



**Now
Leasing!**

CHAPEL CROSSING
245 W SH 114
SOUTHLAKE, TX 76092

CONTACT:

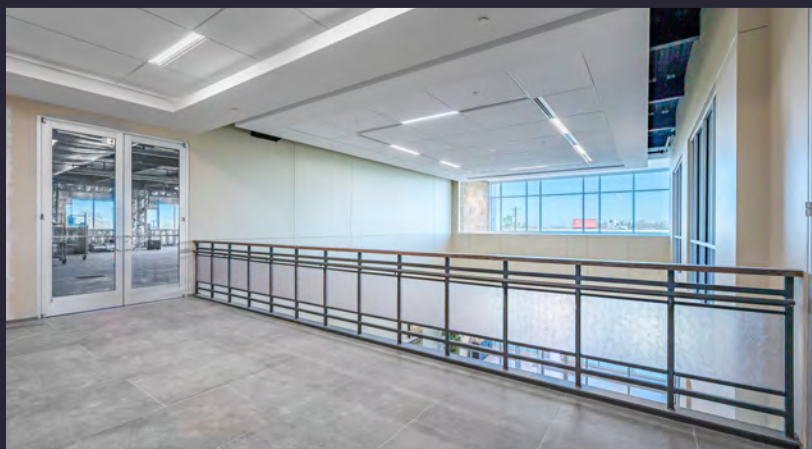
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BUILDING HIGHLIGHTS

- Renovated medical office building
- Class A lobbies, common Areas, and restrooms
- Open floor plates for customization
- Abundant parking (7/1,000)
- Covered entrance for patient drop-off
- Building signage available (visibility to 125k vehicles per day)
- Monument signage available
- Built in 2018
- High ceilings
- Available space ranging from 1k RSF to 15k RSF



LOCATION



- Located at the corner of HWY 114 & White Chapel
- Premium frontage with superb visibility from HWY 114
- Perfectly positioned in Southlake's rapidly growing community
- Close proximity to multiple hospitals
- 15 Minutes from DFW Airport

DEMOGRAPHICS (5 MILE RADIUS)



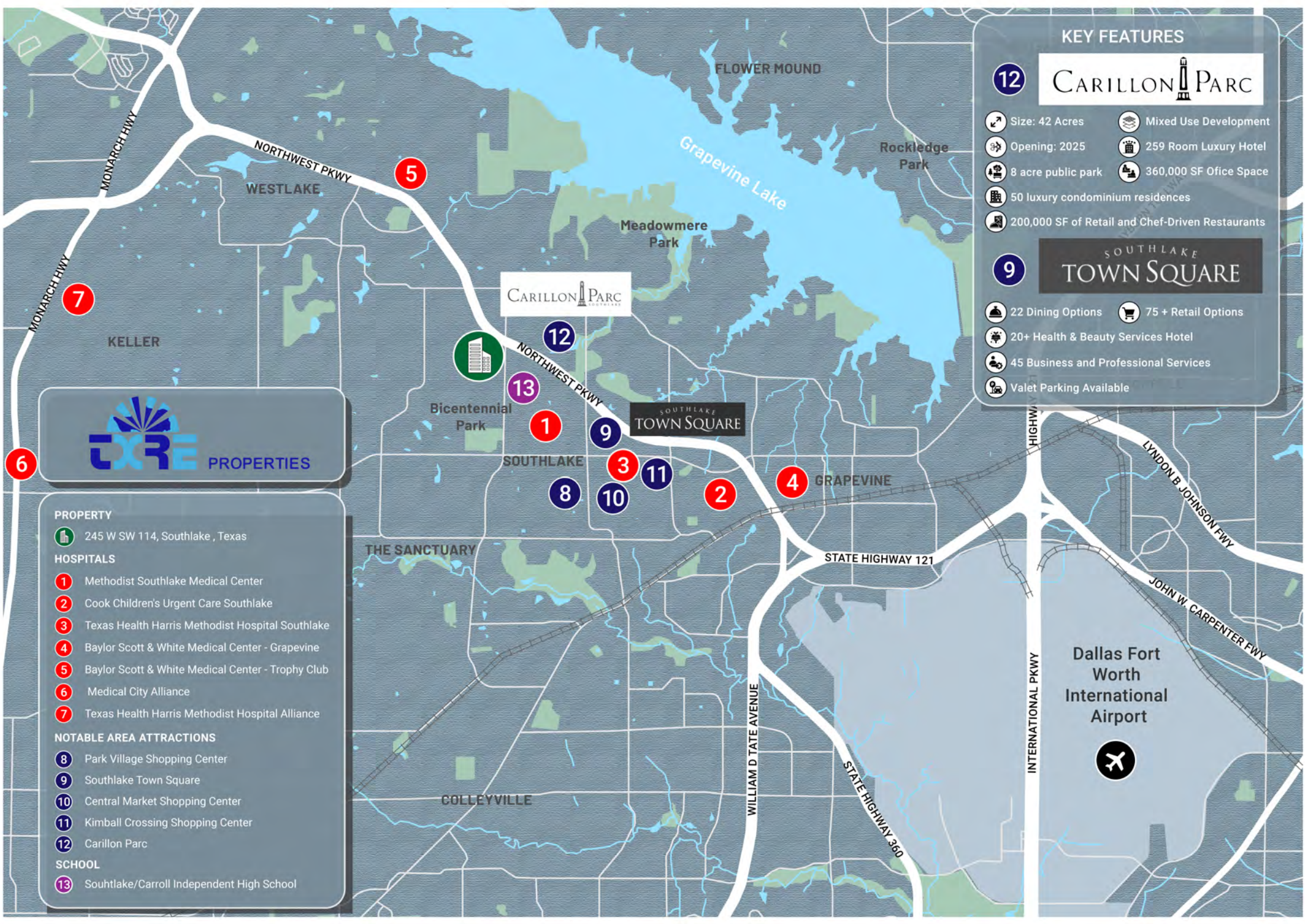
- 2023 Population: 121,797
- Median Household Income: \$158,921
- Average Household Income: \$181,679
- Median Home Value: \$524,803

LEASING INFORMATION

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KEY FEATURES

12

CARILLON PARC

- Size: 42 Acres
- Mixed Use Development
- Opening: 2025
- 259 Room Luxury Hotel
- 8 acre public park
- 360,000 SF Office Space
- 50 luxury condominium residences
- 200,000 SF of Retail and Chef-Driven Restaurants

9

SOUTHLAKE TOWN SQUARE

- 22 Dining Options
- 75+ Retail Options
- 20+ Health & Beauty Services Hotel
- 45 Business and Professional Services
- Valet Parking Available

PROPERTY

- 245 W SW 114, Southlake, Texas

HOSPITALS

- 1 Methodist Southlake Medical Center
- 2 Cook Children's Urgent Care Southlake
- 3 Texas Health Harris Methodist Hospital Southlake
- 4 Baylor Scott & White Medical Center - Grapevine
- 5 Baylor Scott & White Medical Center - Trophy Club
- 6 Medical City Alliance
- 7 Texas Health Harris Methodist Hospital Alliance

NOTABLE AREA ATTRACTIONS

- 8 Park Village Shopping Center
- 9 Southlake Town Square
- 10 Central Market Shopping Center
- 11 Kimball Crossing Shopping Center
- 12 Carillon Parc

SCHOOL

- 13 Southlake/Carroll Independent High School