

OFFERING MEMORANDUM

751 E SOUTHLAKE BLVD, SOUTHLAKE TX



Exclusively listed by:

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CHAMPIONS
DFW COMMERCIAL REALTY



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EXECUTIVE SUMMARY

Introducing an exclusive off-market investment opportunity at 751 E Southlake Blvd, Southlake, TX.

This ±6,294 SF executive suites property is 100% leased to NT Suites and offered as a sale-leaseback. At closing, the tenant will enter into a new 10-year absolute net lease with 2% annual increases and full reimbursement of operating expenses. With a starting rent of \$32.00/SF and projected NOI of \$201,408, this professionally operated property offers secure, long-term income in one of the most desirable submarkets in DFW. Offered as a condominium interest.



PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- ±6,294 SF Office Building
- 10-year absolute net lease with 2% annual bumps
- Investment Opportunity
- Strong Southlake Demographics
- 100% Leased
- Located at E Southlake Blvd and Pecan Creek Drive

LOCATION OVERVIEW

- Easy Access to Southlake Blvd and SH 114
- Situated near Southlake Town Square

PRICE

Call for Pricing



100%
OCCUPANCY

Call for Pricing
SALE PRICE

±6,294 SF
BUILDING SIZE

1998
YEAR BUILT

TENANT OVERVIEW – NTSUITES



NTsuites, founded in 2016, is a Texas-based operator that specializes in flexible workspace solutions for small businesses, independent professionals, and entrepreneurs in the beauty and wellness industries. With three active locations in Southlake, North Richland Hills, and Fort Worth, and a fourth under development in Allen, TX, NTSuites has built a strong presence in the growing salon and office suite sector.

Across its portfolio, NTSuites currently serves close to 350 individual tenants, including legal professionals, healthcare providers, wellness practitioners, counselors, and salon owners. Upon completion of the Allen location, the tenant base is projected to grow to over 500, reinforcing NTSuites' position as a leading provider of flexible, community-driven workspaces in North Texas.

The flagship Southlake location features over 80 individual office and salon suites, consistently achieving high occupancy through a diverse and service-oriented tenant mix.

NTsuites' business model focuses on short-term, all-inclusive leases that combine rent, utilities, high-speed internet, janitorial services, and access to shared conference rooms and breakroom amenities into a single monthly payment. This simplicity appeals to today's mobile workforce and delivers predictable, recurring revenue for ownership.

Strategically positioned in high-demand corridors, NTSuites properties benefit from strong visibility and proximity to affluent neighborhoods and premium retail. On-site management ensures seamless operations and tenant relations, minimizing landlord involvement and creating operational efficiency.

As the sole tenant under long-term absolute net leases, NTSuites provides a low-maintenance, income-producing investment in the fast-growing professional services and salon suite sector."

PROPERTY PHOTOS



SOUTHLAKE AREA OVERVIEW

Southlake is in the northeast portion of the great State of Texas, midway between Dallas and Fort Worth, and only 10 minutes to Arlington, home of the Dallas Cowboys AT&T Stadium, Texas Rangers Stadium, and Six Flags Over Texas. In the heart of the fastest-growing region in the United States, with easy access to Dallas Fort Worth International Airport, Dallas Love Field Airport, and Fort Worth Alliance Airport, Southlake offers an ideal location for businesses and travelers in North Central Texas.



Prime Location

Centrally located in the DFW Metroplex DFW International Airport (5 miles east) Fort Worth Alliance Airport (8 miles west) Downtown Dallas (25 miles east) Downtown Fort Worth (20 miles southwest) AT&T Stadium - Arlington (20 miles south)



1,423,553

Labor Force in 20 mile radius



\$265,839

Average Household Income.



2,600 +

Business in the area



34,188

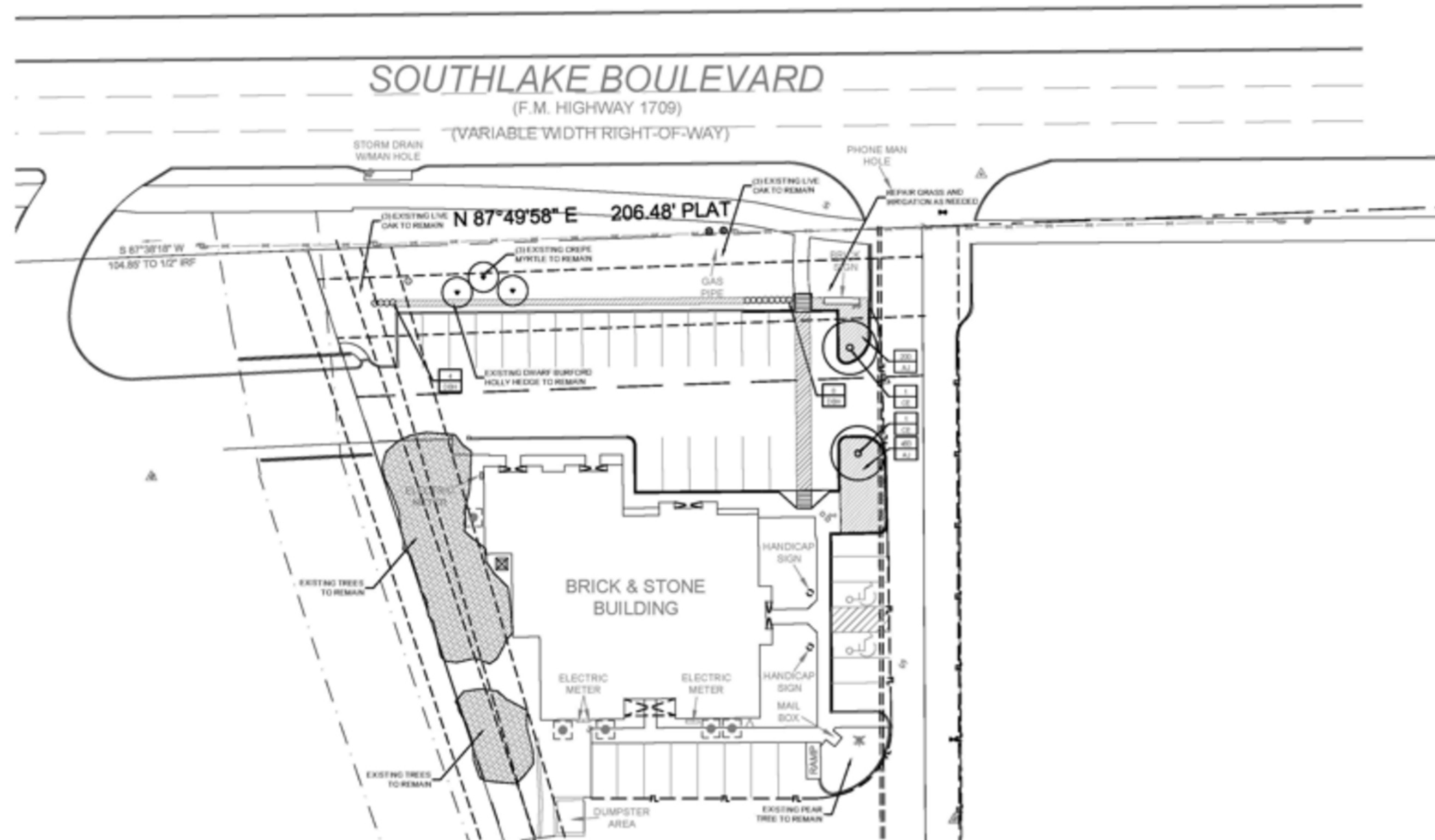
Current projected population



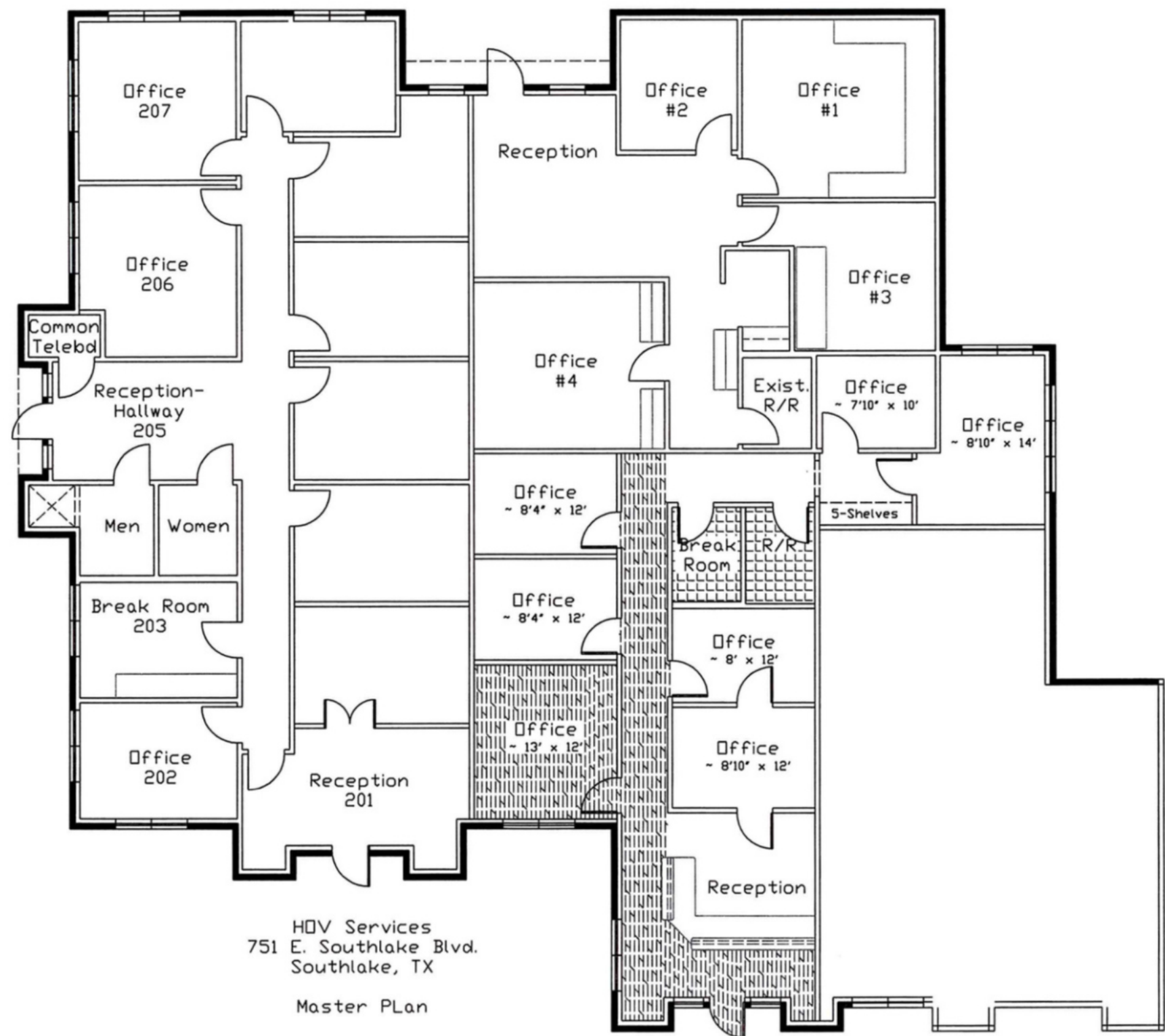
Ranked #10

Ranked top 10 richest towns in USA according to Time Magazine

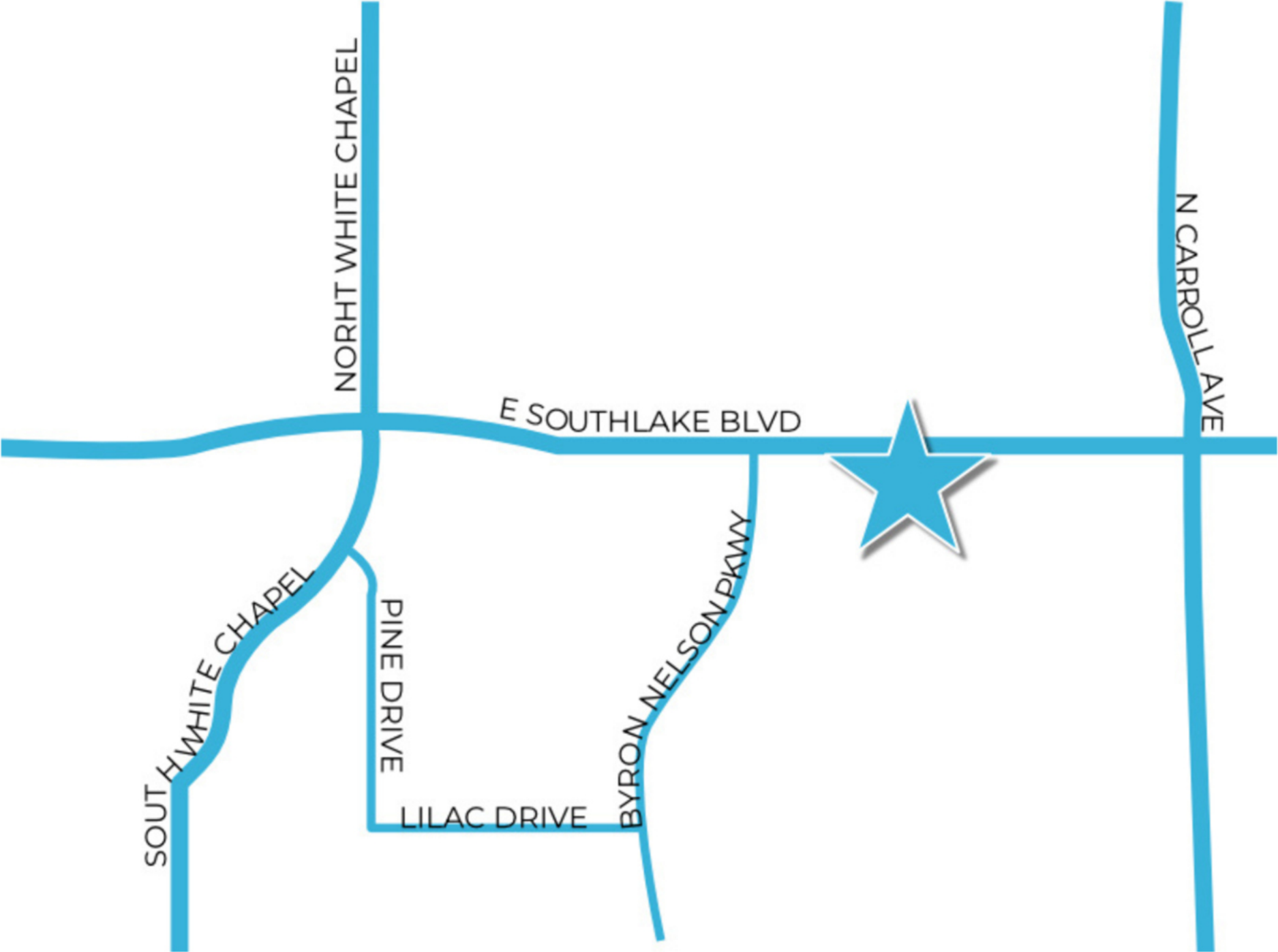
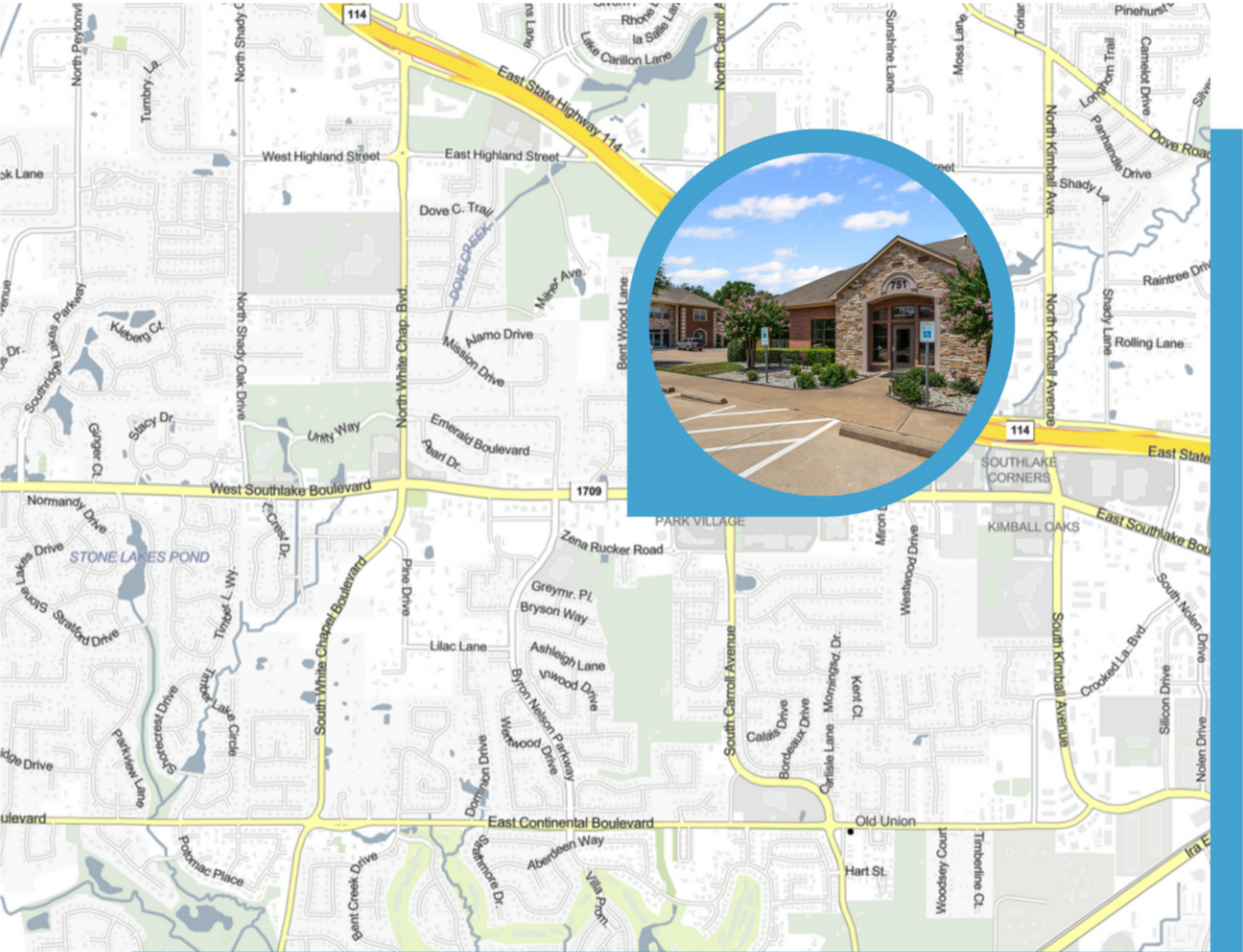
PROPERTY SURVEY



BUILDING FLOOR PLAN



AREA LOCATION



DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
2020 Population	21,189	133,504	753,864
2024 Population	20,937	134,694	773,450
2029 Population Projection	21,938	142,485	836,368
Annual Growth 2020-2024	-0.3%	0.2%	0.7%
Annual Growth 2024-2029	1.0%	1.2%	1.6%
Median Age	42.5	43.6	38.7
Bachelor's Degree or Higher	74%	59%	45%
U.S. Armed Forces	0	44	313

INCOME	2 MILES	5 MILES	10 MILES
Avg Household Income	\$234,138	\$175,706	\$125,920
Median Household Income	\$241,656	\$150,599	\$96,583
< \$25,000	241	2,693	21,703
\$25,000 - 50,000	221	4,038	42,818
\$50,000 - 75,000	306	4,874	44,483
\$75,000 - 100,000	376	4,464	38,657
\$100,000 - 125,000	279	4,312	31,442
\$125,000 - 150,000	289	3,414	24,657
\$150,000 - 200,000	620	6,431	31,569
\$200,000+	3,997	17,518	49,428



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