

850-950 E State Highway 114  
Southlake, Texas 76092

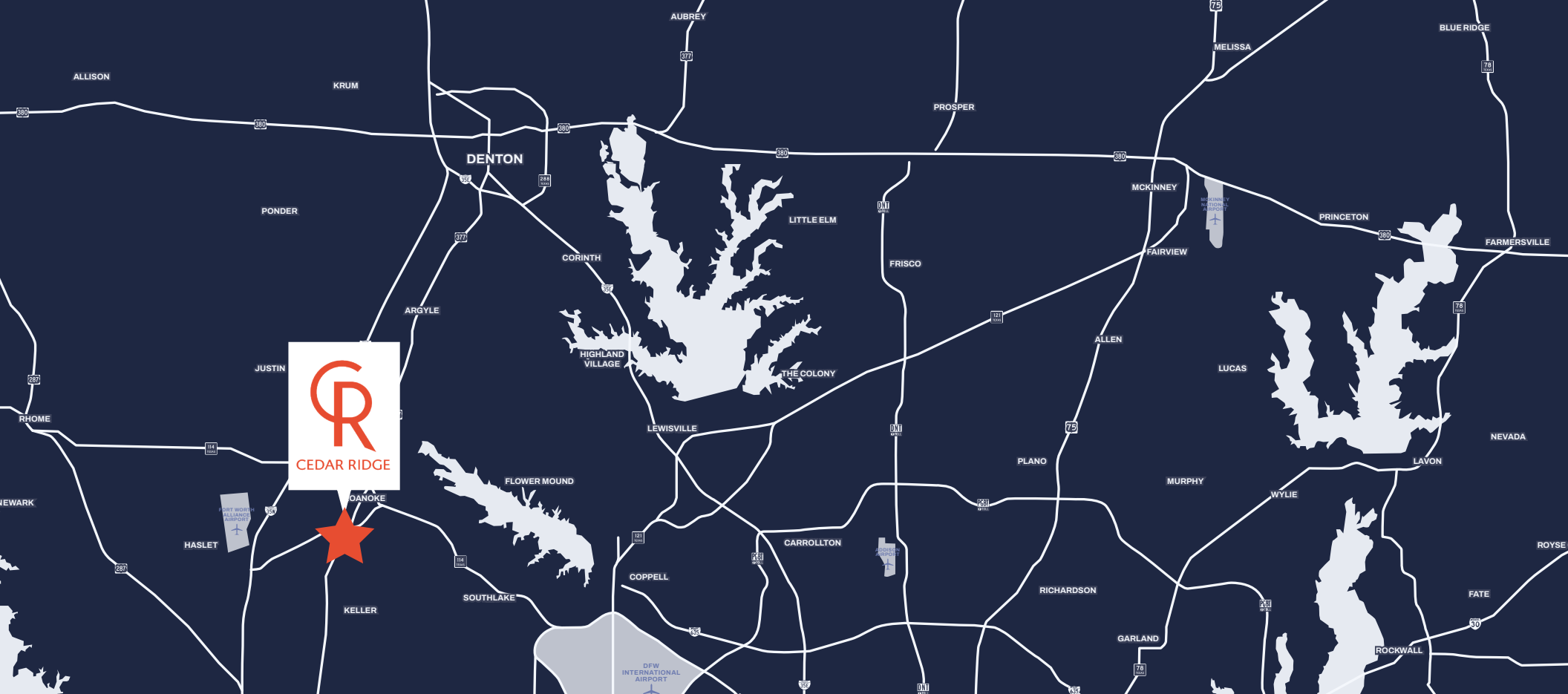


CEDAR RIDGE



HOLT LUNSFORD  
COMMERCIAL





# PROPERTY OVERVIEW

Cedar Ridge Office Park is a 128,000 SF Class A, two (2) building complex in Southlake, Texas. The property features a 4.0:1,000 parking ratio with covered and reserved parking available. The property is located off Highway 114 with immediate access to Carroll Boulevard and Southlake Town Square, providing close proximity to Carroll High School and unlimited retail, restaurants and hotels.



850  
E STATE HIGHWAY 114  
SOUTHLAKE, TEXAS  
76092

950  
E STATE HIGHWAY 114  
SOUTHLAKE, TEXAS  
76092



26,687 SF

102,489 SF



2

2



4/1,000 PARKING  
RATIO WITH  
SURFACE PARKING  
AVAILABLE

4/1,000 PARKING  
RATIO WITH  
SURFACE PARKING  
AVAILABLE



# LET'S TALK LOCATION

Drive your business forward among successful company in the highly affluent city of Southlake. Cedar Ridge is located within close proximity of DFW International Airport and major highways, ensuring your business is truly well-connected. Set in the middle of landscaped green space, our smart, low-rise building is an inspiring place to do business. When you're ready to step out of the office, the famous Southlake Town Square shopping center is nearby to relax or entertain your clients.







950 E ST HIGHWAY 114

850 E ST HIGHWAY 114

N CARROLL AVENUE

114  
TEXAS



# NEARBY AMENITIES

A modern interior space, likely a lobby or hallway, featuring a large window that looks out onto a green landscape. The floor is highly reflective, showing the ceiling lights and the window. A dark, rectangular bench is positioned in front of the window. The ceiling has several recessed lights and a large, white, bowl-shaped pendant light hangs from the center. The walls are dark and appear to be made of panels. The overall atmosphere is clean, bright, and contemporary.





- Apple
- The Container Store
- Barnes & Noble
- Barnes & Noble Café
- Brio Tuscan Grille
- Cafe Express
- Cheesecake Factory
- Copeland's of New Orleans
- Corner Bakery Cafe
- Del Frisco's Grille
- FedEx Office Print & Ship Center
- Five Guys Burgers and Fries
- The Ginger Man

- Harkins Theatres Southlake 14
- Hilton Dallas/Southlake Town Square
- Jamba Juice
- Mi Cocina
- Milwaukee Joe's Artisan Ice Creams
- Nothing Bundt Cakes
- Pei Wei Asian Diner
- Pure Cafe
- Rockfish Seafood Grill
- Rustin Family Park
- Snuffer's Restaurant and Bar
- Spin! Neapolitan Pizza
- Starbucks

- Summit Park
- Sushi Zushi
- Thailicious Cuisine and Bar
- Trader Joe's
- TruFire Kitchen & Bar
- Truluck's Seafood Steak and Crabhouse
- Unleavened Fresh Kitchen
- Which Wich
- Yogurtland



## LEASING INFORMATION

---

JOHN DICKENSON  
972.421.1971  
jdickenson@holtlunsford.com

PAUL HERNANDEZ  
972.380.3641  
phernandez@holtlunsford.com

MATT CARTHEY  
817.710.1111  
mcarthey@holtlunsford.com

VIC MEYER  
817.710.1113  
vmeyer@holtlunsford.com



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



CEDAR RIDGE

---





# 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.*

01-08-2024



## 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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
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