

FOR LEASE

PECAN CREEK MEDICAL CENTER

731 Zena Rucker Rd | Southlake, TX



VISION

COMMERCIAL REAL ESTATE



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VISIONCOMMERCIAL.COM

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PRICE | CONTACT BROKER PROPERTY AREA | **2,000 - 11,400 SF**

PROPERTY HIGHLIGHTS

- 👁️ Class A medical development
- 👁️ Two buildings with size availability from 2,500 to 11,400 sf
- 👁️ Walking distance to Park Village, Shops of Southlake and Southlake Town Square
- 👁️ Estimated 2024 Shell delivery
- 👁️ Located directly next to Rockenbaugh Elementary School

DEMOGRAPHICS

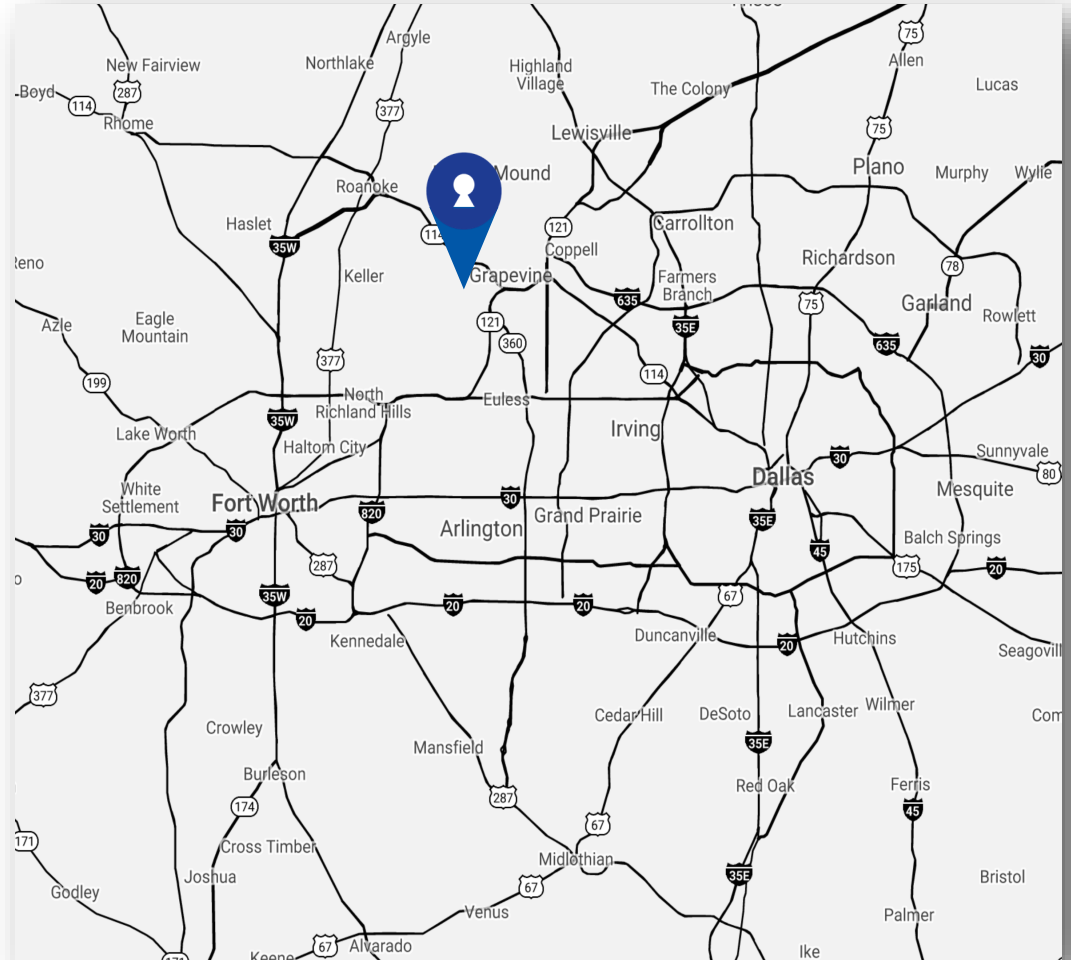
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	6,309	22,805	60,076	147,182
EMPLOYEES	8,195	21,734	36,773	81,597
AVG HH INCOME	\$238,827	\$226,604	\$180,822	\$173,205
POPULATION GROWTH 2022-2027	1.2%	1.4%	1.4%	1.6%

*Costar 2022

TRAFFIC COUNT

39,000 VPD at E Southlake Blvd & Byron Nelson Pkwy

4,315 VPD at Zena Rucker Rd & Byron Nelson Pkwy



COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
BLS, Dec. 2021

4 Global 500 Companies
Fortune, 2021
9 World's Most Admired Companies
Fortune, 2022
22 Fortune 500 Companies



50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

DFW AREA GROWTH

+328 people per day (2020)



1,302,041 added in 2010-2020

7,694,138 TOTAL POPULATION

11,200,000 Population by 2045

4TH LARGEST METRO IN U.S. OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
 - Dallas Love Field
 - Alliance
- Travel anywhere in Continental U.S. in 4 hours
Access nearly 60 international destinations

HIGHER EDUCATION

Three Research 1 Universities
UNT UNIVERSITY OF NORTH TEXAS
UTD THE UNIVERSITY OF TEXAS AT DALLAS
UNIVERSITY OF TEXAS AT ARLINGTON
Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including:



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS



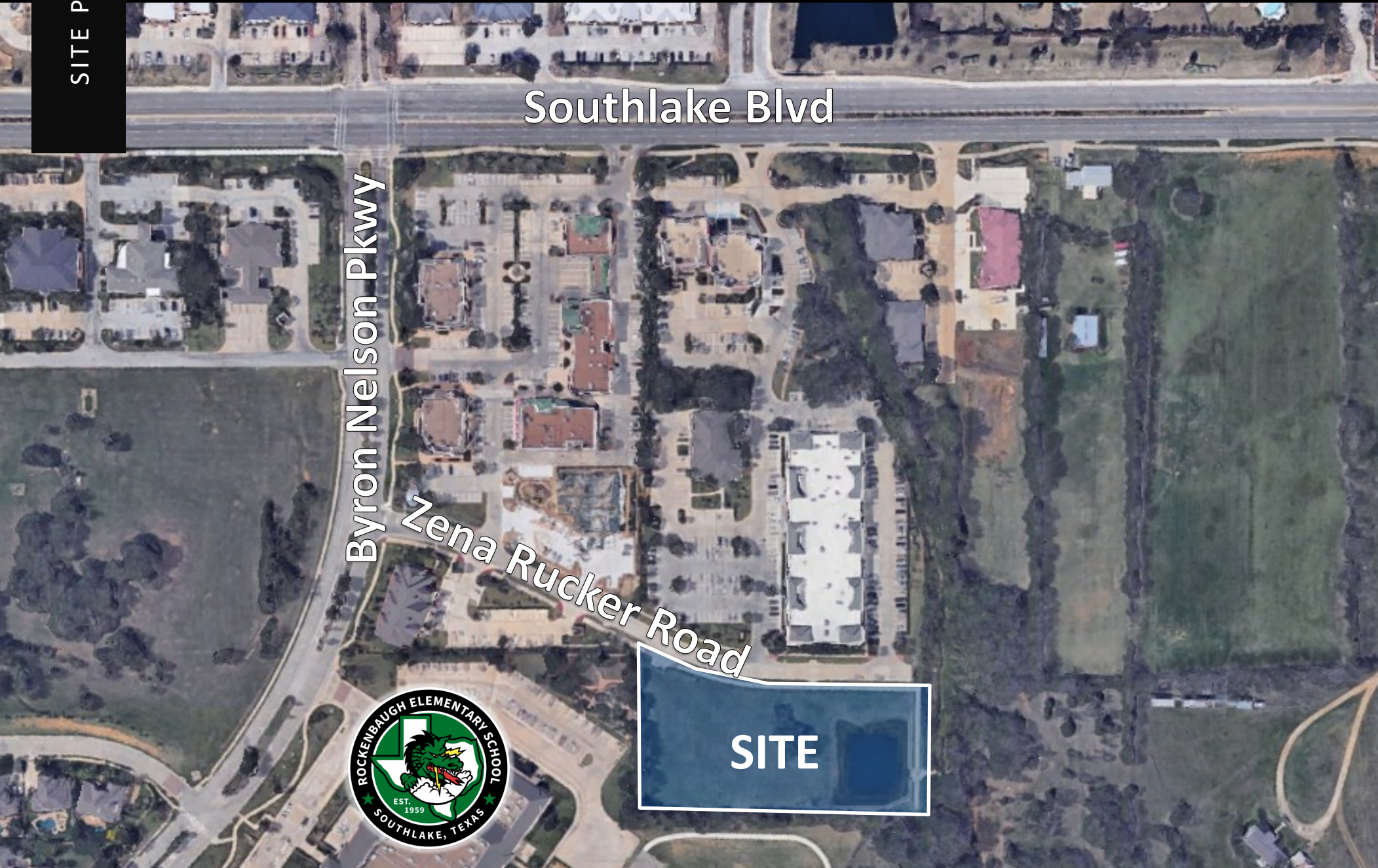
114
TEXAS

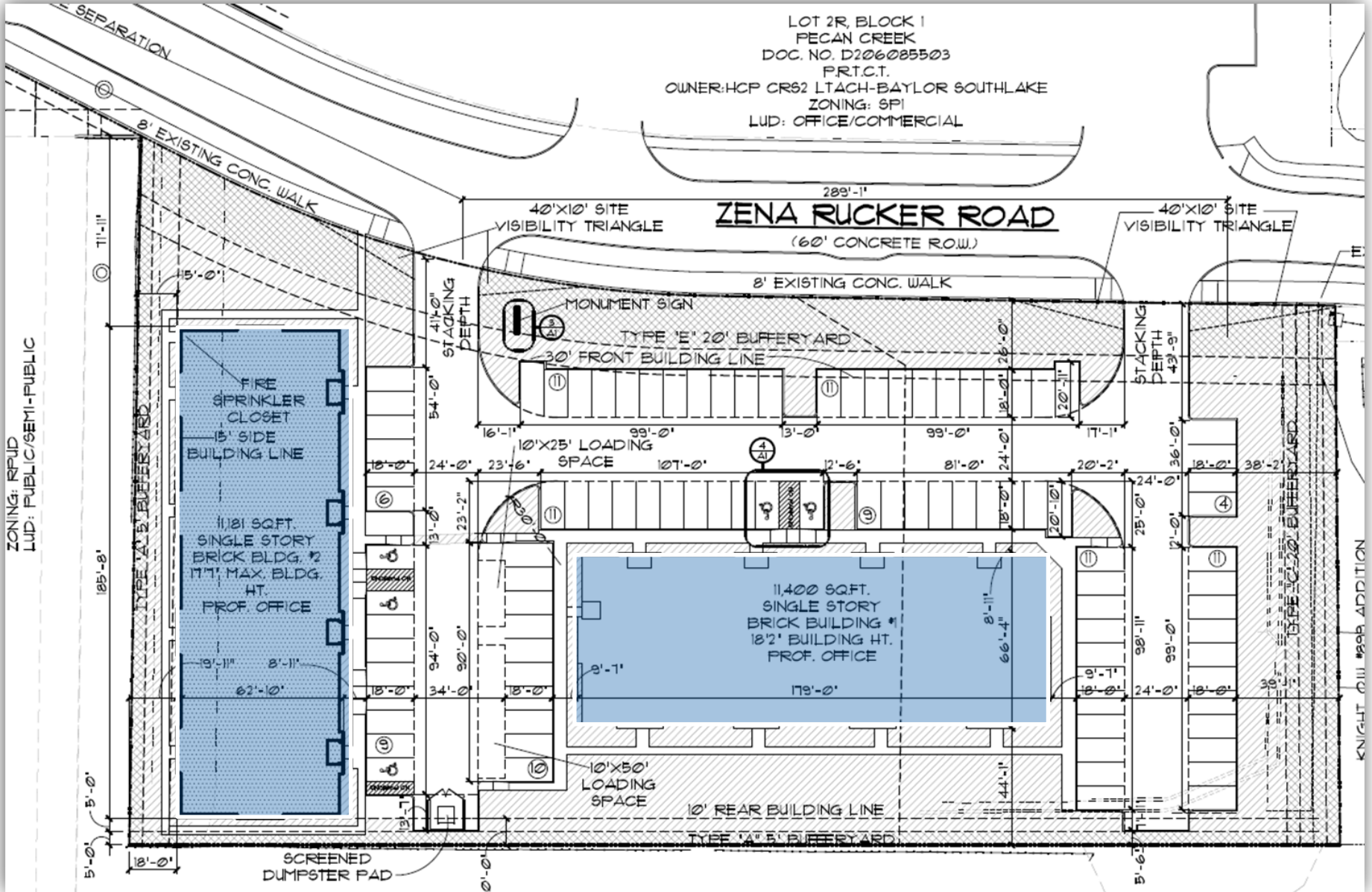
Carroll Ave

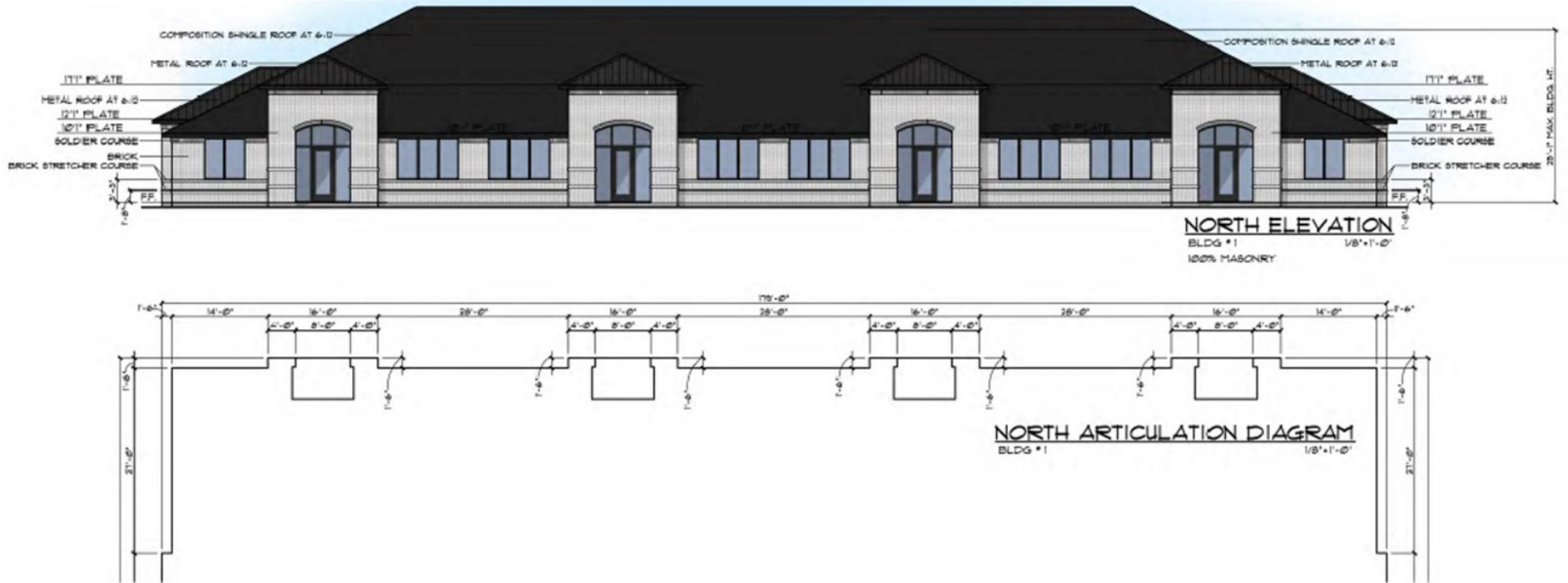
Southlake Blvd

Mi Cocina **BRIO**
POTTERY BARN **Apple**
NIKE **STARBUCKS COFFEE** **TRULUCK'S** **TESLA**
POSTINO **SEPHORA**

Malai **Taverna ROSSA** **MODERN market EATERY**
Gloria's **REI CO-OP**
Michaels **west elm**
Sur la Table **ORVIS**









INFORMATION ON 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.

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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov