

FOR SALE/FOR LEASE OFFICE BUILDING



116 RIVER OAKS, SOUTHLAKE, TX 76092



PROPERTY HIGHLIGHTS

- ± 5,200 SF
- Medical / Office Space
- Owner / User Building
- Sale / Lease Options
- Shell or Turnkey Delivery
- New Construction
- Close Proximity to retail & dining
- Located at Southlake Blvd & River Oaks Dr

SALE PRICE CALL FOR PRICING
LEASE RATE CALL FOR PRICING

CONTACT INFORMATION

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call for Pricing
Lease Rate:	Call For Pricing
Building Size:	5,200 SF
Available SF:	5,200 SF
Lot Size:	0.059 Acres
Price / SF:	-
Year Built:	2022
Zoning:	Office

PROPERTY OVERVIEW

116 River Oaks (Lot 6) is a new construction approx ±26,256 SF located in Southlake TX. Less than a quarter mile from Davis Blvd traveling north & south, and direct access to Southlake Blvd and less than 5 miles to Hwy 114. This location features close proximity to an array of restaurants and shopping.

116 River Oaks is a Medical Office space set to be delivered shell/turnkey by Q1 of 2023.

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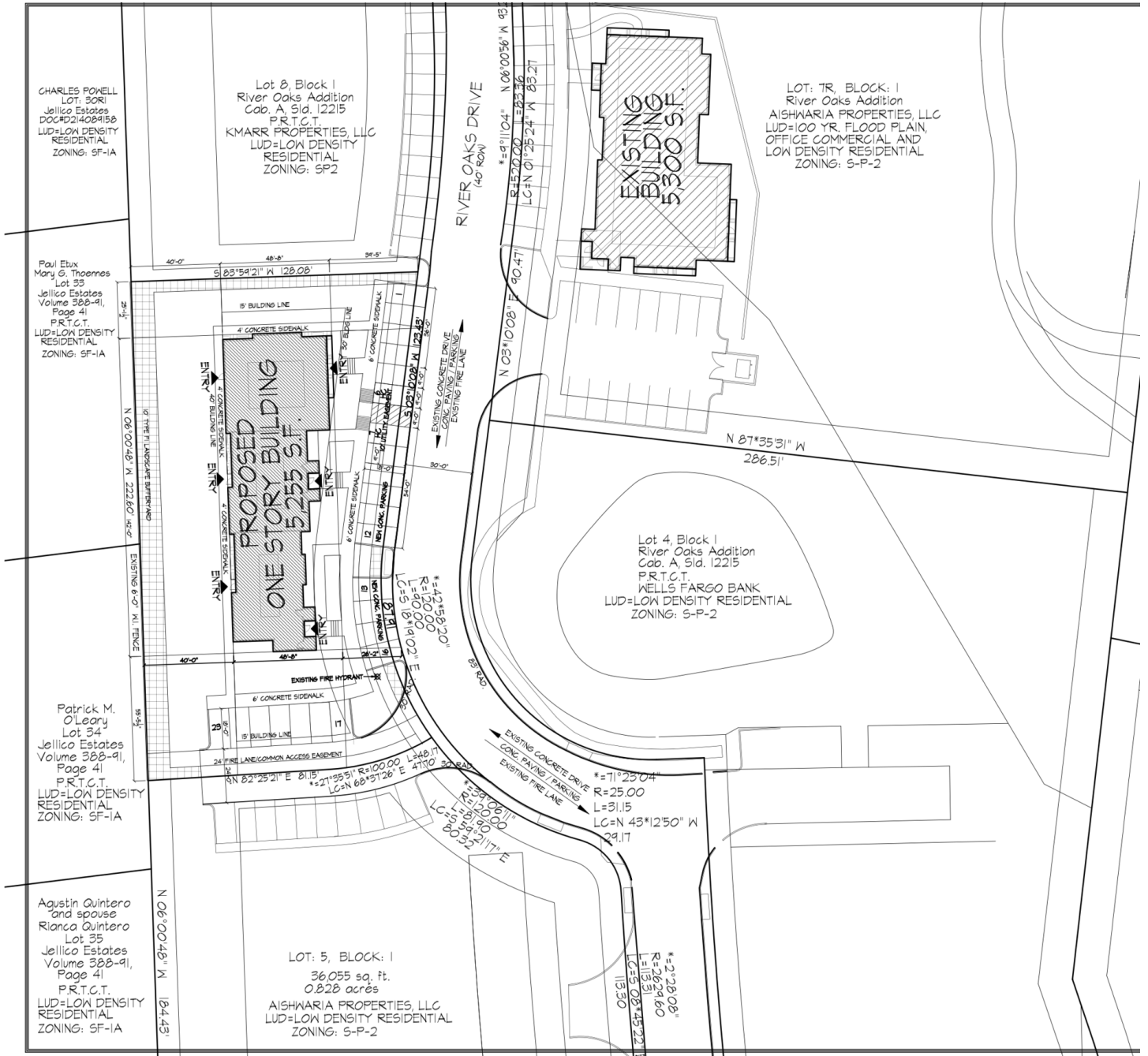
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SITE PLAN



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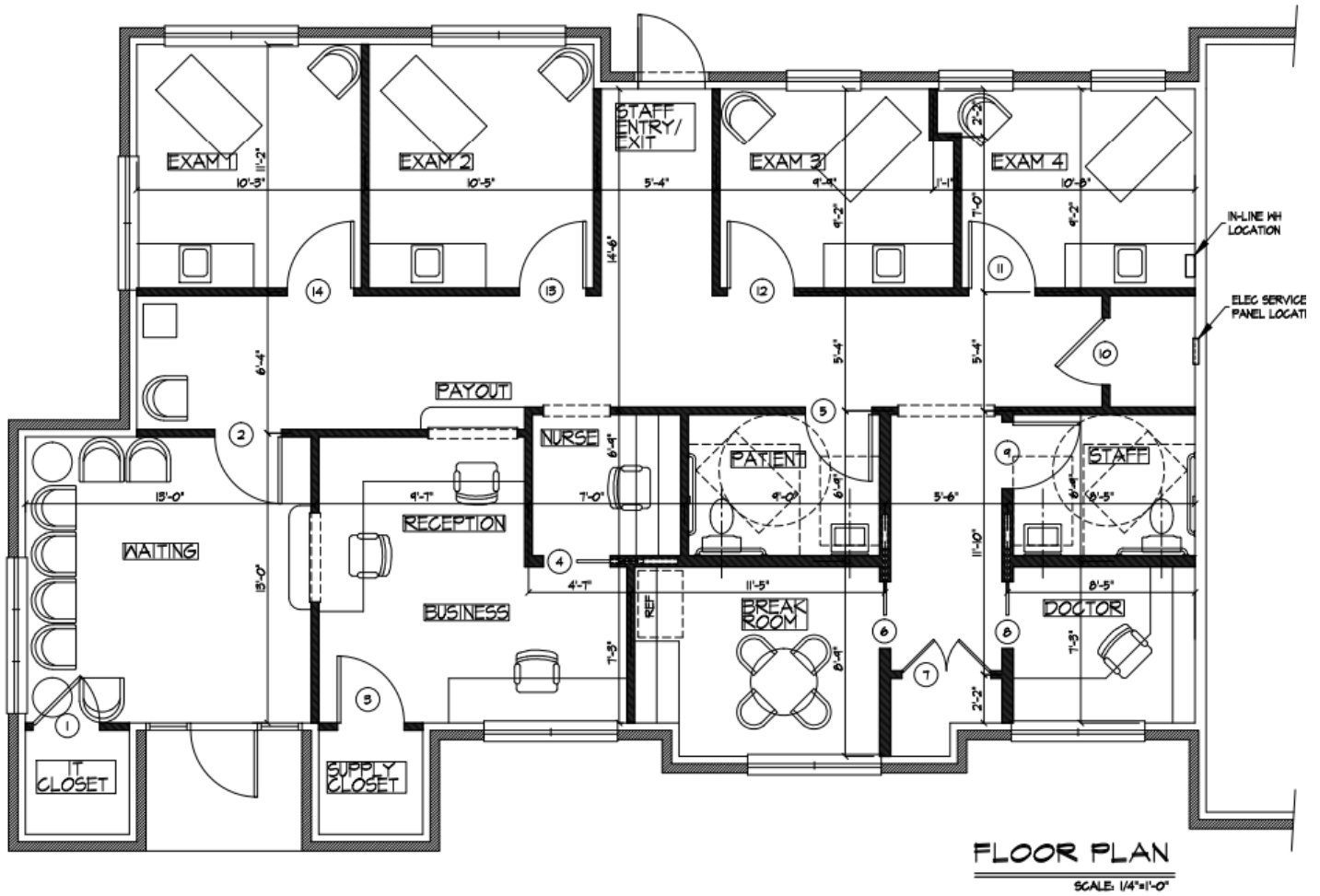
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FLOOR PLAN



Add text here...

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RETAILER MAP



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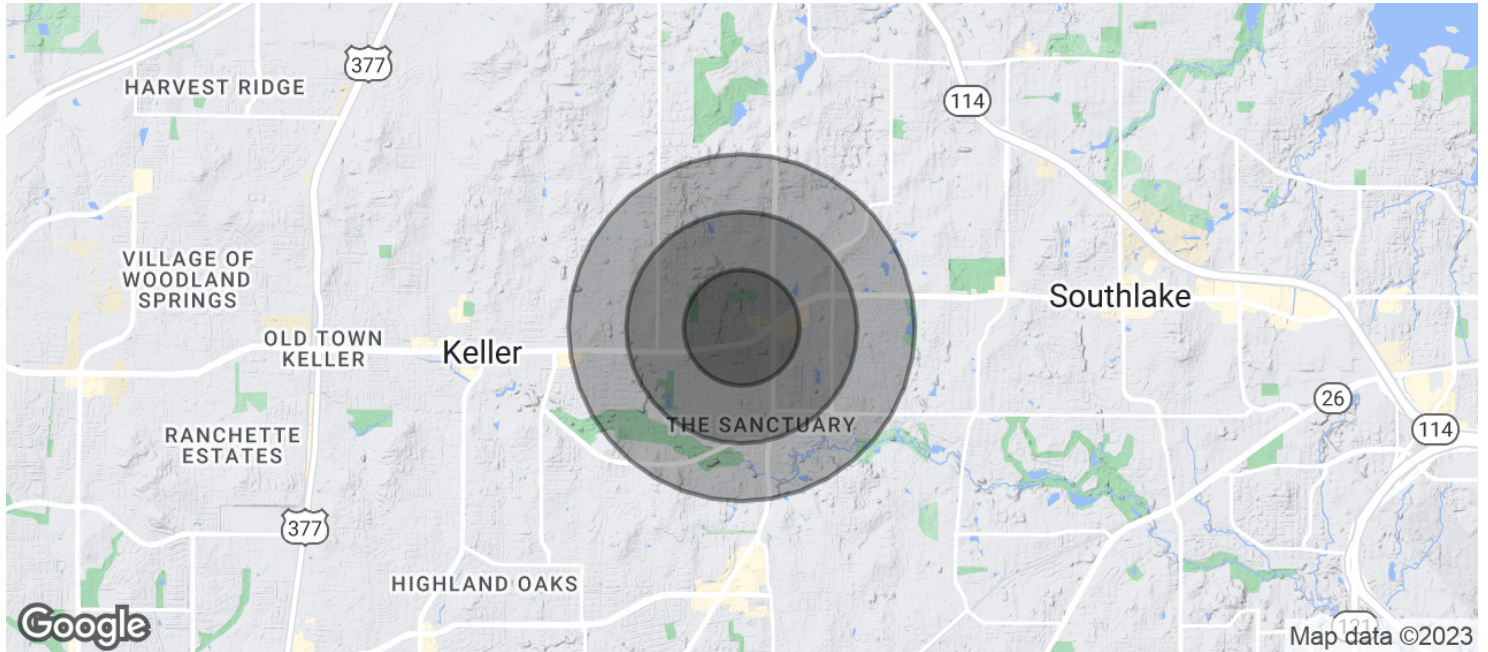
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	1,196	5,562	11,314
Average Age	46.1	44.6	44.4
Average Age (Male)	46.0	44.1	43.7
Average Age (Female)	45.1	44.6	45.2

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	437	1,961	3,635
# of Persons per HH	2.7	2.8	3.1
Average HH Income	\$198,319	\$211,377	\$241,038
Average House Value	\$1,395,877	\$1,139,571	\$1,012,890

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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