

# FOR SALE

## 16250 KNOLL TRAIL DRIVE

**Class B+ Office | 2 Stories | 34,520 SF**



16250 Knoll Trail Dr., Dallas, TX 75248

# EXCLUSIVE LISTING & DISCLAIMER

The property contained herein is exclusively listed for sale by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All questions, property tours, on site visits, and negotiations for the purchase shall be conducted through the listing agents and Worldwide Commercial, PLLC.

The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, expressor implied, concerning the property or any other matter pertaining thereto.

Neither the Sellers nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.



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# PROPERTY OVERVIEW



**SALE PRICE** Contact Broker



**LEASED** 95%



**YEAR BUILT** 1978



**BUILDING** 34,520 SF



**PARKING RATIO** 3.81/1,000 SF



**LOT SIZE** 1.97 ACRES



**ZONING** O-2

# FAIRWAY I

## 16250 Knoll Trail Drive

16250 Knoll Trail Drive is a ±34,520 square foot, two-story office building prominently positioned in North Dallas with direct frontage along Bent Tree Country Club and immediate access to the Dallas North Tollway.

The asset offers strong visibility within a high-demand corridor. Its location near Preston Road, Addison Circle, and abundant retail and executive housing makes it well-suited for professional office users seeking accessibility and convenience in a supply-constrained submarket.

[DEAL ROOM LINK](#)

## 95% Leased

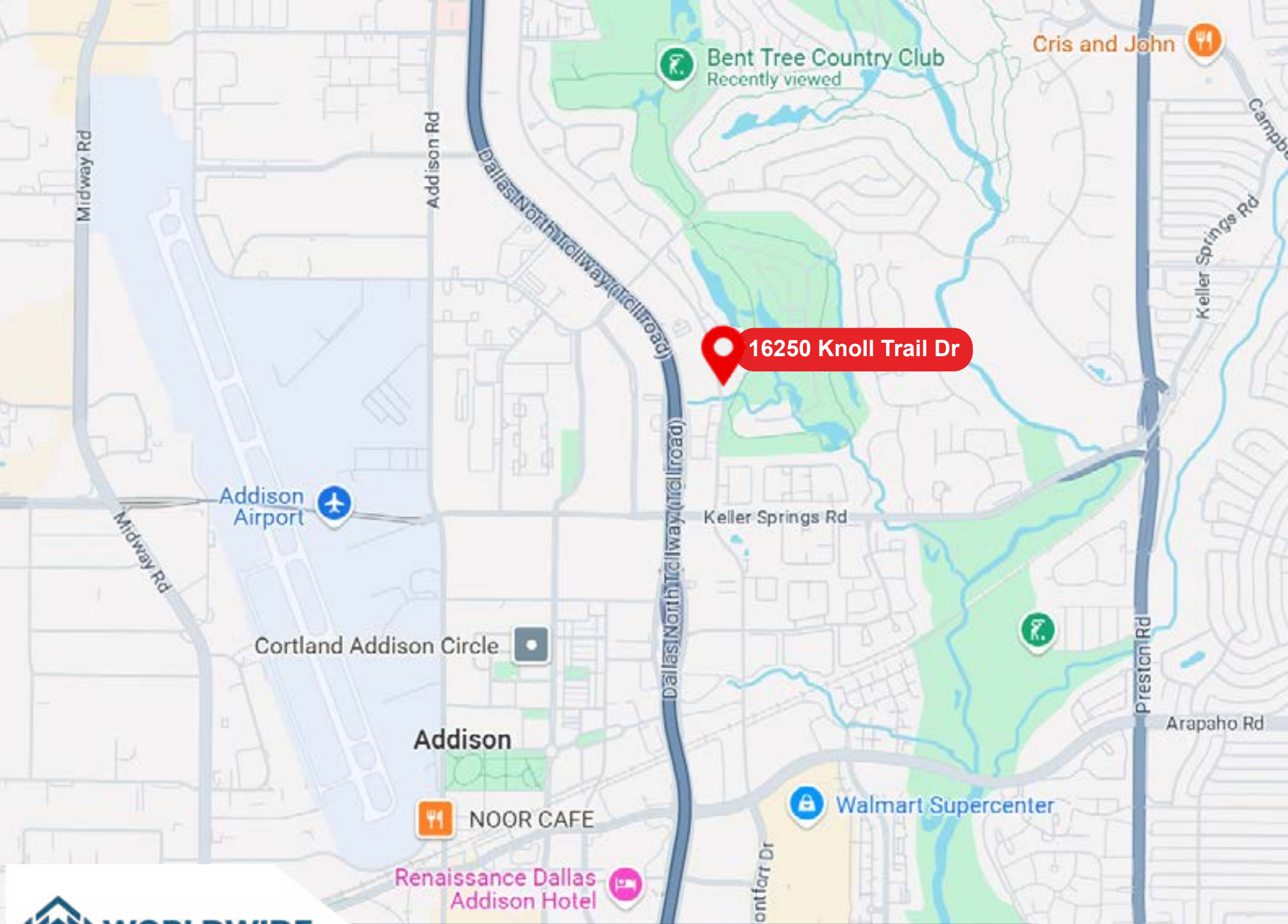
The property is currently 95% leased to a diverse mix of tenants, providing a strong in-place income stream and immediate cash flow for investors. The tenant roster is comprised of professional services with staggered lease expirations, limiting near-term rollover risk.

With professional management in place and consistent leasing velocity driven by the location's demand profile, the asset offers long-term income stability and upside through future renewals and potential mark-to-market opportunities.

# BENT TREE COUNTRY CLUB

Fairway I sits directly along the prestigious Bent Tree Country Club, one of Dallas's most iconic private clubs. Founded by former Mayor Robert S. Folsom in 1972, Bent Tree is steeped in tradition and excellence—from its championship Desmond Muirhead-designed course to its history of hosting PGA and LPGA greats.

The club has long attracted Dallas's business leaders, athletes, and civic figures. With direct visibility to this landmark and access to surrounding executive housing, retail, and lifestyle amenities, Knoll Trail offers more than just office space—it provides a rare opportunity to invest in a location rooted in Dallas heritage, prestige, and long-standing business leadership, within one of North Dallas's most supply-constrained office corridors.





# ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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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.

11-2-2015



### 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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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date