

# SOUTHLAKE MARKETPLACE

2115 W. SOUTHLAKE BLVD  
SOUTHLAKE, TX 76092



SHOP COS.  
DEV.

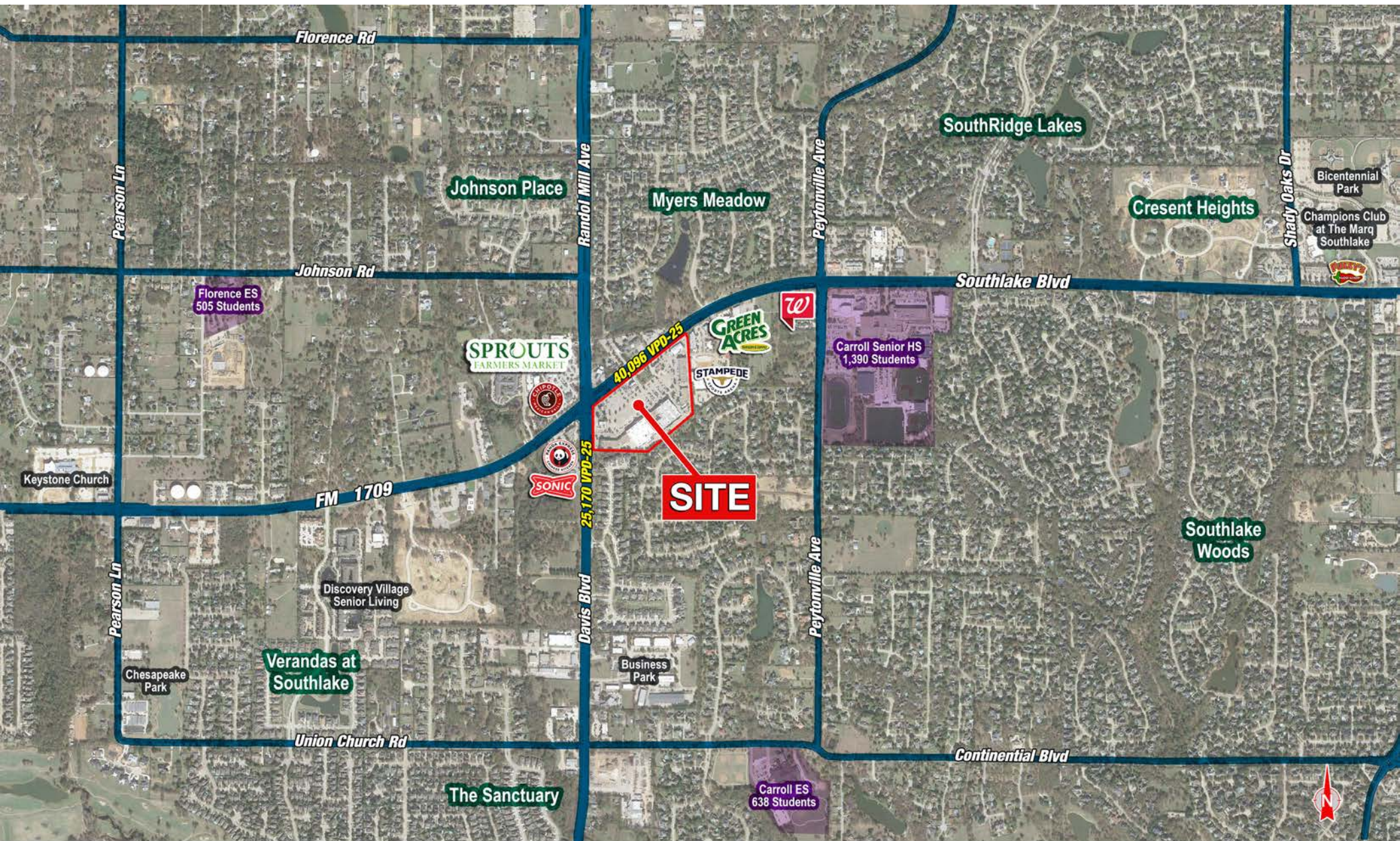
## SITE SUMMARY

SHOP Development is well underway in its redevelopment of Southlake Marketplace, at the southeast corner of Southlake Blvd & Davis Blvd. The project will include numerous upgrades, including building facade enhancements, significant landscape improvements, etc. Southlake Marketplace is at the dominant community intersection in Southlake and has immediate proximity to some of Southlake and Westlake's most affluent residents, with over 50k vehicles per day at the intersection and close proximity to Carroll High School.

Southlake Marketplace was acquired and is being re-developed by SHOP Development.



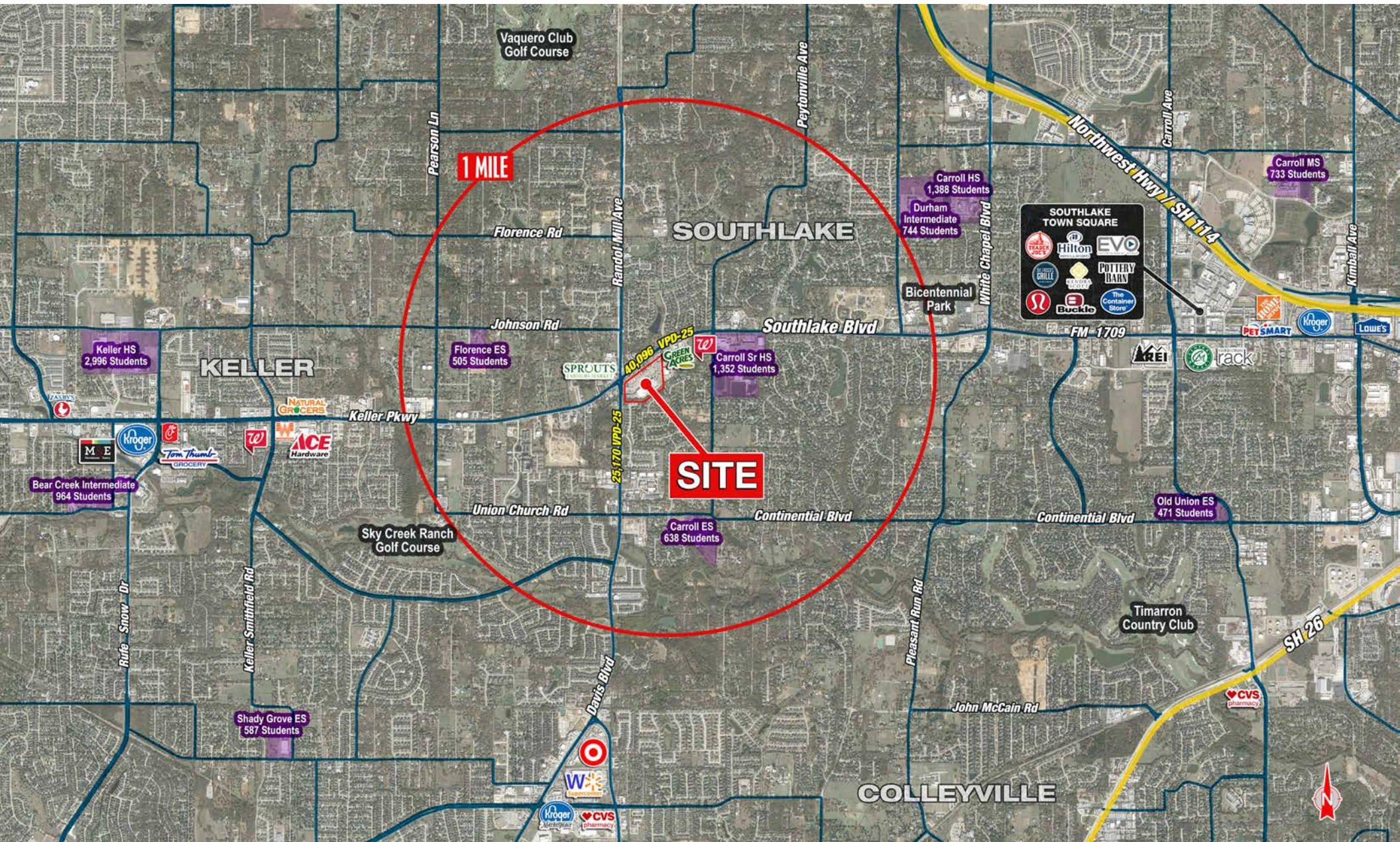
# AERIAL



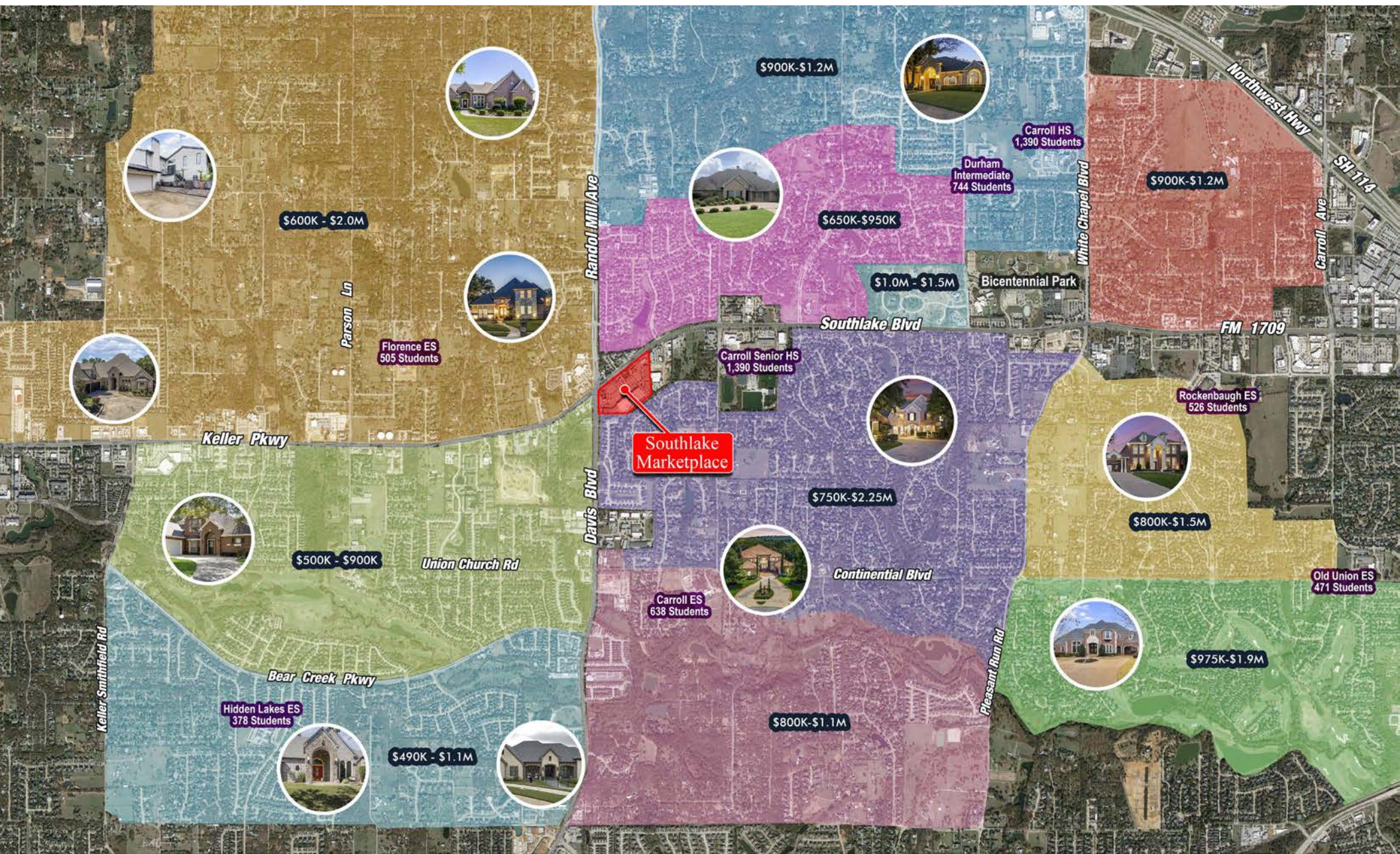
**AERIAL**

The map displays the following locations and features:

- Geographic Area:** Southlake, Keller, and Colleyville, Texas.
- Major Roads:** Southlake Blvd, Continental Blvd, Keller Pkwy, Johnson Rd, Florence Rd, Union Church Rd, Davis Blvd, Pleasant Run Rd, John McCain Rd, Northwest Hwy (SH 114), and SH 26.
- Key Locations:**
  - Schools:** Keller HS (2,996 Students), Carroll HS (1,388 Students), Florence ES (505 Students), Carroll Sr HS (1,352 Students), Carroll MS (733 Students), Bear Creek Intermediate (964 Students), Shady Grove ES (587 Students), Old Union ES (471 Students), Durham Intermediate (744 Students), and Bicknell Park.
  - Businesses:** Kroger, ACE Hardware, Sprouts, REI, Rack, CVS, and various retail stores.
  - Landmarks:** Vaquero Club Golf Course, Sky Creek Ranch Golf Course, Timarron Country Club, and Bicentennial Park.
- Site Location:** A red arrow points to the 'SITE' location, which is situated near the intersection of Southlake Blvd and Continental Blvd, adjacent to the 40,096 VPD-25 and 25,170 VPD-25 areas.
- Radius:** A red circle indicates a 1-mile radius around the site.



# NEIGHBORHOOD HOME VALUES & SCHOOLS



## PROPERTY PHOTOS



## PROPERTY PHOTOS



## PROPERTY PHOTOS



## PROPERTY PHOTOS



# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>2024 Population</b>			
2024 Total Population	6,945	53,827	169,588
2024 Household Population	6,866	53,489	168,798
2024 Family Population	6,429	50,091	153,903
2024 Population Density (Pop per Square Mile)	2,212.4	1,904.2	2,159.6
2010-2016 Population: Annual Growth Rate			

<b>2024 Daytime Population</b>			
2024 Total Daytime Population	8,706	56,686	182,838
2024 Daytime Population: Workers	5,114	29,949	104,143
2024 Daytime Population: Residents	3,592	26,737	78,695

	1 mile	3 miles	5 miles
<b>2029 Population Estimate</b>			
2029 Total Population	6,761	53,700	168,993
2016-2021 Population: Annual Growth Rate	-0.54	-0.05	-0.07
2029 Household Population	6,682	53,362	168,202
2029 Family Population	6,247	49,894	153,046
2029 Population Density (Pop per Square Mile)	2,153.8	1,899.7	2,152.0

	1 mile	3 miles	5 miles
<b>2024 HH Income</b>			
2024 Median Household Income	\$200,001	\$200,001	\$162,592
2024 Average Household Income	\$287,880	\$261,659	\$210,498
2024 Per Capita Income	\$90,776	\$86,345	\$72,318

<b>2024 Educational Attainment</b>			
Bachelor's Degree & Greater Total %	76%	72%	63%
Bachelor's Degree %	43.80%	45.29%	40.14%
Graduate & Professional Degree %	32.47%	26.88%	22.47%

<b>2024 Households</b>			
2024 Total Households	2,218	17,710	58,193
2010 Owner-occupied Housing Units			
2024 Median Home Value	\$646,042	\$658,202	\$523,529

<b>2024 Age</b>			
2024 Median Age	44.6	45.3	43.0

# SHOP<sup>CO.</sup>

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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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

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