

FOR LEASE

2ND GEN DOWNTOWN OFFICE SUITE

310 S Oak St | Roanoke, TX 76262



VISION
COMMERCIAL REAL ESTATE



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PRICE | **\$26 PSF + NNN**

PROPERTY AREA | **1,139 SF**

PROPERTY HIGHLIGHTS

- 2nd gen office suite in heart of Downtown Roanoke
- Next door to townhomes valued \$1.3 - \$1.7mil
- Luxury Two99 Monroe multi-family neighboring
- Distinct downtown tenant makeup

DEMOGRAPHICS

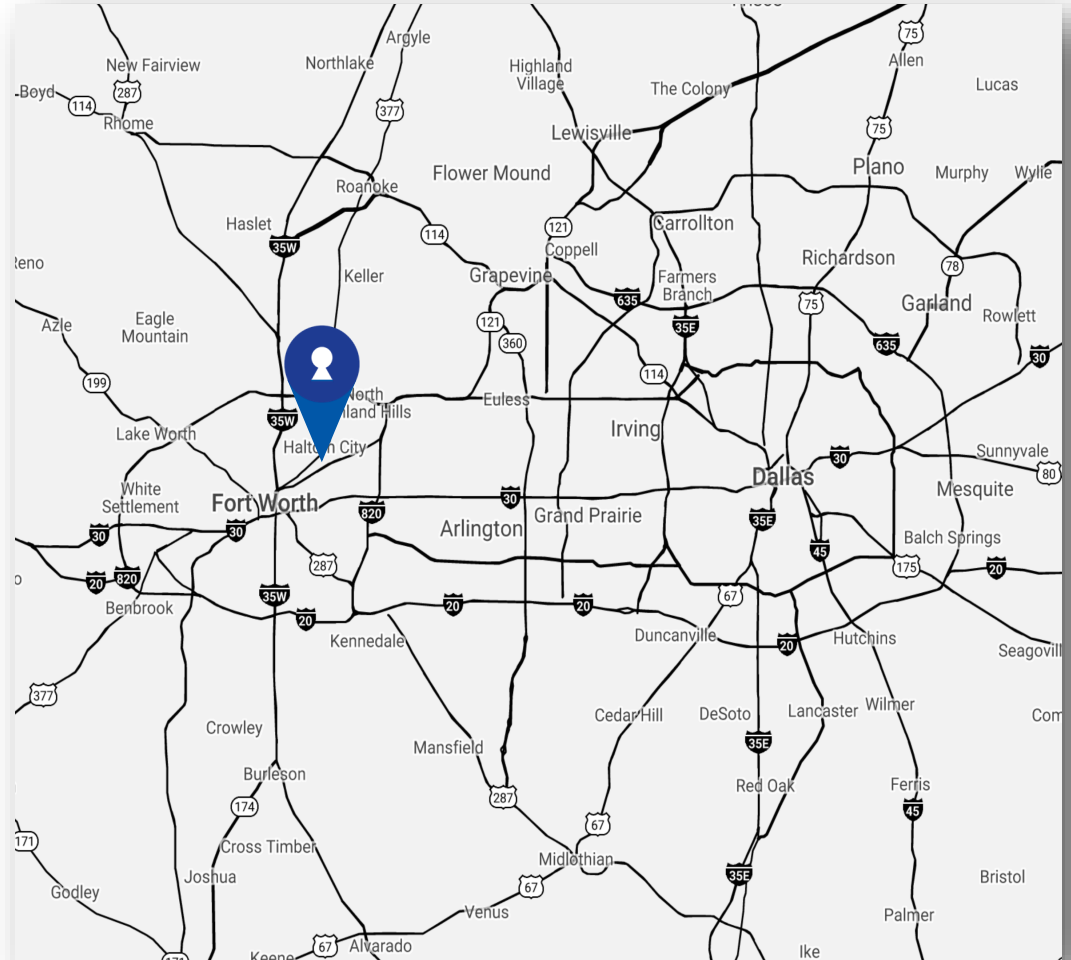
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	5,325	17,121	35,734	101,098
DAYTIME POPULATION	7,584	19,037	33,300	94,125
AVG HH INCOME	123,291	165,397	181,161	172,992
POPULATION GROWTH 2023-2027	2.52%	1.53%	1.92%	1.49%

*STDB.com 2023

TRAFFIC COUNT

14,780 VPD at South Oak St. & Denton St.

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.





Roanoke City Hall

377

Magnolia on Main
87 Units Delivery Spring 2025

Westvale
349 Apartments and Townhomes

Proposed Hotel and Convention Center Site

Magnolia On Oak
94-Unit Multi-family Complex

Two 99 Monroe
300+ Deluxe Residential Units with Premium Amenities in the Heart of Downtown Roanoke

Morningside Townhomes
Luxury Townhomes Walking Distance from Downtown Valued at \$1.3-\$1.7m

James M Steele Early College High School

114 TEXAS

Major Retail Center
Development by HillWood Pinstack delivering 2025

62-Unit Multifamily

MAA Watermark
240 Multi-family Units



Public Parking



Google

Unit	Unit SqFt	Tenant
100	1,961	Heimbaker Deli
104	1,487	Sovereign Staffing
108	3,530	VACANT
200	1,489	Independence Title
204	1,019	Independence Title
208	1,197	Acrisure
212	1,114	Acrisure
216	1,139	SUBJECT - VACANT
300	5,801	VACANT



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



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

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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Information available at www.trec.texas.gov