

FOR SALE · FREESTANDING RETAIL · SOUTHLAKE, TX

445 W. SOUTHLAKE BLVD

PREMIER RETAIL ON SOUTHLAKE BLVD

OWNER USER OR INVESTMENT OPPORTUNITY

THE GODDARD SCHOOL

Bright Side
PLAY & PARTIES

BUILDING · FREESTANDING

6,490 SF

SALE PRICE · \$631.74 / SF

\$4,100,000



EXECUTIVE SUMMARY

A Premier Address On Southlake's Strongest Corridor

Stratford Gardens Plaza is a Class A freestanding retail building positioned directly on FM 1709, across from Bicentennial Park and The Marq, Southlake's 192,000 SF community and recreation destination. The building holds a front row address on a corridor carrying 61,152 vehicles per day through one of DFW's strongest suburban markets.

6,490 SF on a single floor with direct street access, monument and building signage on FM 1709, and a hooded left curb-cut. Delivered with full control of the building: occupy it outright, occupy a portion and lease the balance, or set the rent roll from zero.

WHY IT WORKS

- ◆ Rare freestanding ownership on Southlake's primary retail corridor
- ◆ Across from Bicentennial Park & The Marq, consistent daily traffic generators
- ◆ Class A freestanding masonry building with end-cap visibility on FM 1709
- ◆ Monument + building signage with hooded left curb-cut for direct access
- ◆ Full control of occupancy and rent roll from day one



PROPERTY DETAILS

ADDRESS	445 W Southlake Blvd Southlake, TX 76092
BUILDING SF	6,490 SF Freestanding
SALE PRICE	\$4,100,000
PRICE / SF	\$631.74
SALE TYPE	Owner User or Investment
FLOOR	1st Floor — Direct Street Access
PARKING	24 Surface Spaces · 4.02 / 1,000 SF
YEAR BUILT	2012 Class A Freestanding Masonry
GREASE INFRA	Existing 4" grease line + in-ground trap available for re-commissioning
IDEAL BUYER	Owner User · Private Investor 1031 Exchange · Developer

EXCLUSIVELY LISTED BY

Phillip Maxwell · 817.889.3542

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EXTERIOR · 445 W SOUTHLAKE BLVD

PREMIER RETAIL CORRIDOR

Southlake Town Square Just Minutes Away

LOCATION & DEMOGRAPHICS

\$250K+

MEDIAN HH
INCOME

31,137

Southlake
SOUTHLAKE POP.

\$1.01M

MEDIAN HOME
VALUE

61,152

vehicles/day
VPD ON FM 1709

94.6%

owner-occupied
HOMEOWNERSHIP

#1

in Texas
WEALTHIEST TX CITY

WHY SOUTHLAKE

- Wealthiest city in Texas — Census-capped HHI
- Carroll ISD — top-ranked district in North Texas
- Southlake Town Square — DFW's premier open-air retail
- Directly across from Bicentennial Park & The Marq

Bicentennial Park & The Marq

ACROSS STREET

Southlake Town Square

0.8 MI

Carroll ISD Flagship Schools

UNDER 1 MI

DFW International Airport

12 MIN

AERIAL CONTEXT · FM 1709 CORRIDOR

445 W SOUTHLAKE BLVD · SUITES 100 & 140 · SOUTHLAKE, TEXAS





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FIELD

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE

COMMERCIAL REAL ESTATE



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.

2-10-2025



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 comparison held in 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Field Commercial Real Estate, LLC	9016234	info@fieldcre.com	817.889.3542
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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