

Twenty One Oaks Village

SEC State Highway 114 & White Chapel Boulevard
Southlake, Texas



Located directly adjacent to the 30-acre, \$200 million Southlake Regional Medical Center, Twenty One Oaks Village is a planned mixed-use development in the heart of Southlake, Texas. Due to its strategic location, Southlake and more specifically the State Highway 114 corridor, are experiencing tremendous residential and office growth. In the immediate trade area are Aventerra,

a 281-acre mixed-used development and Solana, a 900-acre master planned community that is the corporate headquarters of *First American*, *Levi Strauss* and *Sabre Holdings (Travelocity)*. In addition to the advantageous daytime population, the site benefits from very strong demographics with 78% of the households in the immediate area earning over \$100,000.

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Demographics

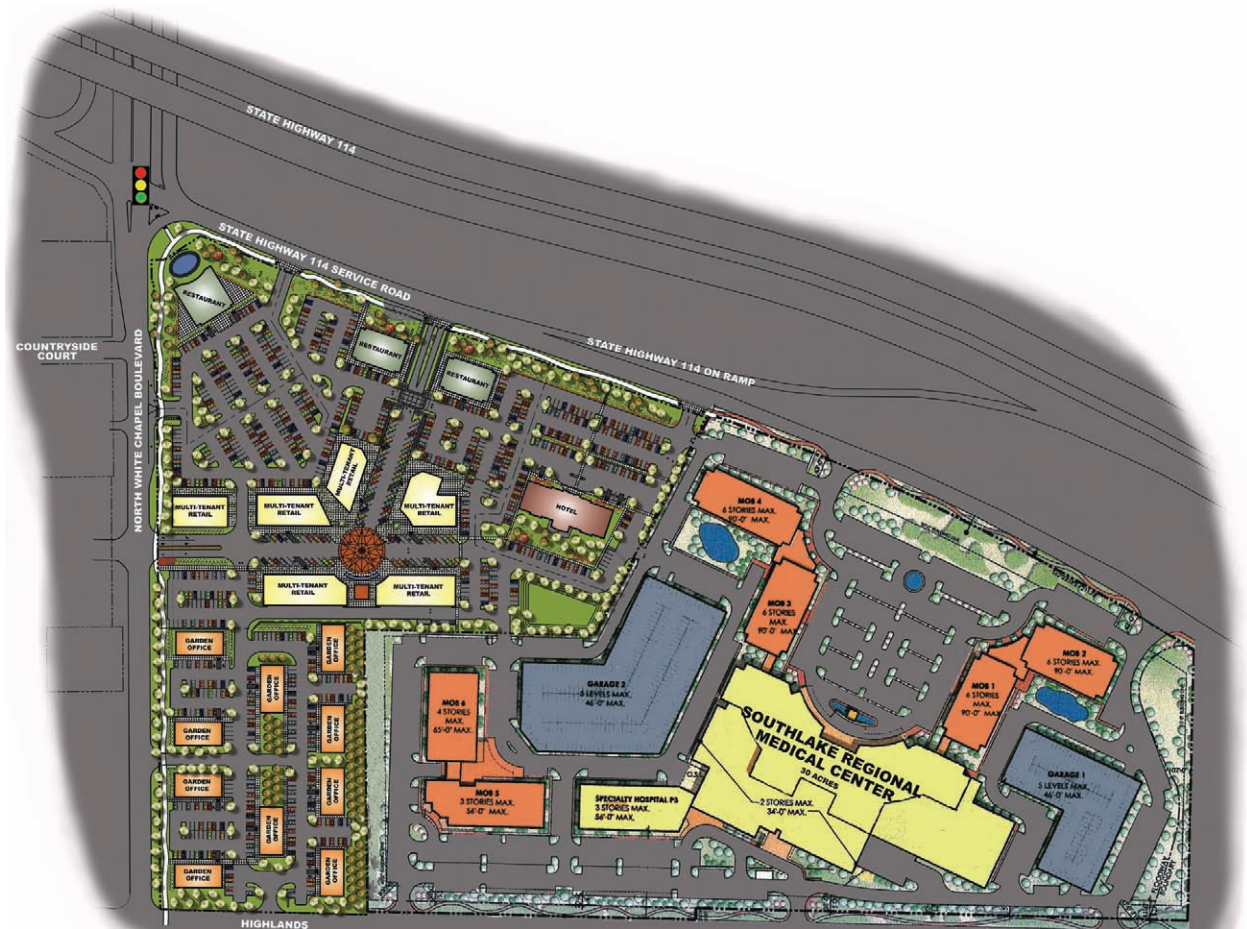
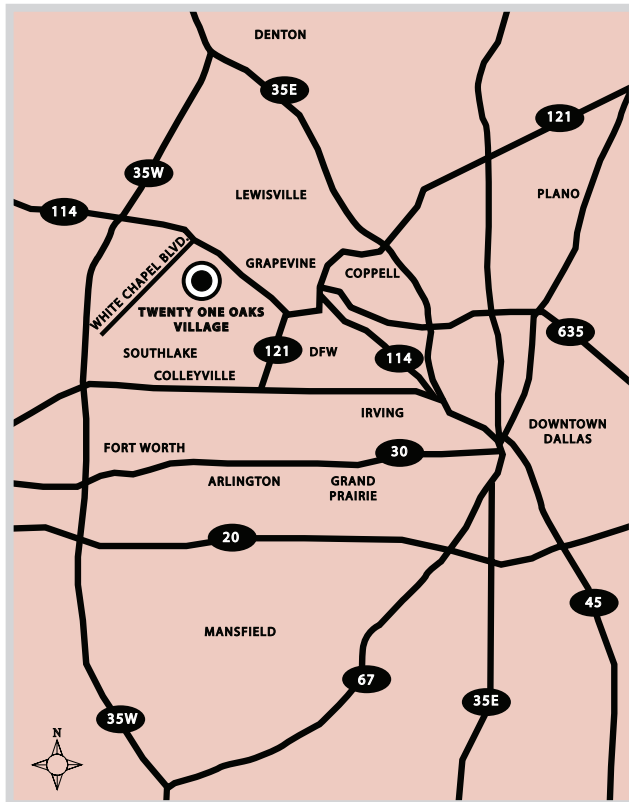
	1 Mile	3 Mile	5 Mile
2008 Estimate Population	2,458	36,308	100,182
2013 Projected Population	2,618	40,743	113,734
2008 Est. Median Household Income	\$198,145	\$177,195	\$133,245

78% of households within a (1) mile radius have an household income greater than \$100,000.

*Source Claritas Site Reports

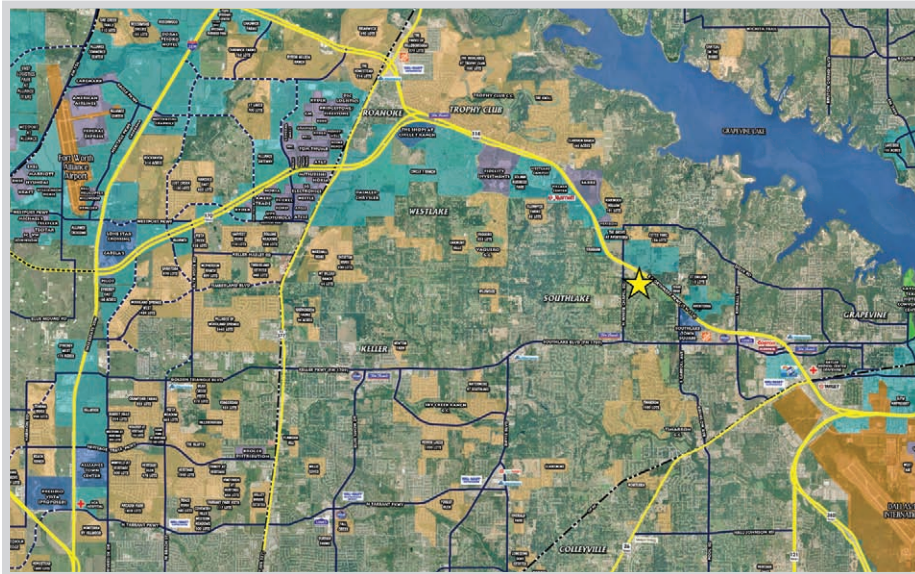
Traffic Counts

SH 114 at White Chapel Boulevard	78,775 VPD
White Chapel Boulevard at SH 114	13,367 VPD



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SERVICESTAR

ServiceStar Development Company LLC

5613 DTC Parkway, Suite 800
Greenwood Village, CO 80111
Phone: 720.529.2840
Fax: 720.529.2841
www.servicestarus.com

Leasing Information

Michael Mastro
720.529.2848
mmastro@servicestarus.net