



1203 & 1209 S WHITE CHAPEL | SOUTHLAKE, TX

PROFESSIONAL OFFICE INVESTMENT



CITY OF
SOUTHLAKE



CHANDLER
REAL ESTATE
INVESTMENTS

Nathan Chandler

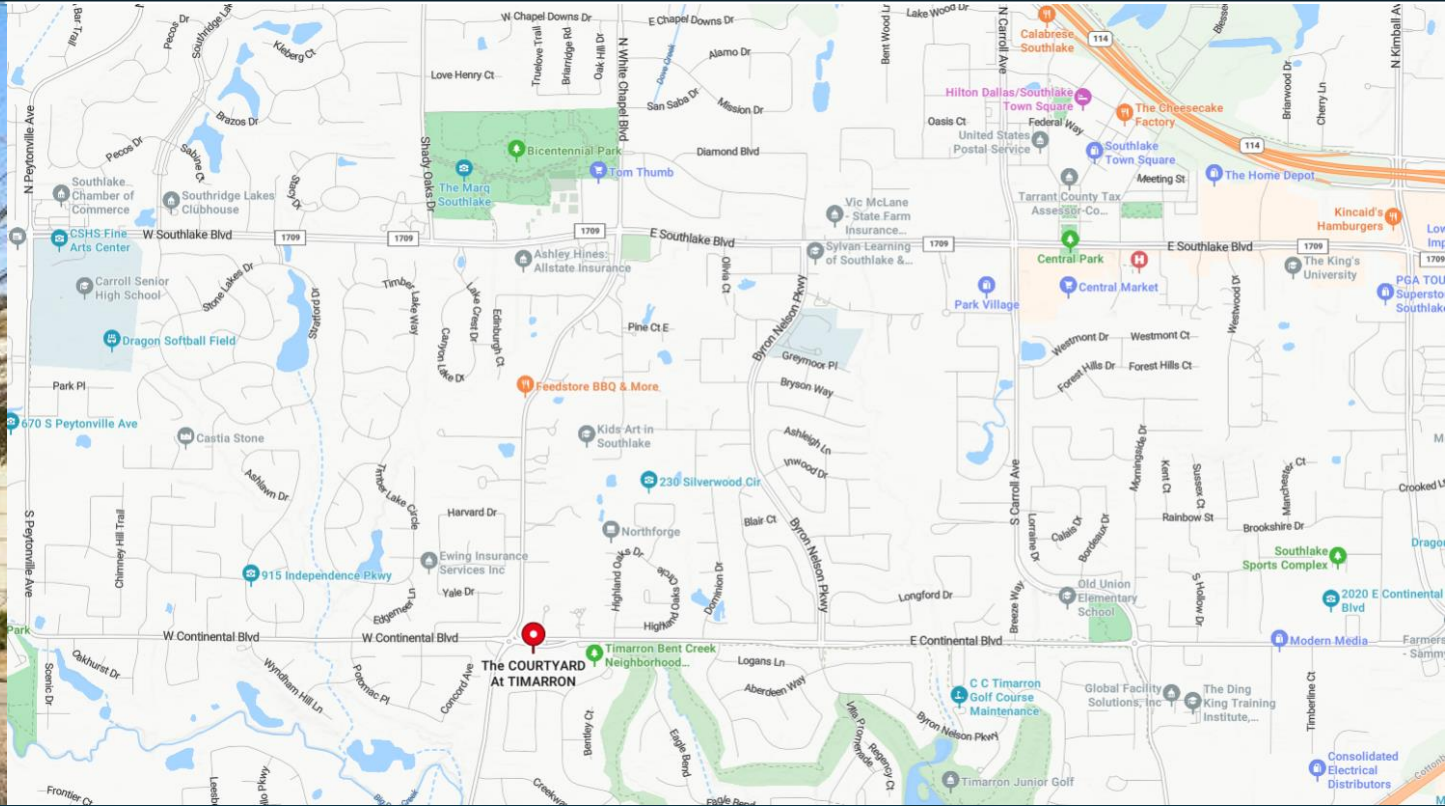
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1203 & 1209 S. WHITE CHAPEL ROAD | SOUTHLAKE, TX

PREMIER PROFESSIONAL OFFICE PORTFOLIO IN THE HEART OF SOUTHLAKE



LOCATION HIGHLIGHTS

- Affluent Southlake professional office location
- On S. White Chapel near W. Continental Blvd
- Quick access to SH 114, SH 121, and DFW Airport
- Minutes from Southlake Town Square

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	7,537	58,086	175,859
2025 Households	2,293	19,007	63,192
Median HH Income	\$245,766	\$210,129	\$157,959
Median Home Value	\$969,549	\$828,300	\$652,767
Average Age	40	41	42

PROPERTY / ACCESS

1209 S. WHITE CHAPEL

Building Size	8,328 SF
Lot Size	1.11 AC
Parking Ratio	4 / 1,000 SF
DFW Airport	9.9 mi / 16 min
Dallas Love Field	23.6 mi / 34 min

1209 S. WHITE CHAPEL

Building Size	8,328 SF
Lot Size	1.11 AC
Parking Ratio	4 / 1,000 SF
DFW Airport	9.9 mi / ~16 min
SH 114	~3 mi
SH 121	~4 mi

Sources: LoopNet/CoStar property record; Showcase listing | Verified demographic and access data; map is a schematic orientation graphic, not a navigation map.

PROPERTY OVERVIEW

1203

S WHITE CHAPEL BLVD
SOUTHLAKE, TEXAS 76092



INVESTMENT HIGHLIGHTS

Building Size	11,348 SF	Occupancy	100%
Rentable SF	11,041 SF	Parking	4 / 1,000 SF
Lot Size	0.84 Acres	Lease Structure	NNN
Year Built	2003	Location	Southlake / DFW

Class A finish-out • fully occupied professional office
strong Southlake demographics • approximately 10 miles to DFW International Airport



PREMIER LOCATION

Affluent Southlake professional office corridor on S. White Chapel Blvd near W. Continental Blvd



STRONG DEMOGRAPHICS

Avg. HH Income \$245,766 within 1 mile
Population 58,086 within 3 miles
Daytime Population 106,000+

1209

S WHITE CHAPEL BLVD
SOUTHLAKE, TEXAS 76092



INVESTMENT HIGHLIGHTS

Building Size	8,328 SF	Occupancy	100%
Rentable SF	7,168 SF	Parking	4 / 1,000 SF
Lot Size	1.11 Acres	Lease Structure	NNN
Year Built	1999	Location	Southlake / DFW

Class A finish-out • fully occupied professional office
strong Southlake demographics • approximately 10 miles to DFW International Airport



EXCELLENT ACCESS

Quick access to SH 114, SH 121, and DFW Airport (~10 miles)



STABLE INVESTMENT

100% occupied • NNN leases
Quality tenants • Low maintenance
Class A professional environment

EXECUTIVE SUMMARY



1203 & 1209

S. WHITE CHAPEL BLVD
SOUTHLAKE, TEXAS 76092



FINANCIAL SUMMARY

Sale Price	\$4,350,000
Price / SF	\$221
Building Size	19,676 SF
Land Size	1.95 Acres
Year 1 NOI	\$346,955
Year 1 Cap Rate	8.00%
Occupancy	100%
Lease Structure	NNN

5-YEAR OPERATING PROFORMA

	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Rental Income	\$349,686	\$359,796	\$372,328	\$382,826	\$393,514
NOI	\$346,955	\$353,481	\$350,980	\$360,954	\$371,108

TENANCY SUMMARY

Tenant	Suite(s)	SF	% of Building	Lease Expiration	Yr 1 Rent (PSF)	Lease Type
Lusso Labs	100/150 (1203)	5,475	30.1%	02/04/2030	\$18.59	NNN
Superior Concrete	200 (1203)	2,899	15.9%	01/31/2029	\$19.05	NNN
Lusso Labs	250 (1203)	2,667	14.6%	11/30/2029	\$22.55	NNN
Charge Escalations	100/150 (1209)	2,658	14.6%	07/31/2029	\$19.75	NNN
Basin Ventures II, LLC	180 (1209)	4,510	24.8%	07/31/2027	\$17.75	NNN
TOTAL / WEIGHTED AVERAGE		19,676	100.0%	6.84 Years	\$19.04	NNN

RENT ROLL & LEASE PROFILE

100% OCCUPIED | TWO NNN TENANTS PER BUILDING



1203 S WHITE CHAPEL BLVD
SOUTHLAKE, TX 76092

Rentable SF: 11,041 SF
Year 1 Avg. Rent (NNN): \$19.67 /SF
Weighted Avg. Lease Term: 3.6 Years

1203 S WHITE CHAPEL BLVD							
Suite	Tenant	SF	% GLA	Commence	Expire	Yr 1 \$/SF	Yr 5 \$/SF
100/150	Lusso Labs	5,475	49.6%	02/05/25	02/04/30	\$18.59	\$20.92
200	Superior Concrete	2,899	26.3%	02/01/24	01/31/29	\$19.05	\$21.44
250	Lusso Labs	2,667	24.2%	11/01/25	11/30/29	\$22.55	\$25.38
TOTAL / WEIGHTED AVERAGE		11,041	100.0%	—	—	\$19.67	\$22.13



1209 S WHITE CHAPEL BLVD
SOUTHLAKE, TX 76092

Rentable SF: 7,168 SF
Year 1 Avg. Rent (NNN): \$18.49 /SF
Weighted Avg. Lease Term: 3.1 Years

1209 S WHITE CHAPEL BLVD							
Suite	Tenant	SF	% GLA	Commence	Expire	Yr 1 \$/SF	Yr 5 \$/SF
100/150	Charge Escalations	2,658	37.1%	08/01/24	07/31/29	\$19.75	\$21.75
180	Basin Ventures II, LLC	4,510	62.9%	08/01/24	07/31/27	\$17.75	\$20.25
TOTAL / WEIGHTED AVERAGE		7,168	100.0%	—	—	\$18.49	\$20.81

COMBINED PORTFOLIO (1203 & 1209 S WHITE CHAPEL BLVD)							
Suite	Tenant	SF	% GLA	Commence	Expire	Yr 1 \$/SF	Yr 5 \$/SF
100/150 (1203)	Lusso Labs	5,475	30.1%	02/05/25	02/04/30	\$18.59	\$20.92
200 (1203)	Superior Concrete	2,899	15.9%	02/01/24	01/31/29	\$19.05	\$21.44
250 (1203)	Lusso Labs	2,667	14.6%	11/01/25	11/30/29	\$22.55	\$25.38
100/150 (1209)	Charge Escalations	2,658	14.6%	08/01/24	07/31/29	\$19.75	\$21.75
180 (1209)	Basin Ventures II, LLC	4,510	24.8%	08/01/24	07/31/27	\$17.75	\$20.25
TOTAL / WEIGHTED AVERAGE		18,209	100.0%	—	—	\$19.15	\$21.89

- TOTAL RENTABLE SF 18,209 SF
- YEAR 1 AVG. RENT (NNN) \$19.15 /SF
- WEIGHTED AVG. LEASE TERM 3.4 Years
- OCCUPANCY 100%
- LEASE TYPE NNN

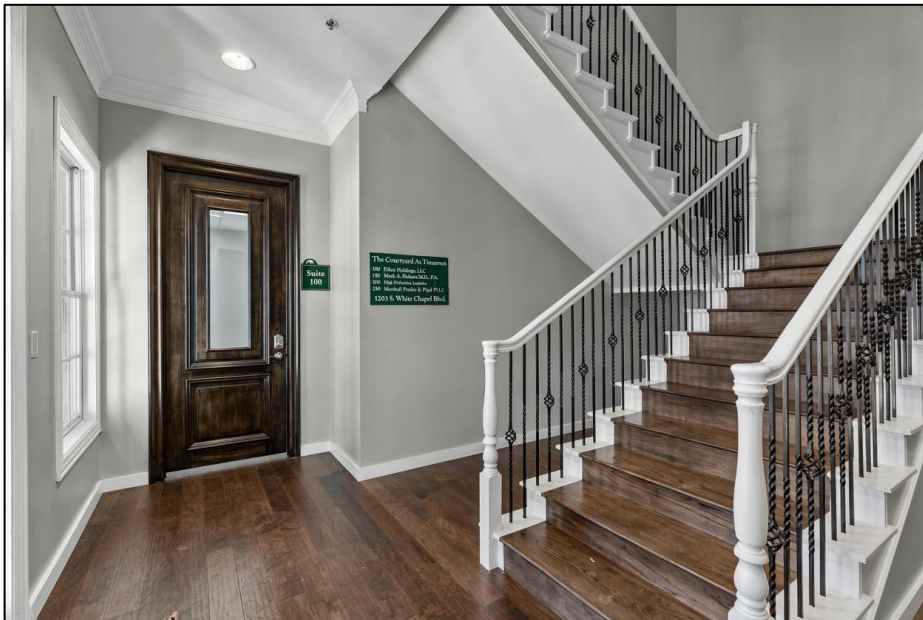
PROPERTY PHOTOS

1203 S. WHITE CHAPEL EXTERIOR & SITE CHARACTER



INTERIOR PHOTOS

1203 S. WHITE CHAPEL PROFESSIONAL OFFICE FINISH-OUT & SHARED AMENITIES



PROPERTY PHOTOS

1209 S. WHITE CHAPEL EXTERIOR & SITE CHARACTER



INTERIOR PHOTOS

1209 S. WHITE CHAPEL PROFESSIONAL OFFICE FINISH-OUT & SHARED AMENITIES



SOUTHLAKE LOCATION

Affluent DFW suburb with strong connectivity and exceptional quality of life



LOCATION HIGHLIGHTS



DFW International Airport ~9.9 miles



Southlake Town Square Nearby



SH 114 ~2 miles



2025 Median HH Income — 1 mi \$245,766



2025 Median HH Income — 3 mi \$210,129



2025 Median Home Value — 1 mi \$969,549



Courtyard at Timarron

Professional office setting near established residential neighborhoods, retail, dining, and major DFW employment centers.



~9.9 MILES

to DFW International Airport



NEARBY

to Southlake Town Square



~2 MILES

to SH 114



AFFLUENT DEMOGRAPHICS

Strong median household income and home values



STRONG CONNECTIVITY

Easy access to major highways, retail, dining, and business hubs