

FOR LEASE | PROFESSIONAL OFFICE AND MEDICAL | TROPHY CLUB, TEXAS

905 TROPHY CLUB DRIVE

THREE SUITES AVAILABLE • SECOND GENERATION DENTAL SUITE

1,624 to 3,276 SF

SQUARE FEET

\$23.00 / SF NNN

LEASE RATE

3 to 10 Years

TERM

Immediate

AVAILABILITY

A TROPHY CLUB ADDRESS ON THE 114 CORRIDOR

905 Trophy Club Drive delivers professional office and medical suites inside one of the wealthiest and most stable communities in North Texas, minutes from State Highway 114 and the Charles Schwab global headquarters campus in Westlake. Suites 203 and 204 lease 201, 203, and 204 are available from 1,624 SF to 3,276 SF, with 203 and 204 combining for 4,900 SF contiguous.

MEDICAL

DENTAL

PROFESSIONAL OFFICE

WELLNESS

WHY IT WORKS

- ◆ \$201,054 median household income, 89 percent owner occupied
- ◆ Charles Schwab headquarters and the Westlake 114 corridor minutes away
- ◆ Suite 201 is a second generation dental buildout, ready for equipment
- ◆ Direct suite entry, storefront glass, and dedicated surface parking



PROPERTY DETAILS

SUITES 201 • 203 • 204

ADDRESS	905 Trophy Club Drive, Trophy Club, TX 76262
AVAILABLE SF	201: 2,492 SF 203: 1,624 SF 204: 3,276 SF
CONTIGUOUS	Suites 203 and 204 combine for 4,900 SF
LEASE RATE	\$23.00 / SF NNN
TERM	3 to 10 Years
PARKING	Dedicated Surface Parking
BUILDING	Single Story Multi Tenant, Four Suites
CONDITION	Suite 201 Second Generation Dental / 203 and 204 Office
IDEAL TENANT	Dental / Medical / Wellness / Professional Office

EXCLUSIVELY LISTED BY

PHILLIP MAXWELL

Founder and Managing Broker

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JAKE COPELAND

Founding Partner

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201

202

203

204

THREE SUITES AVAILABLE

Each suite has its own entry and storefront glass. Suite 201 is the second generation dental space. Suites 203 and 204 are adjacent and combine for 4,900 SF.

SUITE 201

2,492 SF

2nd gen dental

SUITE 203

1,624 SF

Interior suite

SUITE 204

3,276 SF

End suite

203 + 204

4,900 SF

Contiguous

TROPHY CLUB, TEXAS

\$201,054

MEDIAN HOUSEHOLD INCOME

\$236,813

AVERAGE HOUSEHOLD INCOME

13,700+

TROPHY CLUB POPULATION

\$848,000

MEDIAN HOME SALE PRICE

89.1%

OWNER OCCUPIED HOUSING

91.2%

WHITE COLLAR WORKFORCE

43.1

MEDIAN AGE

2.1%

POVERTY RATE

WHY TROPHY CLUB

- ◆ Charles Schwab global headquarters campus and the Westlake 114 office corridor
- ◆ Northwest ISD with Byron Nelson High School inside the town limits
- ◆ Trophy Club Country Club, 36 holes including the only Ben Hogan designed course
- ◆ DFW International Airport roughly 20 minutes via State Highway 114
- ◆ Southlake Town Square and Roanoke dining district within 10 minutes
- ◆ State Highway 114 corridor carrying sustained regional commuter volume

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. This notice is provided for information purposes and does not create an obligation to use the broker's services.

LICENSED BROKER AND BROKER FIRM

Field Commercial Real Estate, LLC

License No. 9016234

DESIGNATED BROKER OF FIRM

Phillip Maxwell

License No. 702869

817.889.3542

pmaxwell@fieldcre.com



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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 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.

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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Designated Broker of Firm	License No.	Email	Phone
Phillip Maxwell	702869	pmaxwell@fieldcre.com	817.889.3542
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