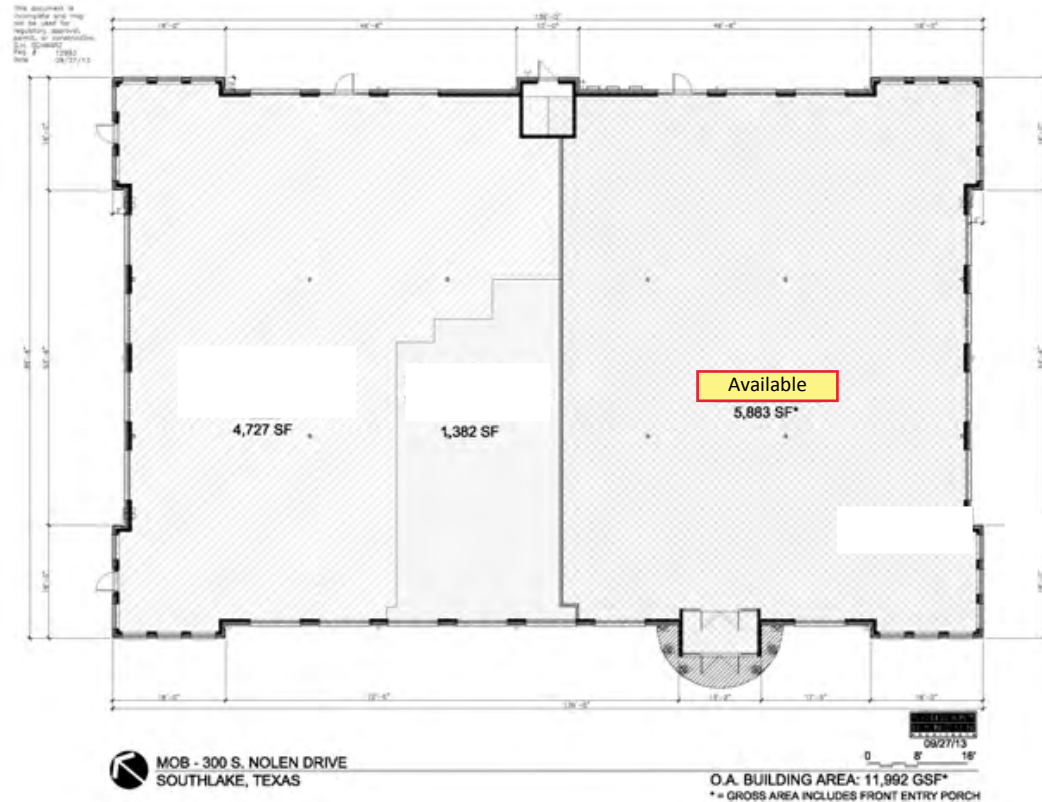
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Floor Plan

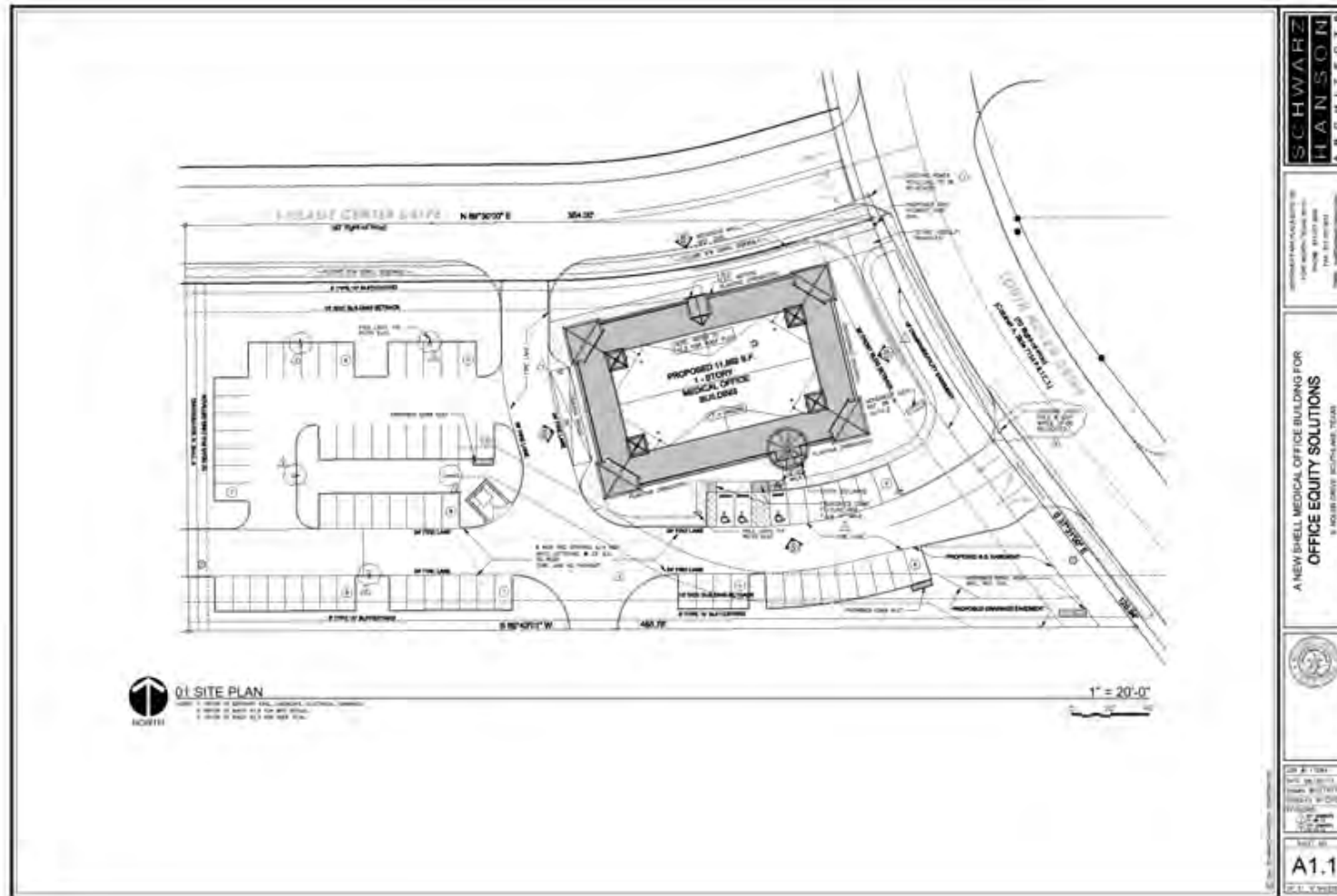
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Site Plan

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Demographics / Traffic

Demographics >>

	1 Mi	3 Mi
Population	3,650	63,200
Households	1,304	23,062
Average Age	38.30	38.20
Median HH Income	\$139,383	\$105,039
Daytime Employees	12,896	52,890
Population Growth '19-'24	▲ 6.0%	▲ 8.7%
Household Growth '19-'24	▲ 5.6%	▲ 8.5%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Year	Distance
S Nolen Dr	E Southlake Blvd N	4,202	2018	0.04 mi
E Southlake Blvd	S Nolen Dr W	36,636	2018	0.21 mi
Crooked Ln	Whispering Wood Cir...	862	2018	0.22 mi
N Nolen Dr	E State Hwy 114 Fr ...	3,474	2018	0.26 mi
S Kimball Ave	E Southlake Blvd N	7,721	2018	0.28 mi

Made with TrafficMetrix® Products

FOR MORE INFORMATION:

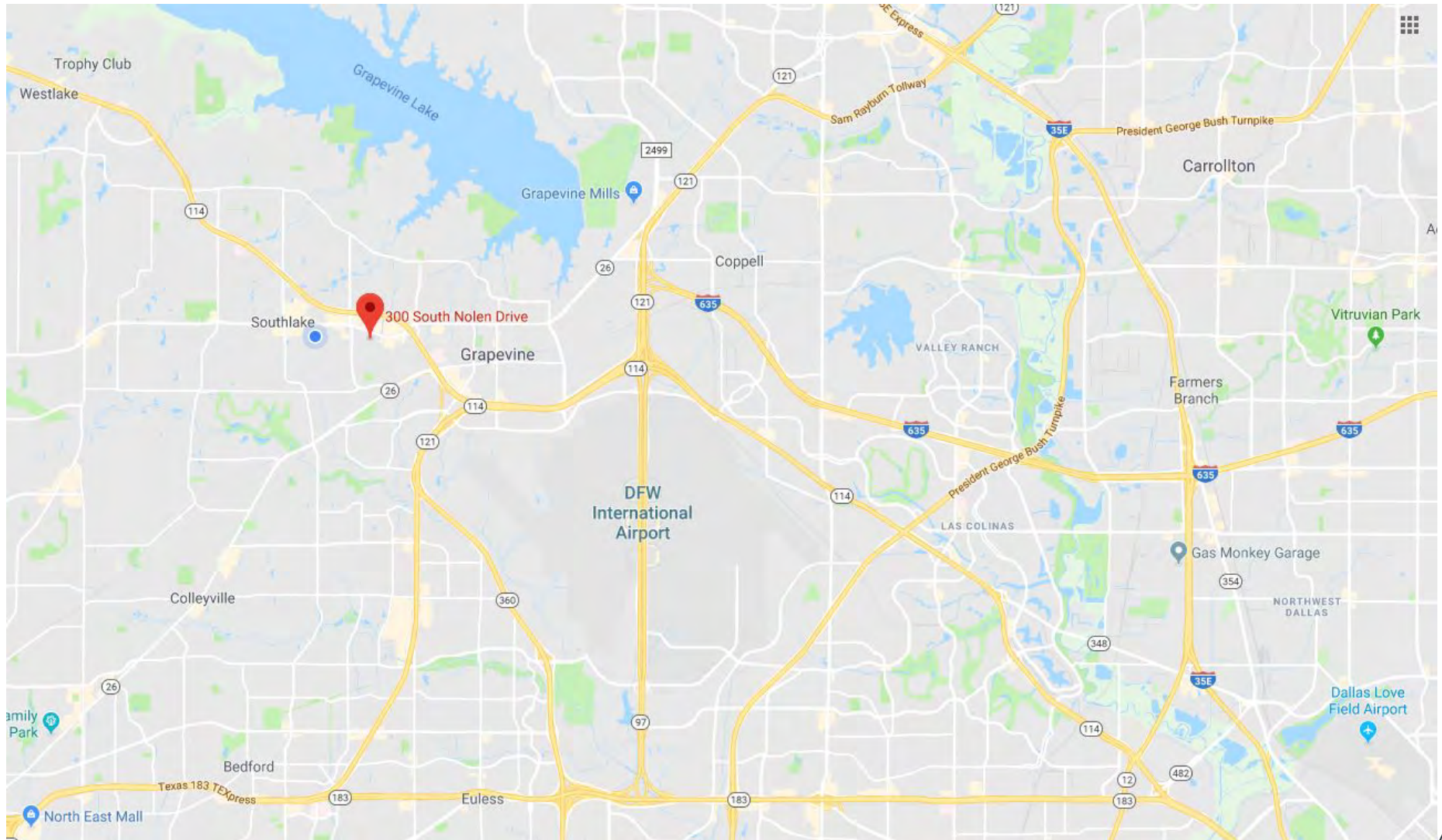
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Map

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

ULTIMA REAL ESTATE	0377623	Ultimaceo@gmail.com	(972)980-9393
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
PAUL OBED BERMUDEZ	0377623	ultimaceo@gmail.com	(972)980-9393
Designated Broker of Firm	License No.	Email	Phone
Paul Bermudez	0377623	ultimaceo@gmail.com	(972)980-9393
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Daniel Molina	0525467	dmolina@officeequitysolutions.com	(817)416-3981
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

365 Miron Drive, Suite # A Southlake, TX 76092
Daniel Molina

Information available at www.trec.texas.gov

IABS 1-0 Date

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John David Fridt