

FULLY LEASED



CORNERSTONE PLAZA | 2707-2727 E SOUTHLAKE BLVD, SOUTHLAKE, TX 76092

Features

- Cornerstone Plaza is in the heart of affluent Southlake's prime retail trade area
- Located at the hard corner of Southlake Boulevard and Nolen Drive with access on both streets
- Join strong-performing neighborhood retailers and restaurants including Smoothie King, Cristina's Mexican Restaurant and Cook Children's Urgent Care
- Extensive tree trimming and additional multi-tenant monument signage in process to increase visibility to all buildings in the center

FOR LEASE

TOTAL SF: 51,445
CONTACT FOR MORE INFORMATION
NNN: \$8.38 EST.

Traffic Counts

E Southlake Blvd	36,582 VPD
SH 114	151,835 VPD

Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		3,887	54,788	121,868
Daytime Population		20,684	92,786	108,679
Average Household Income		\$179,561	\$183,174	\$198,757
Total Households		1,498	20,655	45,682

Area Retailers & Businesses



Emilie Paulson
 Senior Vice President
 214.720.3626
 emilie@weitzmangroup.com

Bryn Carden
 Associate
 214.954.0600
 bcarden@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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Current Tenants

100	Cristina's Mexican	4,029 sf
110	CPR Cell Phone Repair	1,300 sf
120	Lemon Tree Hair Salon	952 sf
130	Universal Threading	913 sf
140	Aoki Head Spa	1,342 sf
150	Smoothie King	1,172 sf
160-180	Activate Games	10,268 sf
200	Cook Children's	31,688 sf

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PROPERTY LOCATION



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EXTERIOR SPACE



PROPERTY SIGNAGE



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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.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Robert E. Young, Jr	292229	byoung@weitzmangroup.com	214-720-6688
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emilie Gioia Paulson	682080	emilie@weitzmangroup.com	(214) 720-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date